

**THALER**  
LAND SURVEYING  
BRACEBRIDGE Ont.  
ROBERT C. THALER O.L.S.

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UNITS  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
AREAS ARE IN SQ. METRES AND CAN BE CONVERTED TO SQ. FEET BY MULTIPLYING BY 10.764

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1893038

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN CONFORMANCE WITH REGULATION 1028, SECTION 25(3)

SURVEYOR'S REAL PROPERTY REPORT (PART 1)  
PLAN OF ALL OF  
**LOTS 40 and 41**  
**REGISTERED PLAN No. 27**  
AND PART OF THE  
**ORIGINAL ROAD ALLOWANCE**  
**BETWEEN CONCESSIONS A and B**  
LYING IN FRONT OF  
**LOT 19, CONCESSION A**  
(CLOSED BY BY-LAW 82-23, REGISTERED AS DM165464)  
**GEOGRAPHIC TOWNSHIP OF MEDORA**  
**TOWNSHIP OF MUSKOKA LAKES**  
**DISTRICT MUNICIPALITY OF MUSKOKA**

SCALE 1 : 250

**ROBERT C. THALER SURVEYING LTD.**

**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 JANUARY 17, 2014.

*Robert C. Thaler*  
ROBERT C. THALER  
ONTARIO LAND SURVEYOR

JANUARY 21, 2014.  
BRACEBRIDGE, ONTARIO.

**LEGEND**

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SB	DENOTES STANDARD IRON BAR ( 25mm Sq x 1.22 LONG )
SSB	DENOTES SHORT STANDARD IRON BAR ( 25mm Sq x 0.61 LONG )
IB	DENOTES IRON BAR ( 15mm Sq x 0.61 LONG )
RB	DENOTES ROUND IRON BAR (16mm Ø)
(1563)	DENOTES ROBERT C. THALER SURVEYING LTD.
(812)	DENOTES N.P. LYNDON, O.L.S.
WT	DENOTES WITNESS MONUMENT
(P)	DENOTES PLAN 35R-3180
(M)	DENOTES MEASURED
CGVD028	DENOTES CANADIAN GEODETIC VERTICAL DATUM 1928
C&J	DENOTES COOTE HILEY & JEMMETT LIMITED

**BEARING REFERENCE**  
BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM A PORTION OF THE SOUTHERLY LIMIT OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS A AND B HAVING A BEARING OF N 68° 10' E AS SHOWN ON PLAN 35R-3180.

**REPORT SUMMARY (PART 2)**

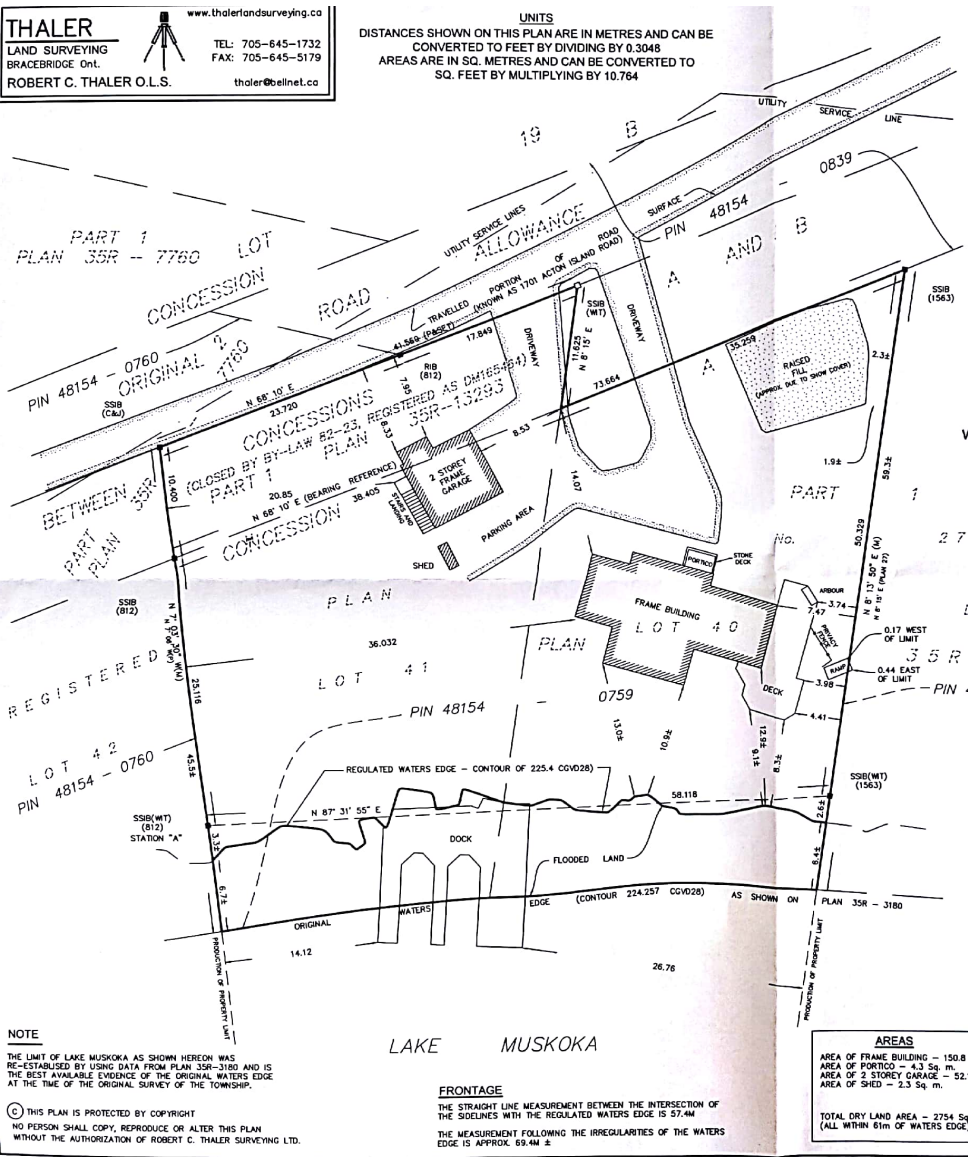
**EASEMENTS**  
THERE ARE NO EASEMENTS REGISTERED AGAINST THE SUBJECT PROPERTY.

**ACCESS**  
ACCESS TO THE SUBJECT PROPERTY IS FROM THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS A AND B. THE LOCATION OF THE TRAVELLED ROAD WITHIN ROAD ALLOWANCE HAS NOT BEEN INVESTIGATED BEYOND THAT SHOWN ON THE PLAN.

**COMPLIANCE WITH ZONING BY-LAWS**  
COMPLIANCE WITH ZONING BY-LAWS IS NOT CERTIFIED BY THIS PLAN, HOWEVER IT CONTAINS SUFFICIENT INFORMATION FOR COMMENT BY THE APPROPRIATE AUTHORITIES.

**MUNICIPAL ADDRESS**  
1701-3 ACTON ISLAND ROAD.

**ADDITIONAL REMARKS**  
A PORTION OF A RAMP IS LOCATED ON THE EASTERLY PROPERTY LINE AS SHOWN ON THE PLAN.  
THIS REPORT WAS PREPARED FOR DONALD WILLIAM HAWKEN AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS.



**AREAS**

AREA OF FRAME BUILDING - 150.8 Sq. m.
AREA OF PORTICO - 4.3 Sq. m.
AREA OF 2 STOREY GARAGE - 52.1 Sq. m.
AREA OF SHED - 2.3 Sq. m.
<b>TOTAL DRY LAND AREA - 274.5 Sq. m.±</b>
(ALL WITHIN 61m OF WATERS EDGE)

**BEARING REFERENCE**

BEARING	DISTANCE
S84°4'W	6.3
S27°4'W	4.2
S72°E	3.5
S77°E	2.6
S70°2'E	4.7
S70°E	6.7
S87°E	10.8
N17°E	11.7
S81°E	13.1
S81°E	12.8
S81°E	14.3
S81°E	12.8
N87°E	15.3
N78°E	16.3
N78°E	17.8
N81°E	20.7
N81°E	20.8
N81°E	23.1
N82°E	23.8
N82°E	27.1
N82°E	28.8
N82°E	31.4
N82°E	32.8
N82°E	33.8
N82°E	36.8
N82°E	36.5
N82°E	38.0
N82°E	39.5
N82°E	41.4
N82°E	42.1
N82°E	43.3
N82°E	47.7
N82°E	51.8
N82°E	54.7
N82°E	56.1
N82°E	57.1
N82°E	62.4
N82°E	81.5
N82°E	86.7

**NOTE**  
THE LIMIT OF LAKE MUSKOKA AS SHOWN HEREON WAS RE-ESTABLISHED BY USING DATA FROM PLAN 35R-3180 AND IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL WATERS EDGE AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP.

**FRONTAGE**  
THE STRAIGHT LINE MEASUREMENT BETWEEN THE INTERSECTION OF THE SIDELINES WITH THE REGULATED WATERS EDGE IS 57.4M  
THE MEASUREMENT FOLLOWING THE IRREGULARITIES OF THE WATERS EDGE IS APPROX. 69.4M ±