PLAN OF SURVEY OF

PART OF LOT 24, CONCESSION 9
AND
PART OF LOT 24, CONCESSION 9, RESERVED AS COLONIZATION ROAD IN CROWN PATENT 1985
AND
PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 24, CONCESSION 9
AND
PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 24, CONCESSION 9 BEING BAXTER COLONIZATION ROAD
(GEOGRAPHIC TOWNSHIP OF BAXTER)

TOWNSHIP OF GEORGIAN BAY

DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 300

5m 0m 5 10 15 20m Metres

EPLETT WOROBEC RAIKES SURVEYING LTD.
2018

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: FEBRUARY 14, 2018

F. DALE EPLETT
ONTARIO LAND SURVEYOR

PLAN 35R-25694

RECEIVED AND DEPOSITED

DATE: MAY 18, 2018

Monica Horvat

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MUSKOKA (No. 35)

SCHEDULE

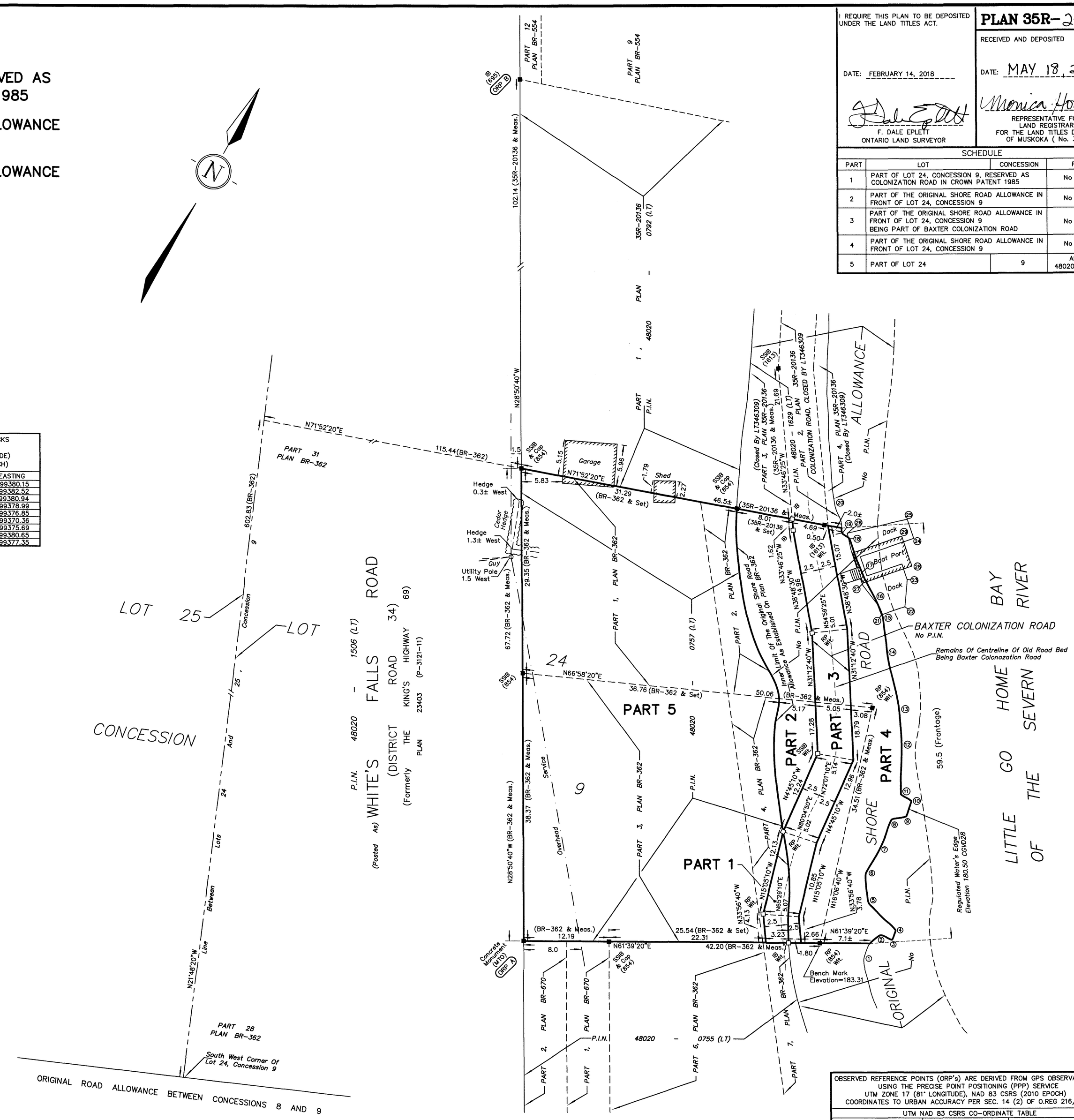
PART	LOT	CONCESSION	P.I.N.
1	PART OF LOT 24, CONCESSION 9, RESERVED AS COLONIZATION ROAD IN CROWN PATENT 1985		No P.I.N.
2	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 24, CONCESSION 9		No P.I.N.
3	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 24, CONCESSION 9 BEING PART OF BAXTER COLONIZATION ROAD		No P.I.N.
4	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 24, CONCESSION 9		No P.I.N.
5	PART OF LOT 24	9	ALL OF 48020-0757(LT)

COORDINATES LOCATING REGULATED WATER'S EDGE AT ELEVATION 180.50 CGVD28
UTM ZONE 17 (81° LONGITUDE)
NAD 83 CSRS (2010 EPOCH)

POINT	NORTHING	EASTING
1	4969138.2	599401.4
2	4969142.1	599402.0
3	4969142.3	599403.7
4	4969143.7	599403.5
5	4969145.5	599398.1
6	4969148.9	599395.9
7	4969153.4	599395.9
8	4969157.4	599395.5
9	4969158.8	599397.0
10	4969161.1	599396.6
11	4969161.2	599394.9
12	4969167.5	599391.6
13	4969171.6	599389.0
14	4969178.1	599383.5
15	4969182.5	599380.3
16	4969184.0	599378.3
17	4969186.5	599374.9
18	4969189.9	599371.0
19	4969190.1	599369.7
20	4969193.3	599366.7

COORDINATES LOCATING DOCKS AND BOAT HOUSE
UTM ZONE 17 (81° LONGITUDE)
NAD 83 CSRS (2010 EPOCH)

POINT	NORTHING	EASTING
21	4969182.45	599380.15
22	4969185.06	599382.52
23	4969188.66	599380.94
24	4969194.29	599378.99
25	4969196.25	599376.85
26	4969190.40	599370.36
27	4969185.21	599375.69
28	4969190.66	599380.65
29	4969193.75	599377.35



BEARING NOTE

BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP's) A AND B USING THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W IN ZONE 17 BASED ON NAD 83 (CSRS) (2010 EPOCH).

BEARING ROTATION

FOR BEARING COMPARISONS, A ROTATION OF 0°52'40" COUNTER CLOCKWISE WAS APPLIED TO PLAN BR-362 AND 35R-20136

DISTANCE NOTE

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99970

LEGEND

■	DENOTES MONUMENT FOUND
□	DENOTES MONUMENT PLANTED
RP	DENOTES ROCK POST
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
Meas.	DENOTES MEASURED
Wit.	DENOTES WITNESS
(MTO)	IDENTIFIES MINISTRY OF TRANSPORTATION OF ONTARIO
(854)	IDENTIFIES D.H. GALBRAITH, OLS
(1613)	IDENTIFIES A.J. WOROBEC, OLS.
W.R.W.	DENOTES WOODEN RETAINING WALL
S.R.W.	DENOTES STONE RETAINING WALL

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF FEBRUARY 2018

FEBRUARY 14, 2018
DATE

F. DALE EPLETT, OLS
ONTARIO LAND SURVEYOR

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DRAWN BY : BRAD PETROFF
CHECKED BY : GARY PRESTON
PROJECT No. 173927

EPLETT WOROBEC RAIKES SURVEYING LTD
Ontario Land Surveyors Canada Lands Surveyors
Midland Office: (705) 526 – 7552 529 Elizabeth Street, Midland, ON L4R 2A2
Barrie Office: (705) 722 – 6222 642 Welham Road, Barrie, ON L4N 9A1
Toll Free : 1-800-404-7208 FAX : (705) 526 – 9489
E-MAIL : gew@survey4u.com

ELEVATION NOTE

ALL ELEVATIONS ARE IN METRES AND ARE WERE DERIVED FROM GNSS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE CGVD28:(HTv2.0) DATUM.

NOTE

GO HOME LAKE OF THE SEVERN RIVER IS A REGULATED WATER BODY AND IS CONTROLLED BY DAMS AT THE OUTLETS OF THE SEVERN RIVER

OBSERVED REFERENCE POINTS (ORP's) ARE DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE
UTM ZONE 17 (81° LONGITUDE), NAD 83 CSRS (2010 EPOCH)
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG 216/10

UTM NAD 83 CSRS CO-ORDINATE TABLE

POINT ID	NORTHING	EASTING
ORP A	4969116.94	599357.81
ORP B	4969265.65	599275.91

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN