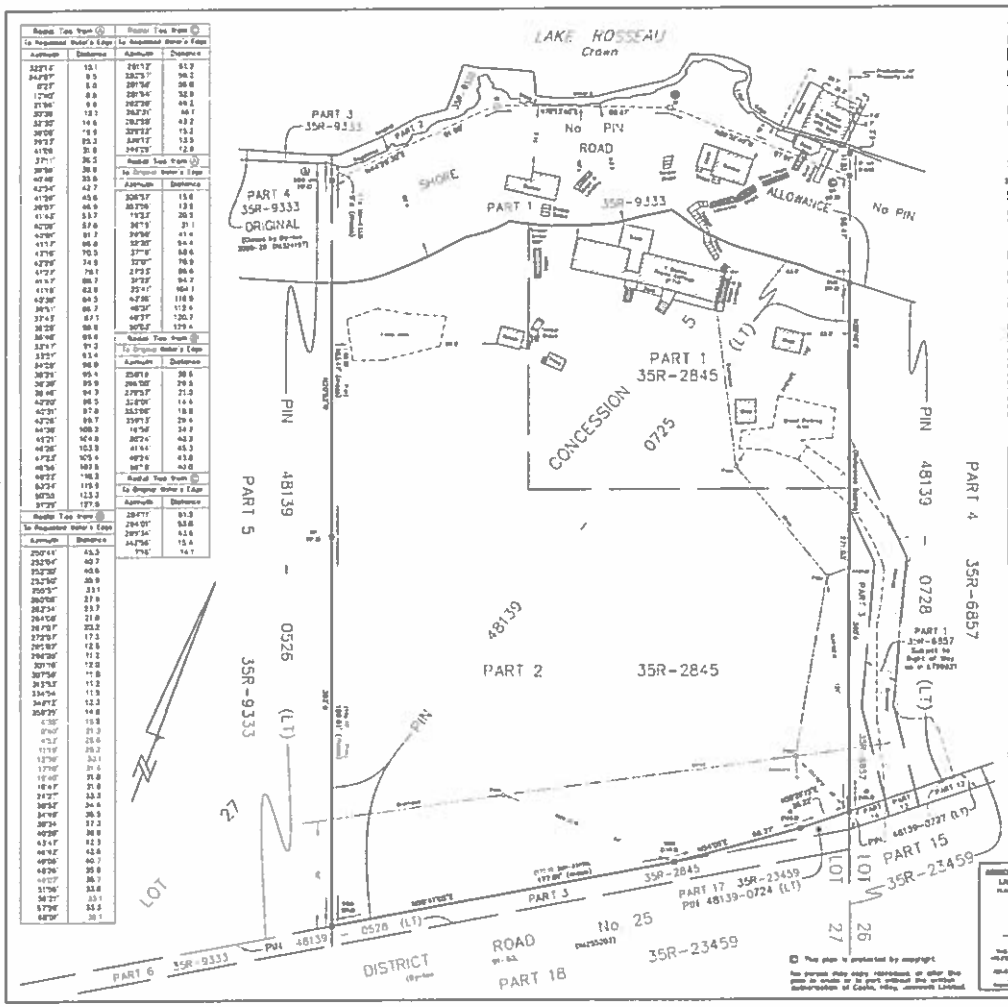

SURVEYOR'S REAL PROPERTY REPORT (PART 1)
PLAN OF SURVEY OF
PART OF LOT 27, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF WATT
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA
COOTE, HILEY, JEMMETT LIMITED ©

SCALE 1" = 30'

30 20 10 0 30 60 feet 90

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

LEGEND

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PARTS 2 AND 5 AS SHOWN ON PLAN 35R-2845 HAVING A BEARING OF N20°45'E

ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.

□	MONUMENT PLANTED
●	MONUMENT FOUND
SIB.	SHORT STANDARD IRON BAR
IB	IRON BAR
ø	IRON PIPE
RP	ROCK POST
wit	WITNESS
OLS	O.L.S. = ONTARIO LAND SURVEYOR
1983	N.A.D. 1983 (CSRS) ADJ.
CGVD28	CANADIAN GEODETIC VERTICAL DATUM 1928 (HHW 1970 ADJUSTMENT)
MTO	MINISTRY OF TRANSPORTATION ONTARIO
Plan	PLAN 35R-2845

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED JANUARY 9, 2019.

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

FOR BEARING COMPARISONS, A CLOCKWISE ROTATION OF 0°29'30" HAS BEEN APPLIED TO 35R-23459 TO CORRECT TO THE ASTRONOMIC BEARING SHOWN HEREON.

LAKE ROSSEAU IS ARTIFICIALLY REGULATED TO AN ELEVATION OF 741.8' DERIVED

THE LIMIT OF LAKE ROSSEAU AS SHOWN ON THIS PLAN HAS BEEN RE-ESTABLISHED BY SURVEY AND BY DETERMINING THE CONTOUR OF ELEVATION 740.80' CGVD28 AS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF WATT.

ELEVATIONS SHOWN HEREON ARE REFERRED TO MTO PRECISE BENCH MARK No. 120-71 HAVING AN ELEVATION OF 773.39' CGVD28

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 THESE

2 - THE SURVEY WAS COMPLETED ON THE 21st DAY OF DECEMBER, 2018.

JANUARY 9, 2019
BRACEBRIDGE, ONTARIO

JOHN W. HILEY
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2078171

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File: 24045
Archived Survey Plans: www.landsurveyrecords.com

COOTE ♦ HILEY ♦ JEMMETT

Part 2

Surveyor's Real Property Report
File No. 24045

Prepared for Jason Sift

Legal Description

The subject lands form part of Lot 27, Concession 5, in the Geographic Township of Watt, now in the Township of Muskoka Lakes in the District Municipality of Muskoka described as PIN 48139-0725(LT)

Research

The plan attached hereto illustrates the results of the field survey completed on December 21st, 2018 and the office research undertaken in conjunction therewith.

An outline of the various aspects of the project is as follows.

Monumentation

Some existing survey posts were located around the perimeter of the property and production of the subdivision and all of these can be attributed to previous surveys undertaken by N.P. Lyndon, O.L.S., Peterborough & Boyer, O.L.S., and R.C. Thaler, O.L.S.

Where possible a two-inch wooden stake, painted white with a red top, was placed beside each survey monument.

The limit of Lake Rosseau was accurately located by taking soundings to the 740.80 foot contour and ties were also taken to the present limit of the lake, which is regulated by dam under normal conditions, at an elevation of 741.8 feet.

Differences

The bearings and distances around the property generally conform to those shown on Plans 35R 2845, 35R-9333, and 35R 23459.

The area of the unfenced Original Shore Road Allowance was measured at 17,830 square feet, the area of the property at 45,240 square feet, the straight line frontage of 76.3 feet, and the distance along the present owner's edge at 330 feet, more or less.

The area of the property lying within 200 feet of the high water mark, including the unfenced portion of the Original Shore Road Allowance is 56,700 square feet

Site Details

The structures were located, together with other selected site details and the positions of these are shown on the plan with the perimeter distances to the property lines.

Items to which attention is drawn or those that do not appear on the plan are set out as follows:

a) The areas of the various roofed structures are as follows:

Cottage	1,150.7	square feet
Shed by driveway	126.7	square feet
Shed N of driveway	151.7	square feet
Privy	56.4	square feet
Boathouse SW of cottage	118.2	square feet
Boathouse NW of cottage	26.2.4	square feet
Boathouse NE of cottage	201.5	square feet
Boathouse	506.6	square feet

b) The heights of the various structures are as follows:

Cottage	20.9 feet
Shed by driveway	14.1 feet
Shed N of driveway	10.3 feet
Privy	11.0 feet
Boathouse SW of cottage	13.0 feet
Boathouse NW of cottage	15.7 feet
Boathouse NE of cottage	16.5 feet
Boathouse	8.7 feet

c) The filled area has the characteristics of containing a tile bed

d) A utility pole line crosses the rear of the property

Easements

The property has the benefit of an easement over Part 1 Plan 35R 6857 as set out in LT99821. The driveway is shown.

By-law Compliance

This report does not address any issue of by-law compliance, but presents an illustration of the details necessary to obtain permissi comments from the Corporation of the Township of Muskoka Lakes.

Bracebridge, Ontario

Dated: January 9, 2019

John W Hiley, O.L.S.