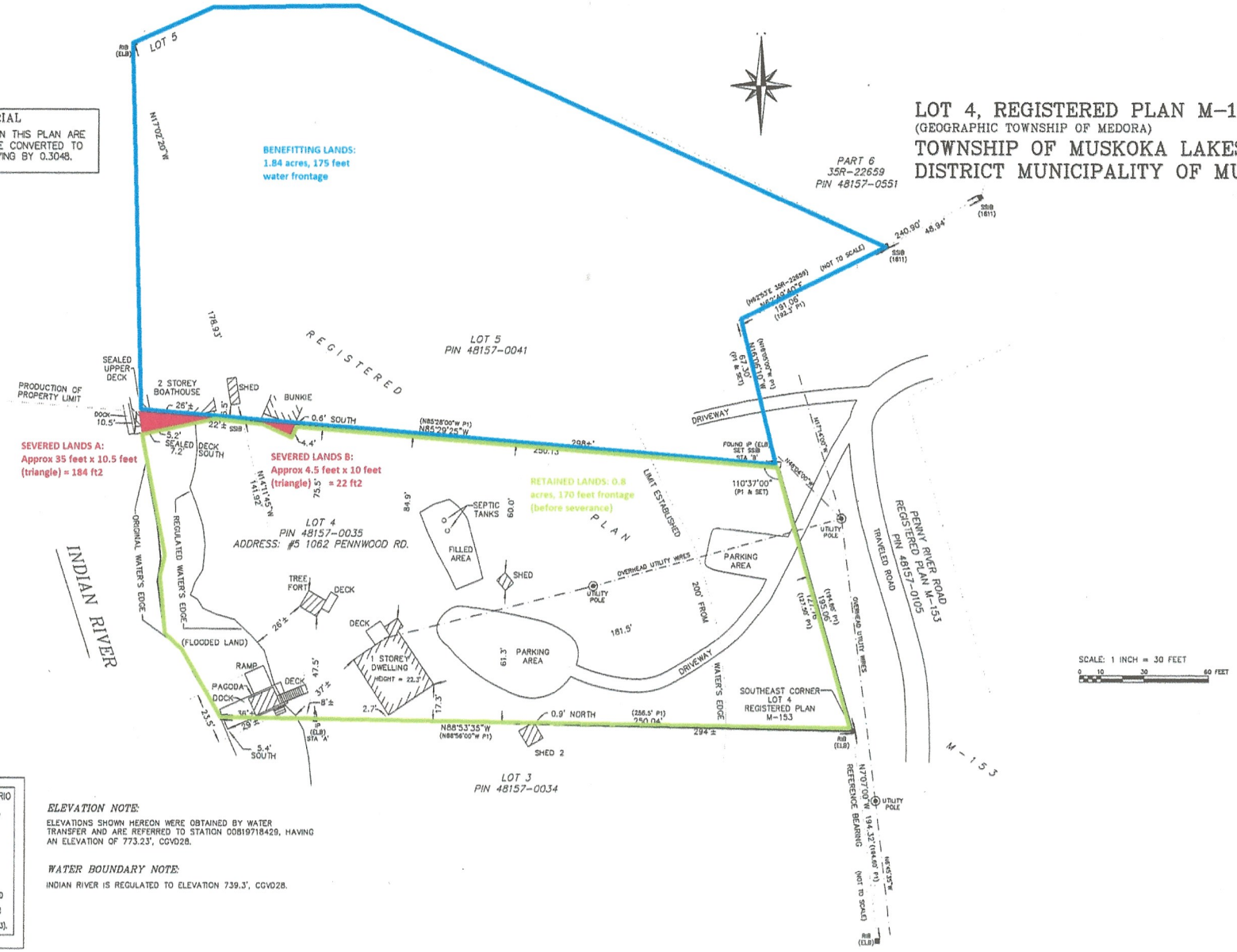
LOT 4, REGISTERED PLAN M-153
(GEOGRAPHIC TOWNSHIP OF MEDORA)
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

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



RADIAL SURVEY TO LOCATE THE REGULATED WATER'S EDGE.

STA	BEARING	DISTANCE
"A"	N78°10'W	9.3'
	N85°26'W	15.2'
	N49°20'W	25.2'
	N40°25'W	34.5'
	N37°08'W	39.8'
	N37°43'W	48.0'
	N39°30'W	59.6'
	N43°52'W	67.0'
	N45°42'W	73.2'
	N44°54'W	77.9'
	N45°37'W	81.8'
	N43°36'W	82.6'
	N41°52'W	84.4'
	N37°20'W	86.5'
	N32°44'W	95.3'
	N30°34'W	103.8'
	N29°27'W	113.3'
	N28°51'W	121.8'
	N26°22'W	127.7'
	N24°08'W	135.9'
	N22°43'W	146.0'

RADIAL SURVEY TO LOCATE THE ORIGINAL WATER'S EDGE.

STA	BEARING	DISTANCE
"A"	N69°20'E	43.8'
	N69°13'W	60.8'
	N63°08'W	68.5'
	N60°35'W	81.2'
	N48°16'W	97.4'
	N44°29'W	103.2'
	N39°24'W	110.7'
	N35°01'W	126.2'
	N33°25'W	149.9'

RADIAL SURVEY TO LOCATE THE UTILITY POLES.

STA	BEARING	DISTANCE
"B"	S56°48'W	102.4'
	S18°35'E	181.5'
	S50°01'E	38.5'

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-26403

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

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON WERE OBTAINED BY WATER TRANSFER AND ARE REFERRED TO STATION 00819718429, HAVING AN ELEVATION OF 773.23', CGVD28.

WATER BOUNDARY NOTE:

INDIAN RIVER IS REGULATED TO ELEVATION 739.3', CGVD28.

PART 2

DESCRIPTION OF LAND

A Surveyor's Real Property Report has been completed of all of Lot 4, Registered Plan M-153, in the Geographic Township of Medora, now in the Township of Muskoka Lakes. The subject lands are described in PIN 48157-0035.

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS

Our Land Registry Office search revealed a right of way appurtenant to the subject property as set out in LT51903.

Our Land Registry Office search revealed that there are no rights of ways or easements affecting title of the subject property.

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

BOUNDARY FEATURES

Note that the dock is located 5.4 feet south of the property limit.

The bunkie is 0.6' south of the property limit and the attached deck is 4.4' south.

The two storey boathouse is 5.2 feet south of the property limit. The sealed upper deck and dock are 7.2 and 10.5 feet south of the production of the property limit.

Shed 2 is 0.9 feet north of the poperty limit.

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

AREA SCHEDULE

Area of Parcel = 35,700 Sq.ft. (0.8 Acres)
Area of Parcel 200 feet from the water's edge = 29,150 Sq.ft. (0.7 Acres)

Area of Dwelling = 785 Sq.ft.
Area of Pagoda = 110 Sq.ft.
Area of Tree Fort = 75 Sq.ft.
Area of Shed = 30 Sq.ft.

Total Area of Buildings = 1000 Sq.ft.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

The plan depicts the location of the dwelling, the dock, the tree fort and the shed. 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: August 3, 2022.

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