

COOTE, JACKSON & HILEY, LIMITED

Surveyor's Real Property Report

Part 2

This report covers Lots 12, 13, and 14, Registered Plan M-180, Township of Muskoka Lakes and is prepared for ~~John Fitzpatrick~~.

All survey posts were located, marked and their positions verified and the structures and other site details were accurately positioned in relation to the property lines.

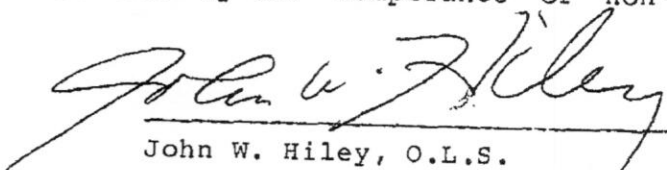
The results of the survey are shown on Part 1 of the report with pertinent distances from the structures to the property lines.

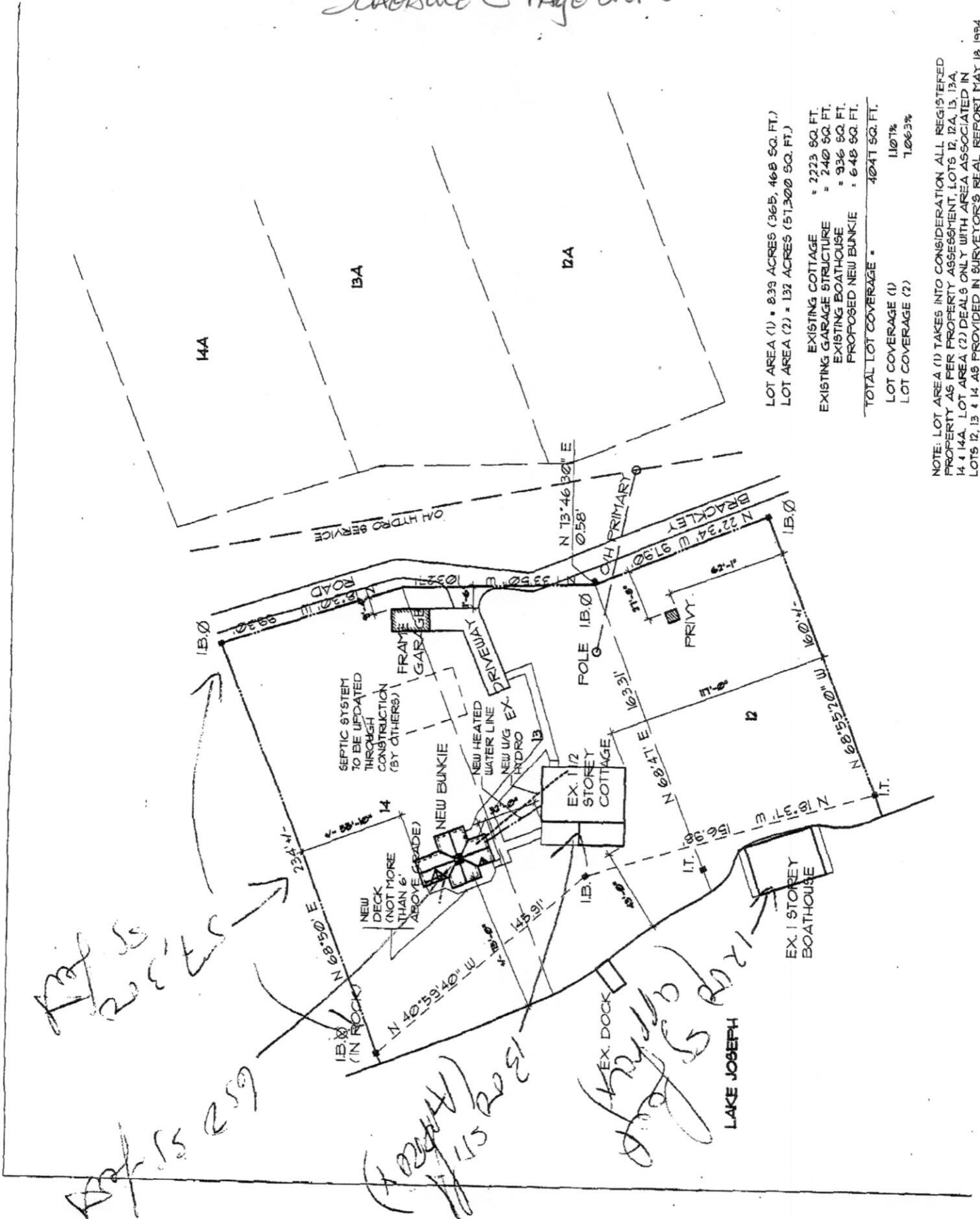
Items to which attention is drawn are set out as follows:

- a) The travelled portion of the Brackley Road lies up to 4 feet onto Lot 13.
- b) The area of Lots 12, 13, and 14 is 57,300 square feet.
- c) The by-law frontage of Lots 12, 13, and 14 is 296 feet.
- d) This report does not cover Lots 12A, 13A, and 14A.
- e) This report does not deal with access to the property beyond what is shown on the plan.
- f) This report does not set out by-law compliance or non-compliance.

Bracebridge, Ontario

Dated: May 18, 1994

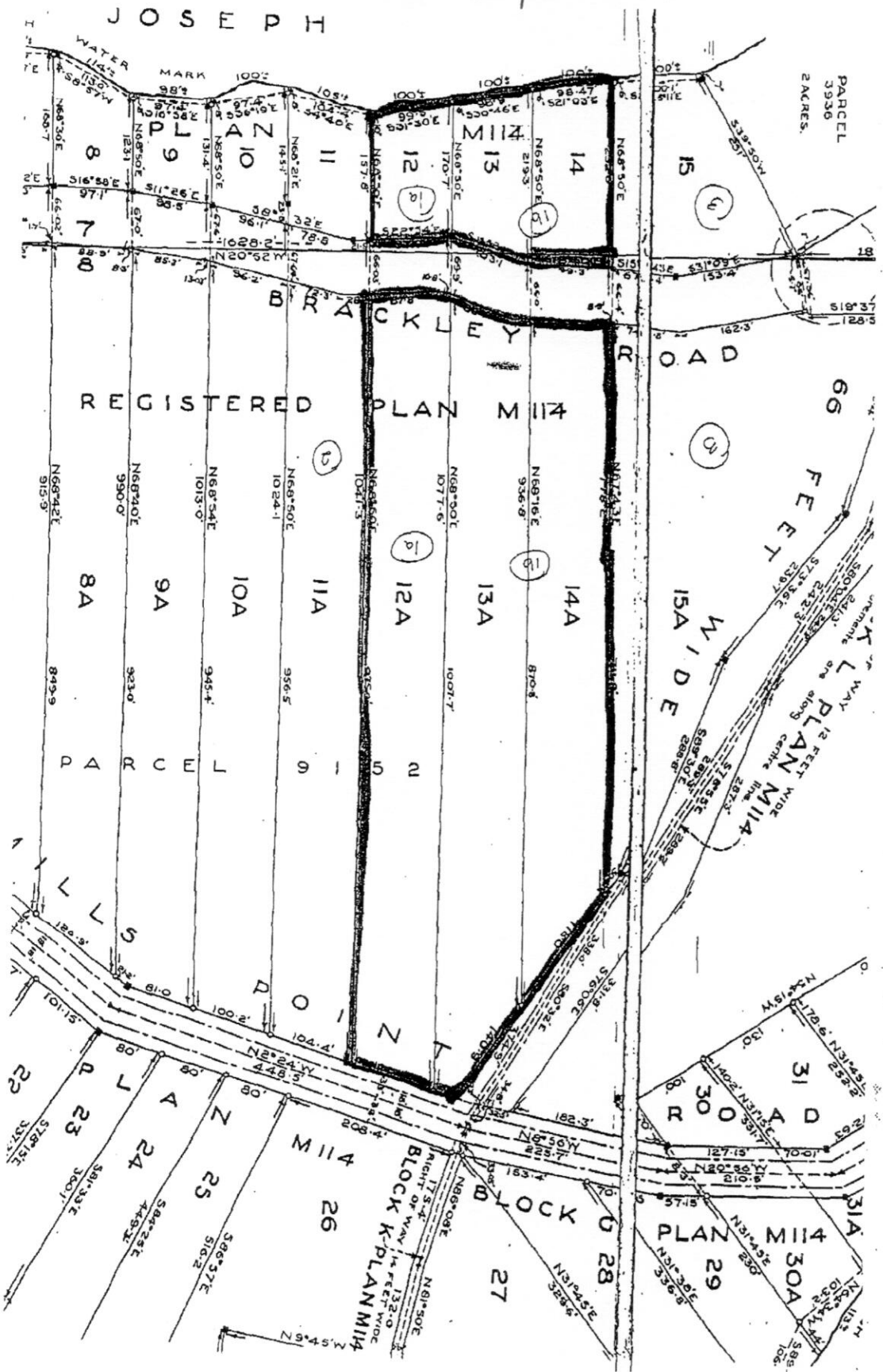

John W. Hiley, O.L.S.



LOT AREA (1)	• 8.39 ACRES (365, 468 SQ. FT.)
LOT AREA (2)	• 1.32 ACRES (57,300 SQ. FT.)
EXISTING COTTAGE	= 2223 SQ. FT.
EXISTING GARAGE STRUCTURE	= 240 SQ. FT.
EXISTING BOATHOUSE	= 936 SQ. FT.
PROPOSED NEW BUNKIE	= 648 SQ. FT.
TOTAL LOT COVERAGE *	4041 SQ. FT.
LOT COVERAGE (1)	1107%
LOT COVERAGE (2)	1063%

NOTE: LOT AREA (1) TAKES INTO CONSIDERATION ALL REGISTERED PROPERTY AS PER PROPERTY ASSESSMENT, LOTS 12, 13, 14, 14A, 14B. LOT AREA (2) DEALS ONLY WITH AREA ASSOCIATED IN LOTS 12, 13 & 14 AS PROVIDED IN SURVEYOR'S REAL REPORT MAY 18, 1994

JOSEPH



PARCEL 3936 2 ACRES.

REGISTERED PLAN M114

15A WIDE

12 FEET WIDE
EASMENT
ALONG
CENTRE
LINE
PLAN M114

BLOCK K PLAN M114
RIGHT OF WAY 14 FEET WIDE

ROAD

PLAN M114