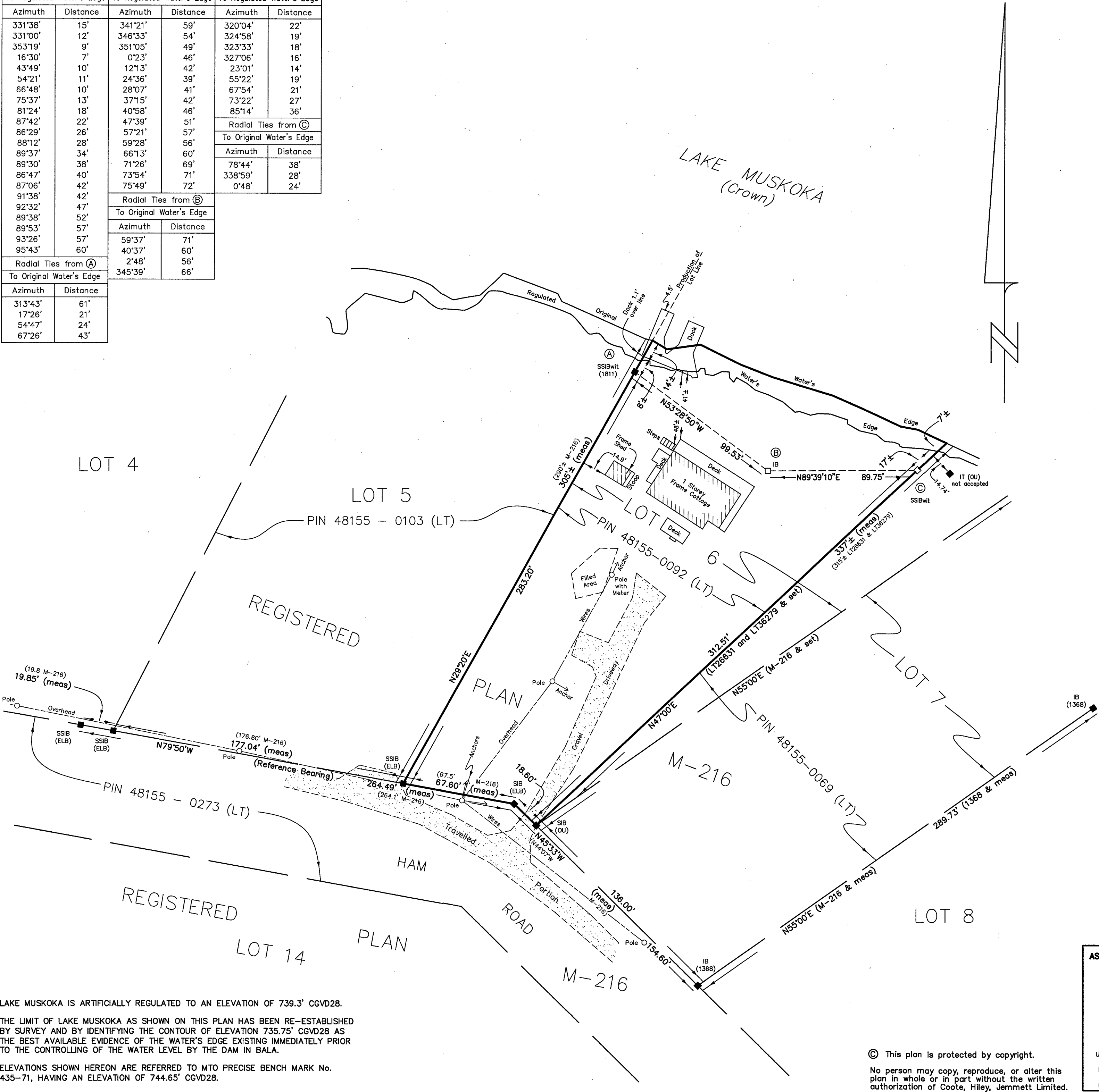


Radial Ties from (A)		Radial Ties from (B)		Radial Ties from (C)	
To Regulated Water's Edge		To Regulated Water's Edge		To Regulated Water's Edge	
Azimuth	Distance	Azimuth	Distance	Azimuth	Distance
331°38'	15'	341°21'	59'	320°04'	22'
331°00'	12'	346°33'	54'	324°58'	19'
353°19'	9'	351°05'	49'	323°33'	18'
16°30'	7'	0°23'	46'	327°06'	16'
43°49'	10'	12°13'	42'	23°01'	14'
54°21'	11'	24°36'	39'	55°22'	19'
66°48'	10'	28°07'	41'	67°54'	21'
75°37'	13'	37°15'	42'	73°22'	27'
81°24'	18'	40°58'	46'	85°14'	36'
87°42'	22'	47°39'	51'	Radial Ties from (C)	
86°29'	26'	57°21'	57'	To Original Water's Edge	
88°12'	28'	59°28'	56'	Azimuth	Distance
89°37'	34'	66°13'	60'	78°44'	38'
89°30'	38'	71°26'	69'	338°59'	28'
86°47'	40'	73°54'	71'	0°48'	24'
87°06'	42'	75°49'	72'		
91°38'	42'	Radial Ties from (B)			
92°32'	47'	To Original Water's Edge			
89°38'	52'	Azimuth	Distance		
89°53'	57'	59°37'	71'		
93°26'	57'	40°37'	60'		
95°43'	60'	2°48'	56'		
Radial Ties from (A)		345°39'	66'		
To Original Water's Edge					
Azimuth	Distance				
313°43'	61'				
17°26'	21'				
54°47'	24'				
67°26'	43'				



LAKE MUSKOKA IS ARTIFICIALLY REGULATED TO AN ELEVATION OF 739.3' CGVD28.

THE LIMIT OF LAKE MUSKOKA AS SHOWN ON THIS PLAN HAS BEEN RE-ESTABLISHED BY SURVEY AND BY IDENTIFYING THE CONTOUR OF ELEVATION 735.75' CGVD28 AS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING IMMEDIATELY PRIOR TO THE CONTROLLING OF THE WATER LEVEL BY THE DAM IN BALA.

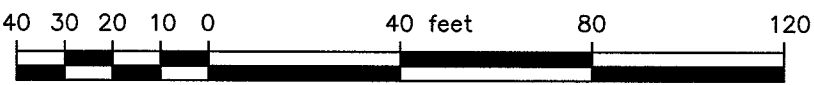
ELEVATIONS SHOWN HEREON ARE REFERRED TO MTO PRECISE BENCH MARK No. 435-71, HAVING AN ELEVATION OF 744.65' CGVD28.

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SURVEYOR'S REAL PROPERTY REPORT (PART 1)  
PLAN OF SURVEY OF  
PART OF LOT 6,  
REGISTERED PLAN M-216  
GEOGRAPHIC TOWNSHIP OF MEDORA  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA  
COOTE, HILEY, JEMMETT LIMITED ©

SCALE 1" = 40'



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 SOUTHERLY LIMIT OF LOTS 5 AND 6 AS SHOWN ON REGISTERED PLAN M-216 HAVING A BEARING OF N79°50'W

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

- MONUMENT PLANTED
- MONUMENT FOUND
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- IRON BAR
- IRON TUBE
- E.L. BURGESS O.L.S.
- M. KUPPERSCHMIDT O.L.S.
- CHAPPLE, GALBRAITH LIMITED
- WITNESS
- ORIGIN UNKNOWN
- CANADIAN GEODETIC VERTICAL DATUM 1928 (PRE-1978 ADJUSTMENT)
- MINISTRY OF TRANSPORTATION ONTARIO

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED NOVEMBER 2, 2016.

THIS REPORT WAS PREPARED FOR TIMOTHY VAN KRUISTUM AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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 20th. DAY OF OCTOBER, 2016.

NOVEMBER 2, 2016  
BRACEBRIDGE, ONTARIO

DOUGLAS W. JEMMETT  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1994523

THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1028, Section 29(3).

COOTE, HILEY, JEMMETT LIMITED  
ONTARIO LAND SURVEYORS

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800-494-1443  
Fax: 705-645-1845

Drawn by: LL  
File: 24258

Archived Survey Plans: www.landsurveyrecords.com

COOTE ♦ HILEY ♦ JEMMETT

Part 2

Surveyor's Real Property Report  
File No. 24258

Prepared for Timothy van Kruistum

Legal Description

The subject lands form part of Lot 6, Registered Plan M-216, Township of Muskoka Lakes in the District Municipality of Muskoka described in PIN 48155-0092(LT).

The lands are bounded on the north by the limit of Lake Muskoka, which is located at the Geodetic Contour of Elevation 735.75 feet.

Research

The plan attached hereto illustrates the results of the field survey completed on October 20th, 2016 and the office research undertaken in conjunction therewith.

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

Monumentation

Four existing survey posts were located around the perimeter of the property and all of these can be attributed to previous surveys undertaken by E.L. Burgess, O.L.S., and Chapple, Galbraith Limited. Sufficient retracement of adjoining lot lines was undertaken to enable us to place one new post to define the southeasterly limit.

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

The limit of Lake Muskoka was accurately located by taking soundings to the 735.75 foot contour and ties were also taken to the present limit of the lake, which is controlled by dam under normal conditions, at an elevation of approximately 739.3 feet.

Dimensions

The bearings and distances around the property generally conform to those shown on Registered Plan M-216.

The unflooded area of the property was measured at 38,200 square feet, more or less, the by-law frontage at 186 feet, and the distance along the present water's edge at 205 feet, more or less.

The area of the property lying within 200 feet of the high water mark is 30,100 square feet, more or less.

Site Details

The structures were accurately located, together with other selected site details and the positions of these are shown on the plan with the pertinent 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 1,405.0 square feet
  - Shed 125.4 square feet
- b) The heights of the various structures are as follows:
  - Cottage 17.5 feet
  - Shed 11.6 feet
- c) The filled area has the characteristics of containing a tile bed.

Easements

There are no registered easements or rights of way affecting the fee lands.

By-law Compliance

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

Access

This report does not address any issue of access to the property beyond what is illustrated on the plan.

Bracebridge, Ontario

Dated: November 2, 2016

DOUGLAS W. JEMMETT, O.L.S.