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 DONALD GALE AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED OCTOBER 10, 2017.

AREA SCHEDULE

AREA OF PARCEL = 97,350 SQ. FT. (2.235 ACRES).
AREA OF PARCEL 200 FEET FROM THE WATER'S EDGE = 40,060 SQ. FT.
AREA OF DWELLING = 1,228 SQ. FT.
AREA OF GARAGE = 586 SQ. FT.
AREA OF PUMP HOUSE = 4 SQ. FT.
AREA OF TRAILER #1 =243 SQ. FT.
AREA OF TRAILER #2 = 87 SQ. FT.
TOTAL AREA OF BUILDINGS & TRAILERS= 2,148 SQ. FT.
STRAIGHT LINE FRONTAGE = 137 FEET.
AREA OF FILLED LAND = 1,100± SQ. FT.

RADIAL SURVEY TO LOCATE THE REGULATED WATER'S EDGE

STA	BEARING	DISTANCE
4'	S74°48'W	18.9'
	S69°54'W	20.2'
	S60°01'W	21.8'
	N54°17'E	20.8'
	S81°51'W	20.8'
	S42°28'W	18.8'
	S32°00'W	20.7'
	S14°28'W	30.9'
	S8°57'W	47.4'
	S1°23'W	61.1'
	S13°03'W	66.1'
	S18°38'W	75.2'
	S22°15'W	67.8'
	S28°44'W	100.2'
	S33°31'W	109.0'
	S34°41'W	120.3'
	S34°58'W	128.4'
	S29°07'W	132.3'
	S24°11'W	136.2'
	S22°06'W	142.5'
	S16°57'W	148.7'

RADIAL SURVEY TO LOCATE THE REGULATED WATER'S EDGE

STA	BEARING	DISTANCE
4'	S13°22'W	180.3'
	S1°31'W	165.4'
	S7°36'W	173.0'
	S7°46'W	183.8'
	S8°46'E	141.3'
	S10°28'E	137.2'
	S13°59'E	134.8'
	S17°57'E	132.9'
	S20°22'E	136.7'
	S24°28'E	134.8'
	S28°30'E	136.2'
	S27°28'E	139.8'
	S29°28'E	136.2'
	S27°47'E	138.8'
	S42°54'E	141.8'
	S53°38'E	143.8'
	S58°59'E	155.8'
	S64°47'E	164.5'
	S66°30'E	175.7'
	S69°57'E	177.4'
	S68°22'E	197.1'
	S66°43'E	216.9'

RADIAL SURVEY TO LOCATE THE UTILITY POLES

STA	BEARING	DISTANCE
9'	N15°54'W	18.5'
	S41°22'W	537.3'
	S37°47'W	403.0'
	S26°26'W	294.6'
	S7°32'W	188.8'
	S30°14'E	138.8'

WATER BOUNDARY NOTE

LAKE MUSKOKA IS REGULATED TO ELEVATION 739.3', CGVD28.

THE CONTOUR OF ELEVATION 735.75' CGVD28 OF LAKE MUSKOKA AS ESTABLISHED BY PLAN 35R-3485 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 MONCK TOWNSHIP.

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY
OF PART OF
LOT 26, CONCESSION 9
GEOGRAPHIC TOWNSHIP OF MONCK
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE: 1 INCH = 40 FEET
0 10 40 80 FEET

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ONTARIO LAND SURVEYORS
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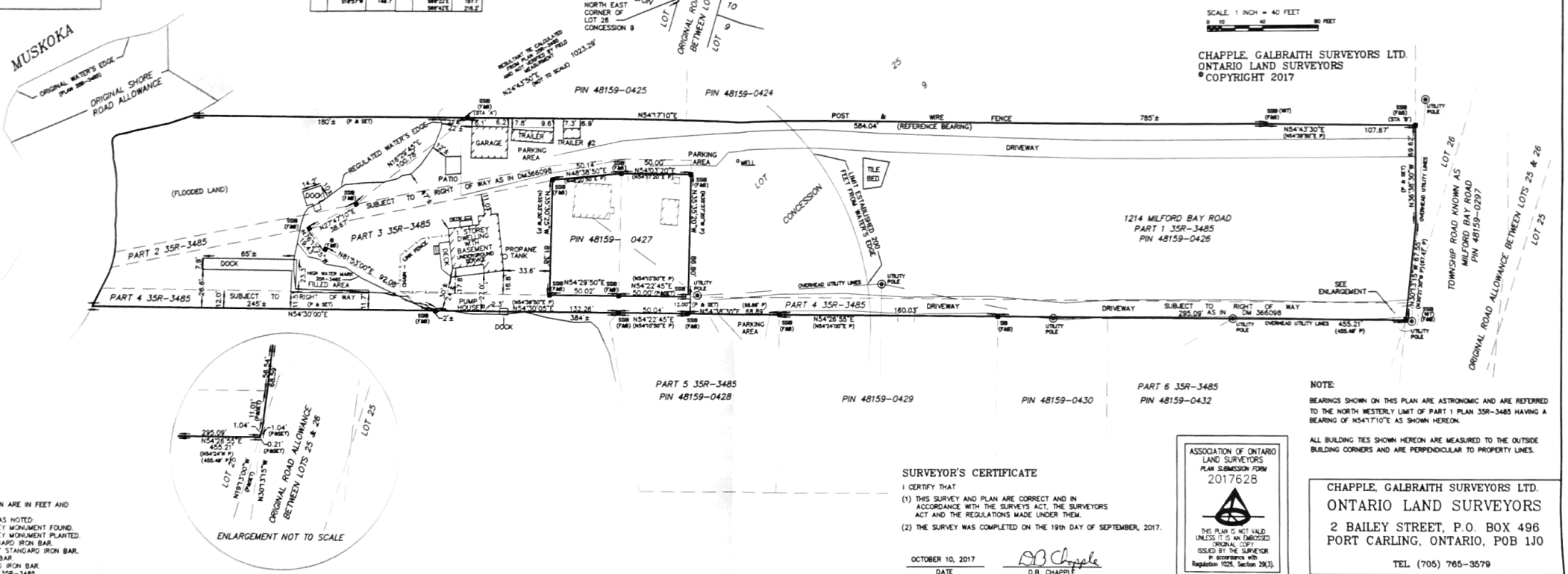

LEGEND

DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
MONUMENTS FOUND ARE AS NOTED:

●	DENOTES SURVEY MONUMENT FOUND.
□	DENOTES SURVEY MONUMENT PLANTED.
SIB	DENOTES STANDARD IRON BAR.
SSIB	DENOTES SHORT STANDARD IRON BAR.
IB	DENOTES IRON BAR.
RIB	DENOTES ROUND IRON BAR.
(P)	DENOTES PLAN 35R-3485.
(F&B)	DENOTES FITZMAURICE AND BOYER, O.L.S.

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 19th DAY OF SEPTEMBER, 2017.

OCTOBER 10, 2017
DATE

D.B. CHAPPLE
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2017628
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

NOTE:

BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH WESTERLY LIMIT OF PART 1 PLAN 35R-3485 HAVING A BEARING OF N54°17'10"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
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PORT CARLING, ONTARIO, P0B 1J0
TEL. (705) 765-3579

DRAWN BY	CHECKED BY	SCALE	FILE
KTG	DBC, GLS	1 IN = 40 FEET	17-66