

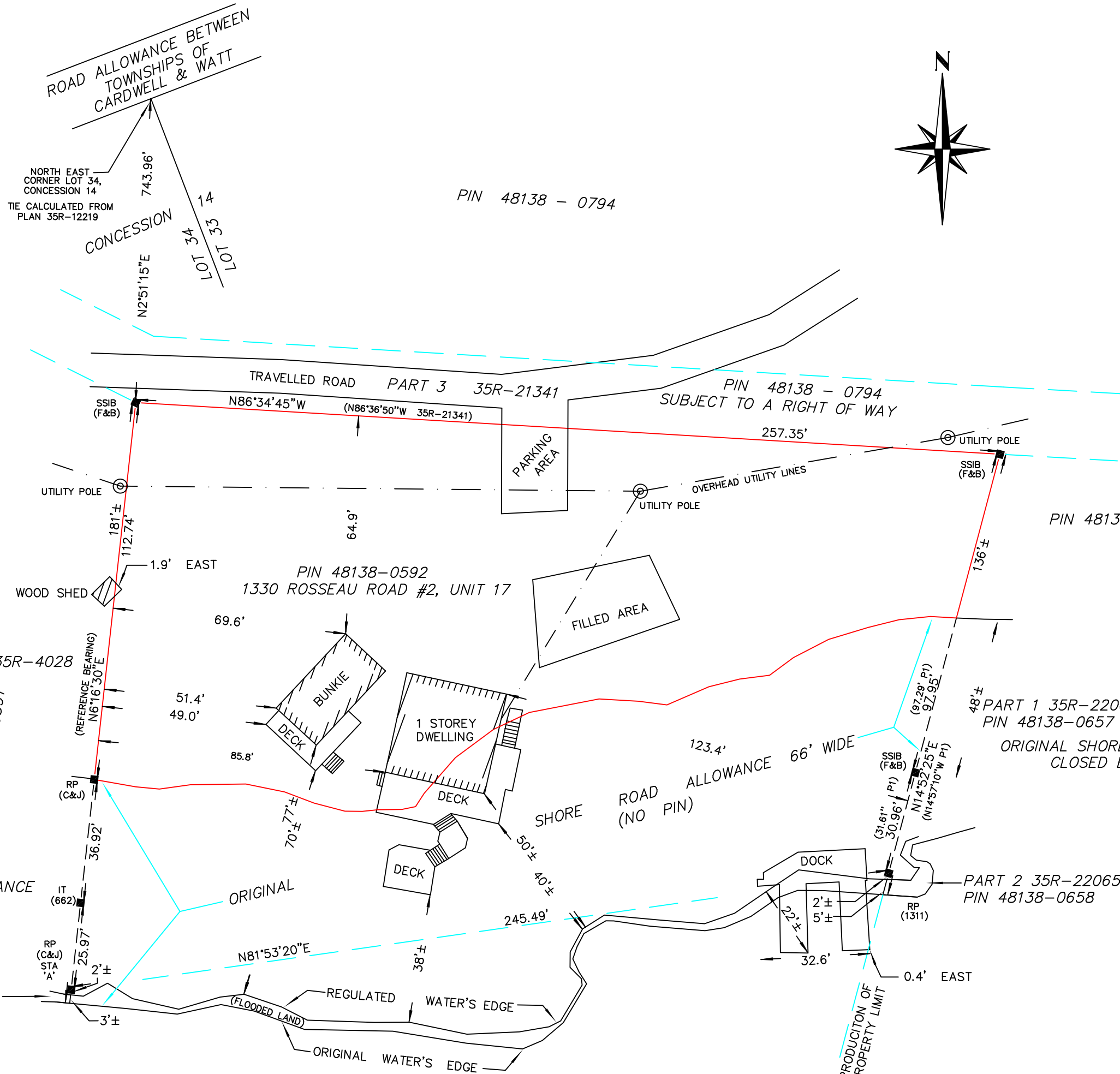
IMPERIAL

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048.

THIS REPORT WAS PREPARED FOR PATRICK POWER AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED DECEMBER 20, 2019.



**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY
OF PART OF
LOT 34, CONCESSION 14
GEOGRAPHIC TOWNSHIP OF WATT
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA**

AREA SCHEDULE

- AREA OF PARCEL = 22,500 SQ. FT. (0.51 ACRES)
- AREA OF PARCEL 200 FEET FROM THE WATER'S EDGE = 22,500 SQ. FT.
- AREA OF DRY LAND PORTION OF THE ORIGINAL SHORE ROAD ALLOWANCE = 17,450 SQ. FT.
- AREA OF DWELLING = 917 SQ. FT.
- AREA OF BUNKIE = 490 SQ. FT.
- TOTAL AREA OF BUILDINGS = 1,407 SQ. FT.
- STRAIGHT LINE FRONTAGE AT WATER'S EDGE = 245 FT.

RADIAL SURVEY TO LOCATE THE REGULATED WATER'S EDGE

STA	BEARING	DISTANCE
'A'	S59°09'W	2.6'
	S61°48'E	4.1'
	N79°54'E	11.0'
	S81°41'E	18.4'
	S79°42'E	32.5'
	S87°09'E	44.3'
	S88°29'E	51.4'
	S85°20'E	62.7'
	S82°39'E	70.8'
	S83°50'E	90.6'
	S84°30'E	101.0'
	S83°35'E	118.4'
	S84°37'E	133.8'
	S85°34'E	142.5'
	S86°21'E	145.8'
	N89°29'E	151.9'
	N87°26'E	148.5'
	N82°02'E	160.1'
	N83°16'E	176.4'
	N84°03'E	189.3'
	N83°26'E	198.6'
	N81°39'E	211.2'
	N80°39'E	219.2'
	N82°05'E	239.5'
	N82°34'E	251.7'

RADIAL SURVEY TO LOCATE THE ORIGINAL WATER'S EDGE

STA	BEARING	DISTANCE
'A'	S52°28'W	6.0'
	S71°12'E	17.4'
	S77°02'E	32.4'
	S84°19'E	44.8'
	S80°20'E	70.4'
	S82°39'E	96.4'
	S82°17'E	118.5'
	S82°31'E	135.4'
	S86°10'E	146.6'
	N89°21'E	153.3'
	N82°39'E	160.3'
	N84°41'E	189.2'
	N82°35'E	211.9'
	N82°30'E	225.6'
	N83°45'E	253.1'

WATER BOUNDARY NOTE:

LAKE ROSSEAU IS REGULATED TO ELEVATION 741.30', CGVD28.

THE CONTOUR OF ELEVATION 740.0' CGVD28 OF LAKE ROSSEAU AS ESTABLISHED BY SURVEY AND SHOWN ON THIS PLAN HAS BEEN ACCEPTED AS BEING THE BEST AVAILABLE EVIDENCE OF THE EDGE OF THIS LAKE AS IT EXISTED AT THE TIME OF THE ORIGINAL SURVEY OF WATT TOWNSHIP.

LAKE ROSSEAU

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON WERE OBTAINED BY WATER TRANSFER FROM A BRONZE CAP LOCATED ON TOP OF THE INTAKE FLUE FOR THE FISH HATCHERY AT THE OUTLET OF SKELETON LAKE HAVING AN ELEVATION OF 922.90' REFERRED TO STATION 00819768467 HAVING AN ELEVATION OF ELEVATION OF 953.50' CGVD28.

LEGEND

- DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
- MONUMENTS FOUND ARE AS NOTED:
- DENOTES SURVEY MONUMENT FOUND.
- SSIB DENOTES SHORT STANDARD IRON BAR.
- IT DENOTES IRON TUBE.
- RP DENOTES ROCK POST.
- (F&B) DENOTES FITZMAURICE AND BOYER, O.L.S.
- (C&J) DENOTES COOTE, HILEY AND JEMMETT, O.L.S.
- (662) DENOTES J. E. SEARS, O.L.S.
- (1311) DENOTES P. F. FORTH, O.L.S.
- (P1) DENOTES PLAN 35R-22065

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2099062

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

SEAL

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SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
- (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - (2) THE SURVEY WAS COMPLETED ON THE 17TH DAY OF DECEMBER, 2019.

DECEMBER 20, 2019
DATE

D.B. CHAPPLE
ONTARIO LAND SURVEYOR

SCALE: 1 INCH = 30 FEET

NOTE:

BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERN LIMIT OF PART 2 35R-4028 & PART 1 35R-12219 HAVING A BEARING OF N6°16'30"E AS SHOWN HEREON.

ALL BUILDING TIES SHOWN HEREON ARE MEASURED TO THE OUTSIDE BUILDING CORNERS AND ARE PERPENDICULAR TO PROPERTY LINES.

CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS
2 BAILEY STREET, P.O. BOX 496
PORT CARLING, ONTARIO, P0B 1J0

TEL. (705) 765-3579

DRAWN BY RJC	CHECKED BY DBC, OLS	SCALE 1 IN = 30 FEET	FILE 19-39
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