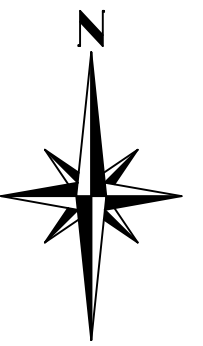


**IMPERIAL**  
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048.

THIS REPORT WAS PREPARED FOR LISA & JEFFREY WEBER AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED JULY 10, 2023.



**SURVEYOR'S REAL PROPERTY REPORT  
PART 1  
PLAN OF SURVEY  
OF PART OF  
LOT 222, REGISTERED PLAN No. 4  
VILLAGE OF PORT CARLING  
NOW IN THE  
TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA**

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**PART 2**

**DESCRIPTION OF LAND**

A Surveyor's Real Property Report has been completed of a part of Lot 222, Registered Plan No. 4, formerly in the Village of Port Carling, now in the Township of Muskoka Lakes. The subject lands are described in PIN 48150-0812.

**REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS**

Our Land Registry Office search revealed a Right of Way affecting the title of the subject property as set out in DM95454.

There is a right of way appurtenant to the subject lands as set out in as set out in DM23620 & DM95454. The location of the revealed road within the right of ways has not been investigated beyond what is shown on this report.

A portion of the driveway appears to provide access to / from PIN 48150-0809, over which there is no registered right of way.

There are utility wires that cross the subject property that are not within the registered easement.

**BOUNDARY FEATURES**

Note that Shed 3, the hydro meter and the wood pile and pump house are 9.6', 0.4' and 23' & 12.5' northwest of the southeast property limit.

The straight line frontage and the relevant areas determining the coverage on the parcel of land have been calculated and are provided on this plan.

**AREA SCHEDULE**

Area of Parcel = 59,100 Sq.ft. (1.4 Acres)  
Area of Parcel 200 feet from the water's edge = 53,700 Sq.ft. (1.2 Acres)

Area of Dwelling = 2,290 Sq.ft.  
Area of Shed 1 = 200 Sq.ft.  
Area of Shed 2 = 110 Sq.ft.  
Area of Shed 3 = 75 Sq.ft.

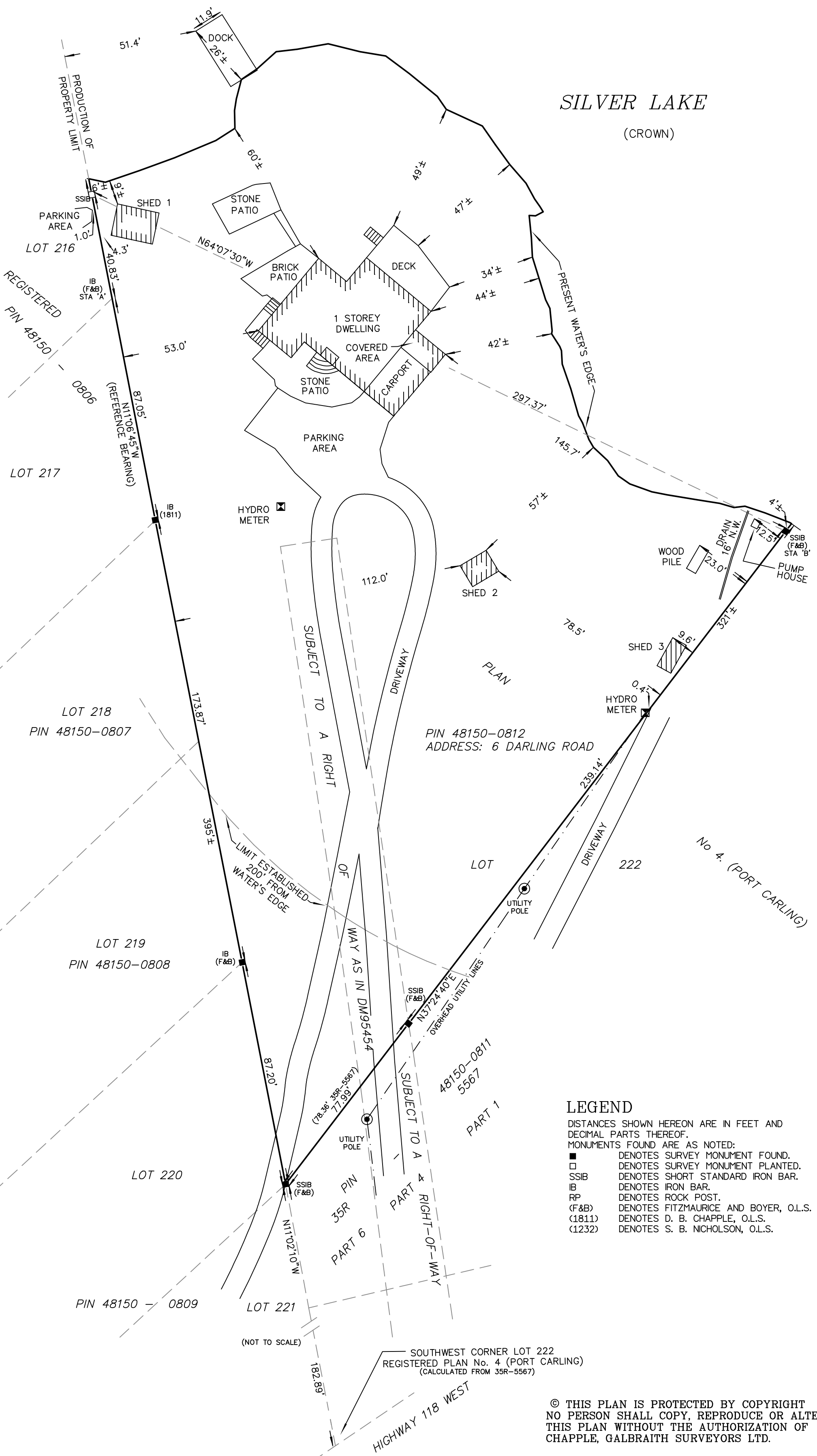
Total Area of Buildings = 2,675 Sq.ft.  
Straight Line Frontage = 302 ft.

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS**

The plan depicts the location of the dwelling, the sheds, and the dock. The locations of the aforementioned improvements are shown by right angle ties to the property limits. This report does not confirm compliance with local zoning by-laws, but does contain sufficient information for comment by the appropriate authorities.

DATE: July 10, 2023

R.J. Chapple O.L.S.  
Chapple, Galbraith Surveyors Ltd.

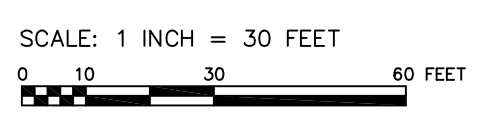


**SURVEYOR'S CERTIFICATE**

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 22ND DAY OF JUNE, 2023.

JULY 10, 2023  
DATE R.J. CHAPPLE  
ONTARIO LAND SURVEYOR



STA	BEARING	DISTANCE
A	N33°22'W	44.9'
	N11°54'W	50.3'
	N23°57'E	59.4'
	N33°18'E	72.9'
	N35°48'E	80.9'
	N33°04'E	86.5'
	N31°53'E	90.6'
	N30°33'E	98.1'
	N32°15'E	104.7'
	N33°36'E	114.3'
	N36°35'E	119.7'
	N40°18'E	128.8'
	N45°08'E	134.9'
	N48°26'E	141.0'
	N52°52'E	143.7'
	N58°08'E	147.6'
	N60°30'E	148.0'
	N65°01'E	157.5'
	N68°08'E	159.2'
	N71°23'E	161.8'
	N74°27'E	165.7'
	N76°44'E	167.3'
	N77°54'E	168.7'
	N78°38'E	169.5'
	N78°57'E	166.3'
	N78°44'E	164.0'
	N81°46'E	163.3'
	N84°23'E	162.8'
	N86°57'E	164.5'
	S89°49'E	167.1'
	S88°42'E	168.8'
	S85°46'E	170.1'
B	N25°48'E	3.8'
	N48°01'W	10.6'
	N58°14'W	18.5'
	N65°15'W	22.0'
	N67°00'W	27.6'
	N70°16'W	36.0'
	N72°53'W	47.8'
	N73°32'W	53.8'
	N73°05'W	62.8'
	N71°59'W	68.0'
	N68°20'W	73.8'
	N66°22'W	80.9'
	N64°57'W	83.7'
	N61°52'W	88.8'
	N60°48'W	91.4'
	N56°25'W	99.4'
	N53°10'W	107.6'
	N51°06'W	111.0'
	N50°41'W	112.5'
	N49°49'W	118.1'

**LEGEND**

- DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.  
MONUMENTS FOUND ARE AS NOTED:
- DENOTES SURVEY MONUMENT FOUND.
  - DENOTES SURVEY MONUMENT PLANTED.
  - SSIB DENOTES SHORT STANDARD IRON BAR.
  - IB DENOTES IRON BAR.
  - RP DENOTES ROCK POST.
  - (F&B) DENOTES FITZMAURICE AND BOYER, O.L.S.
  - (1811) DENOTES D. B. CHAPPLE, O.L.S.
  - (1232) DENOTES S. B. NICHOLSON, O.L.S.

**WATER BOUNDARY NOTE:**

THE WATER'S EDGE OF SILVER LAKE 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 MEDORA TOWNSHIP.

**NOTE:**

BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF LOT 222, REGISTERED PLAN No. 4 (PORT CARLING), HAVING A BEARING OF N11°06'45"W AS SHOWN ON A SURVEYOR'S REAL PROPERTY REPORT BY D.B. CHAPPLE, O.L.S. & DATED SEPTEMBER 21, 2005.

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, POB 1J0

TEL. (705) 765-3579

DRAWN BY SAL / VB	CHECKED BY RJC, OLS	SCALE 1 IN = 30 FEET	FILE 23-46
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