PLAN OF SURVEY OF

PART OF LOT 16, CONCESSION 1 and PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 15 & 16, CONCESSION 1 GEOGRAPHIC TOWNSHIP OF CHAFFEY TOWN OF HUNTSVILLE

DISTRICT MUNICIPALITY OF MUSKOKA

COOTE, HILEY, JEMMETT LIMITED

SCALE 1 : 750

25 20 15 10 5 0 25 metres 50

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM REAL TIME NETWORK (RTN) GPS OBSERVATIONS UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO RURAL ACCURACY PER SECTION 14(2) OF ONTARIO REGULATION 216/10.		
POINT ID	NORTHING	EASTING
ORP Ⓐ	5020541.93	640606.49
ORP Ⓑ	5020378.51	640672.72
ORP Ⓒ	5020419.37	640835.04
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS Ⓐ AND Ⓑ, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999792873.

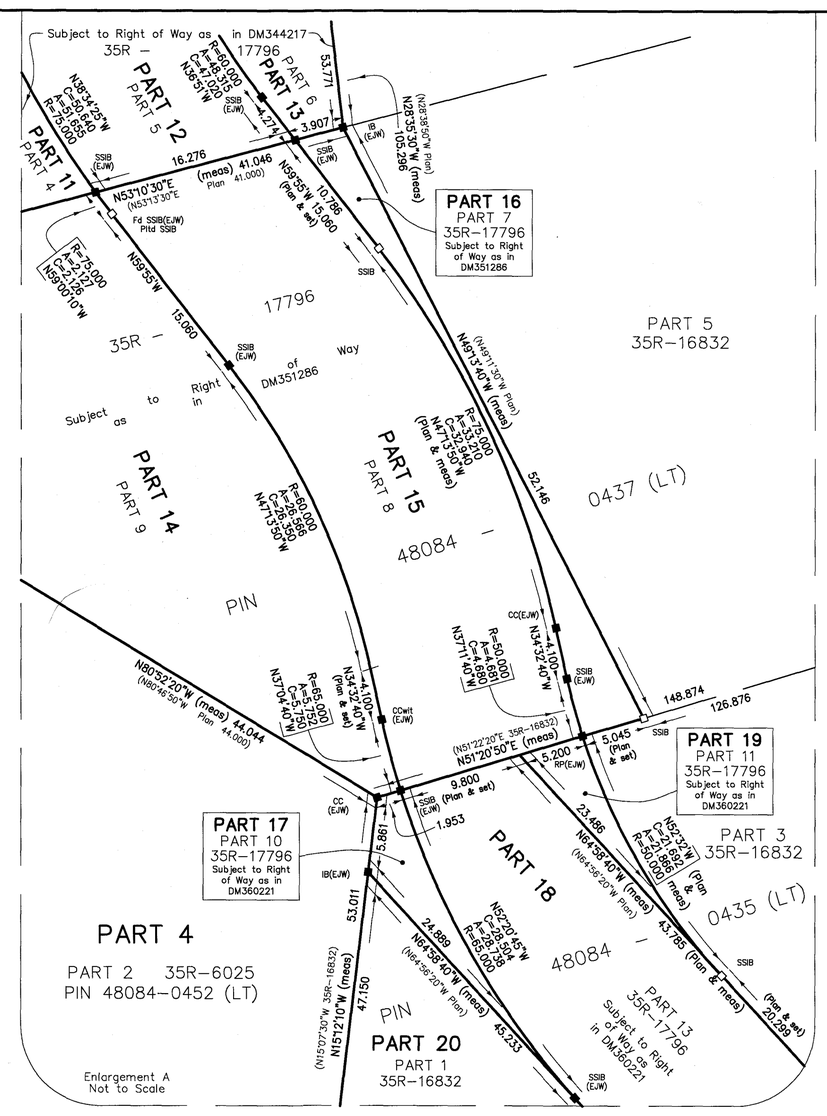
FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO UTM BEARINGS		
PLAN	ROTATION	DIRECTION
35R–6025	1°16'45"	COUNTERCLOCKWISE
35R–11140	1°16'45"	COUNTERCLOCKWISE
35R–15002	1°16'45"	COUNTERCLOCKWISE
35R–16832	1°15'00"	COUNTERCLOCKWISE
35R–17796	1°15'00"	COUNTERCLOCKWISE

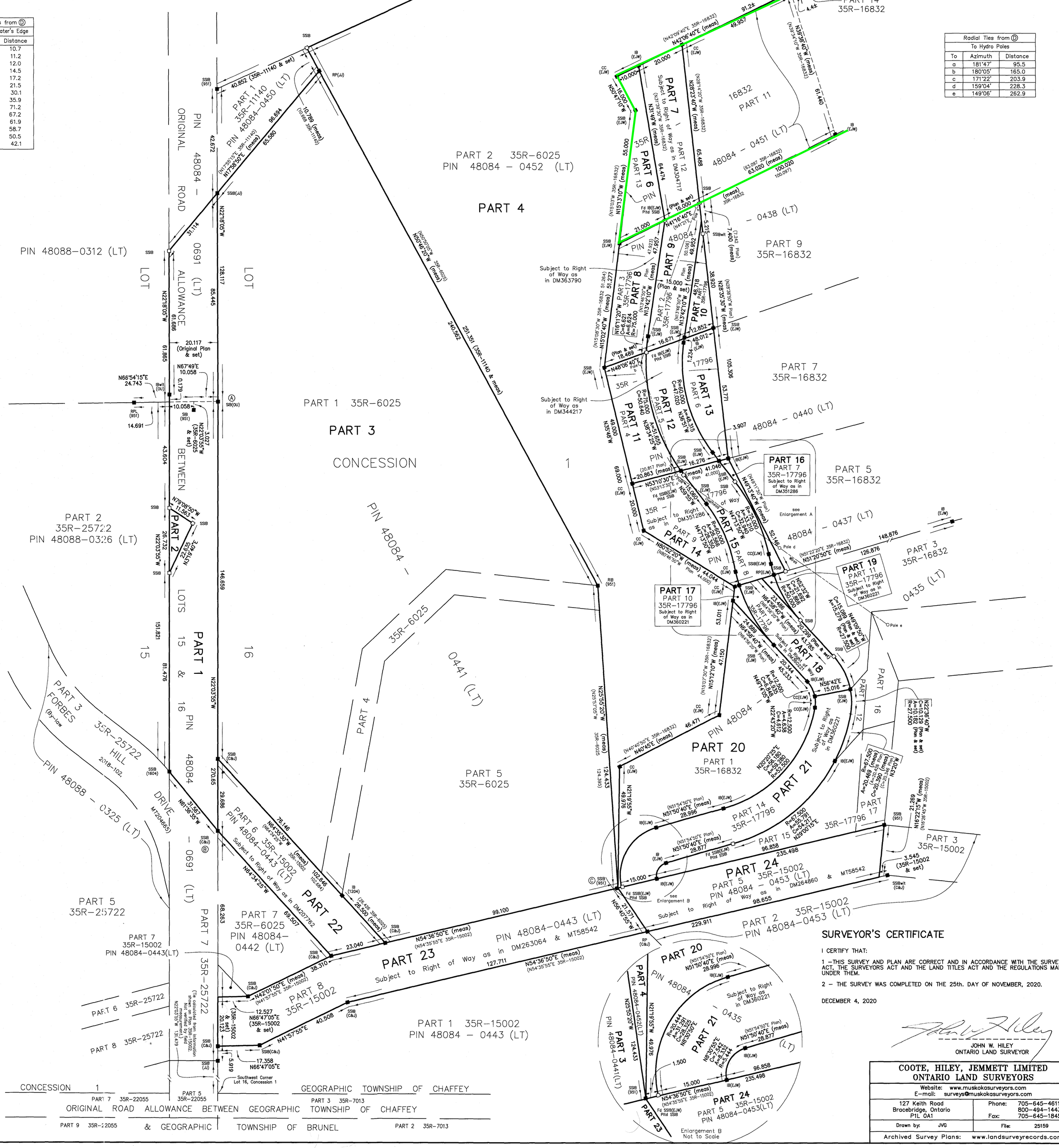
LEGEND

- □ . . . . . MONUMENT PLANTED
- ■ . . . . . MONUMENT FOUND
- SIB . . . . . STANDARD IRON BAR
- SSIB . . . . . SHORT STANDARD IRON BAR
- IB . . . . . IRON BAR
- RIB . . . . . ROUND IRON BAR
- RP . . . . . ROCK POST
- RPL . . . . . ROCK PLUG
- CC . . . . . CUT CROSS
- 951 . . . . . K.I. BEACOM O.L.S.
- 1204. . . . . R.G. WATERMAN O.L.S.
- 1604. . . . . TULLOCH GEOMATICS INC.
- C&J . . . . . COOTE, HILEY, JEMMETT LIMITED
- EJW . . . . . E.J. WILLIAMS SURVEYING LIMITED
- JJ . . . . . JOHN E. JACKSON SURVEYING LIMITED
- OU . . . . . ORIGIN UNKNOWN
- CGVD28 . . . . . CANADIAN GEODETIC VERTICAL DATUM 1928 (PRE–1978 ADJUSTMENT)
- Plan . . . . . PLAN 35R–17796
- wit . . . . . WITNESS

THE LIMIT OF FAIRY LAKE AS SHOWN ON THIS PLAN HAS BEEN RE–ESTABLISHED BY SURVEY AND BY IDENTIFYING THE CONTOUR OF ELEVATION 282.76 CGVD28 AS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF CHAFFEY.

Radial Ties from Ⓓ To Regulated Water's Edge		Radial Ties from Ⓓ To Original Water's Edge	
Azimuth	Distance	Azimuth	Distance
83°06'	4.4	56°30'	10.7
59°59'	4.6	43°26'	11.2
34°18'	4.5	17°11'	12.0
5°24'	4.4	0°34'	14.5
345°59'	5.2	350°10'	17.2
337°14'	6.1	339°20'	21.5
332°09'	7.3	326°37'	30.1
328°26'	8.7	321°44'	35.9
330°07'	10.1	306°32'	71.2
325°14'	11.6	309°00'	67.2
324°42'	13.7	310°58'	61.9
323°30'	14.6	312°03'	58.7
320°38'	15.4	314°31'	50.5
319°20'	16.3	317°17'	42.1
315°09'	16.4		
314°27'	18.9		
312°02'	20.7		
309°28'	22.9		
312°32'	24.5		
312°18'	26.5		
309°34'	28.4		
307°58'	31.0		
307°47'	32.2		
308°09'	38.7		
307°54'	41.2		
306°30'	43.5		
306°56'	46.4		
306°45'	48.6		
306°09'	51.4		
306°48'	53.8		
305°55'	55.5		
305°25'	58.1		
302°43'	60.8		
301°12'	64.2		
301°11'	66.8		
300°25'	68.7		





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

DATE: DECEMBER 4, 2020

JOHN W. HILEY, O.L.S.

PLAN 35R–

RECEIVED AND DEPOSITED

DATE: _____

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

SCHEDULE				
PART	LOT	CON.	PIN	AREA
1	Part of the Original Road Allowance between Lots 15 & 16, Concession 1		Part of 48084–0691(LT)	4648.6 m²
2				129.7 m²
3	Part of 16	1	All of 48084–0441(LT)	4.0128 ha.
4			All of 48084–0452(LT)	2.676 ha.±
5				499.4 m²±
6			Part of 48084–0451(LT)	702.4 m²
7				1111.0 m²
8			Part of 48084–0438(LT)	886.9 m²
9				829.8 m²
10				275.7 m²
11			Part of 48084–0440(LT)	829.4 m²
12				790.6 m²
13				641.9 m²
14			Part of 48084–0437(LT)	1035.2 m²
15				797.9 m²
16				102.4 m²
17			Part of 48084–0435(LT)	52.7 m²
18				815.1 m²
19				37.7 m²
20				3636.3 m²
21				1859.9 m²
22			Part of 48084–0443(LT)	1730.2 m²
23				3603.1 m²
24			Part of 48084–0453(LT)	2131.0 m²

Part 7 – Subject to Right of Way as in DM304717
Parts 8, 9 & 10 – Subject to Right of Way as in DM363790
Parts 11, 12 & 13 – Subject to Right of Way as in DM344217
Parts 14, 15 & 16 – Subject to Right of Way as in DM351286
Parts 17, 18, 19 & 21 – Subject to Right of Way as in DM360221
Part 22 – Subject to Right of Way as in DM207762
Part 23 – Subject to Right of Way as in DM263064 & MT58542
Part 24 – Subject to Right of Way as in DM264860 & MT58542

Radial Ties from Ⓓ To Hydro Poles		
To	Azimuth	Distance
a	181°47'	95.5
b	180°05'	165.0
c	171°22'	203.9
d	159°04'	228.3
e	149°06'	262.9

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2 – THE SURVEY WAS COMPLETED ON THE 25th. DAY OF NOVEMBER, 2020.

DECEMBER 4, 2020

JOHN W. HILEY
ONTARIO LAND SURVEYOR

COOTE, HILEY, JEMMETT LIMITED
ONTARIO LAND SURVEYORS

Website: www.muskokasurveyors.com
E-mail: surveys@muskokasurveyors.com

127 Keith Road
Bracebridge, Ontario
P1L 0A1

Phone: 705–645–4611
800–494–1443
Fax: 705–645–1845

Drawn by: JVG | File: 25159

Archived Survey Plans: www.landsurveyrecords.com