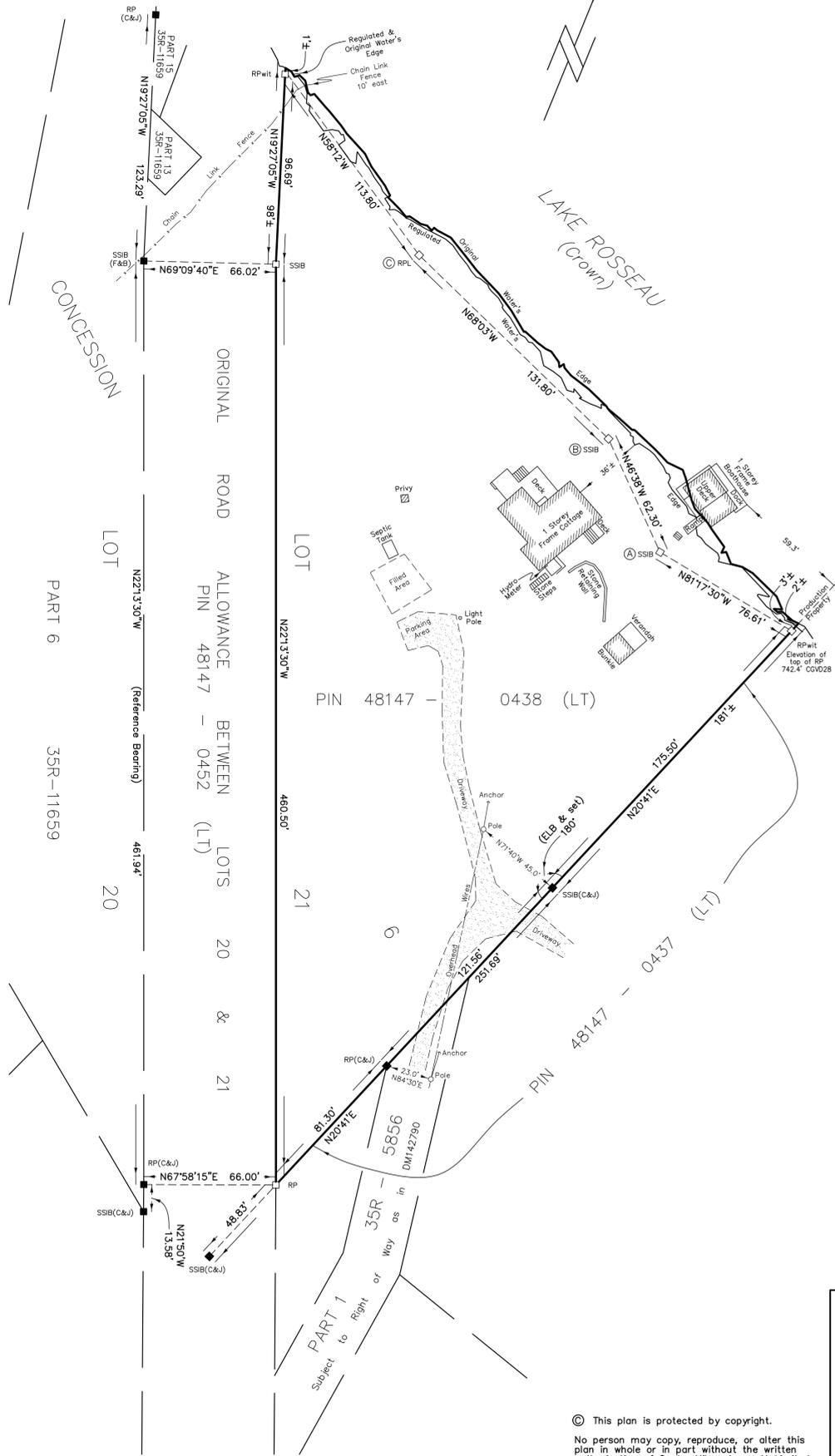
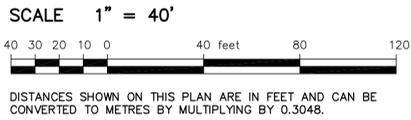


SURVEYOR'S REAL PROPERTY REPORT (PART 1)
PLAN OF SURVEY OF
PART OF LOT 21, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA
COOTE, HILEY, JEMMETT LIMITED ©



Radial Ties from (A) To Regulated Water's Edge		Radial Ties from (B) To Regulated Water's Edge		Radial Ties from (C) To Regulated Water's Edge		Radial Ties from (C) To Original Water's Edge					
Azimuth	Distance	Azimuth	Distance	Azimuth	Distance	Azimuth	Distance				
97°02'	82'	104°06'	37'	94°27'	41'	83°36'	30'				
96°07'	75'	100°10'	37'	92°58'	39'	67°54'	23'				
96°25'	71'	98°04'	35'	91°09'	37'	38°34'	18'				
95°37'	70'	98°29'	34'	88°48'	33'	13°39'	15'				
94°40'	68'	94°58'	31'	88°39'	30'	6°25'	16'				
95°46'	66'	86°55'	24'	84°47'	27'	4°36'	14'				
94°54'	60'	83°38'	21'	78°58'	24'	35°03'	15'				
91°20'	53'	76°19'	16'	68°26'	20'	34°04'	16'				
89°55'	59'	80°55'	14'	51°15'	17'	32°04'	20'				
78°16'	42'	74°17'	12'	35°32'	15'	318°48'	20'				
77°44'	36'	63°19'	12'	349°51'	14'	314°54'	25'				
76°58'	30'	59°00'	11'	322°08'	19'	309°35'	33'				
73°06'	30'	53°35'	11'	318°30'	20'	311°50'	33'				
68°57'	29'	338°52'	14'	317°32'	20'	311°37'	39'				
57°33'	23'	333°32'	16'	312°16'	24'	309°29'	50'				
48°32'	22'	326°00'	18'	309°48'	26'	309°42'	58'				
43°40'	20'	324°28'	16'	304°24'	27'	308°46'	62'				
34°03'	22'	318°20'	17'	306°45'	28'	307°03'	71'				
24°08'	25'	310°10'	20'	306°46'	33'	306°46'	76'				
14°29'	24'	302°08'	25'	309°11'	33'	305°52'	85'				
7°55'	26'	304°32'	25'	308°07'	37'	305°33'	87'				
354°05'	30'	303°12'	30'	308°35'	39'	304°47'	96'				
348°35'	32'	301°13'	29'	307°47'	45'	303°39'	97'				
Radial Ties from (A) To Original Water's Edge		297°17'		32'		307°52'		50'			
298°24'		44'		306°53'		60'		304°13'		108'	
296°21'		49'		303°13'		56'		Radial Ties from (C) To Regulated & Original Water's Edge			
299°49'		55'		301°38'		58'		Azimuth		Distance	
299°23'		61'		301°46'		68'		302°53'		109'	
298°17'		63'		304°58'		68'		302°59'		112'	
298°27'		66'		305°39'		71'		302°01'		116'	
297°35'		68'		304°55'		72'		301°21'		118'	
298°46'		78'		304°55'		74'		301°53'		121'	
298°42'		83'		303°04'		76'					
298°54'		85'		300°15'		78'					
299°25'		85'		300°31'		91'					
299°49'		89'		301°36'		92'					
90°34'		40'		301°16'		95'					
89°41'		32'		303°09'		98'					
85°37'		28'		303°51'		102'					
80°31'		24'		303°38'		108'					
67°13'		17'									
49°34'		14'									
46°33'		13'									
74°0'		11'									
336°43'		15'									
334°22'		16'									
315°57'		27'									
307°11'		37'									
306°03'		42'									
306°52'		43'									
303°28'		43'									
304°54'		46'									
304°35'		52'									
302°53'		55'									
301°27'		60'									
300°00'		68'									
299°30'		68'									
300°41'		81'									
300°45'		91'									
299°46'		107'									

LEGEND

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PART 6 AS SHOWN ON PLAN 35R-11659 HAVING A BEARING OF N22°13'30"W. ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.

□ MONUMENT PLANTED
 ■ MONUMENT FOUND
 SSIB SHORT STANDARD IRON BAR
 RP ROCK POST
 RPL ROCK PLUG
 C&J COOTE, HILEY, JEMMETT LIMITED
 ELB E.L. BURGESS O.L.S.
 F&B FITZMAURICE & BOYER O.L.S.
 CGVD28 CANADIAN GEODETIC VERTICAL DATUM 1928 (PRE-1978 ADJUSTMENT)
 MTO MINISTRY OF TRANSPORTATION ONTARIO
 wit WITNESS

LAKE ROSSEAU IS ARTIFICIALLY REGULATED TO AN ELEVATION OF 741.3' CGVD28. THE LIMIT OF LAKE ROSSEAU AS SHOWN ON THIS PLAN HAS BEEN RE-ESTABLISHED BY SURVEY AND BY IDENTIFYING THE CONTOUR OF ELEVATION 740.00' 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 PORT CARLING. ELEVATIONS SHOWN HEREON ARE REFERRED TO MTO PRECISE BENCH MARK No. 429-71 HAVING AN ELEVATION OF 773.36' CGVD28.

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED SEPTEMBER 3, 2014.

THIS REPORT WAS PREPARED FOR TIMOTHY OWEN AND DAVID WEPRE DERWYN OWEN 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 SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2 - THE SURVEY WAS COMPLETED ON THE 25TH. DAY OF JULY, 2014.

SEPTEMBER 3, 2014
 BRACEBRIDGE, ONTARIO

JOHN W. HILEY
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 1910651

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

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

Drawn by: jvg
 File: 23638

Archived Survey Plans: www.landsurveyrecords.com

COOTE ♦ HILEY ♦ JEMMETT

Part 2

Surveyor's Real Property Report
 File No. 23638
 Prepared for Timothy Owen & David Wepre Derwyn Owen

Legal Description

The subject lands form part of Lot 21, Concession 6, in the Geographic Township of Medora, now in the Township of Muskoka Lakes in the District Municipality of Muskoka described in PIN 48147-0438(LT).

The lands are bounded on the northeast by the limit of Lake Rosseau, which is located at the Geodetic Contour of Elevation 740.0 feet.

Research

The plan attached hereto illustrates the results of the field survey completed on July 25th, 2014 and the office research undertaken in conjunction therewith.

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

Monumentation

Seven survey monuments were located either on the property boundaries or in close proximity and our verification of the positions of these posts enabled us to place four new posts on the limits of the subject property. Three additional posts were also set at our work stations along the waterfront.

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

The limit of Lake Rosseau was accurately located by taking soundings to the 740.0 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 741.3 feet.

Dimensions

The unflooded area of the property was measured at 72,400 square feet, the straight-line frontage at 378 feet, and the distance along the present water's edge at 420 feet, more or less.

The area of the property lying within 200 feet of the high water mark is 56,700 square feet.

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	1,163	square feet
Bunkie & verandah	222	square feet
Privy	13	square feet
Boathouse	389	square feet
- b) The heights of the various structures are as follows:

Cottage	24.0	feet
Bunkie	16.5	feet
Boathouse	13.1	feet
- c) The filled area has the characteristics of containing a tile bed.
- d) The easterly neighbour's access crosses into the subject property.
- e) A chain link fence was erected by the neighbour to the west and it is located 10 feet onto the Owen property near the most northerly corner.

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: September 3, 2014

John W. Hiley, O.L.S.

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