

PLAN OF SURVEY OF
PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
IN FRONT OF BIG OR BROWNING ISLAND
(NOW IN FRONT OF LOT 112 REGISTRAR'S COMPILED PLAN 541)
(CLOSED BY BY-LAW 2012-069 IN MT119972)

AND PART OF LOT 112 REGISTRAR'S COMPILED PLAN No.541
GEOGRAPHIC TOWNSHIP OF MUSKOKA

NOW IN THE
TOWN OF BRACEBRIDGE
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1 : 500
01 5 10 25 40 METRES

TIM A. BUNKER, O.L.S.
2021

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

BEARINGS ARE UTM GRID (NAD83 CSRS EPOCH 2002) AND ARE REFERRED TO THE
CENTRAL MERIDIAN OF ZONE 17 (81°00'W LONGITUDE) AND ARE DERIVED
FROM THE EASTERLY LIMIT OF LOT 112, REGISTRAR'S COMPILED PLAN 541
AS SHOWN ON PLAN 35R-23868 AS HAVING A GRID BEARING OF N52°03'50"E.

NOTE: FOR BEARING COMPARISONS, A ROTATION OF 3°06'30" COUNTERCLOCKWISE
WAS APPLIED TO PLAN 35R-2717 TO CONVERT TO UTM BEARINGS.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES
AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING
BY THE AVERAGE COMBINED SCALE FACTOR OF 0.99975025

LAKE MUSKOKA

THE LIMIT DENOTED AS 'ORIGINAL WATER'S EDGE' OF LAKE
MUSKOKA AS SHOWN HEREON (ESTABLISHED BY SOUNDINGS TO
A CONTOUR ELEVATION 224.26 CGVD28) IS THE BEST
AVAILABLE EVIDENCE OF THE ORIGINAL WATER'S EDGE EXISTING
AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF
MUSKOKA.

ELEVATIONS WERE TAKEN FROM THE SITE
BENCHMARK SHOWN ON PLAN 35R-23868. NOW
SHOWN AS STATION 'A' ON THIS PLAN

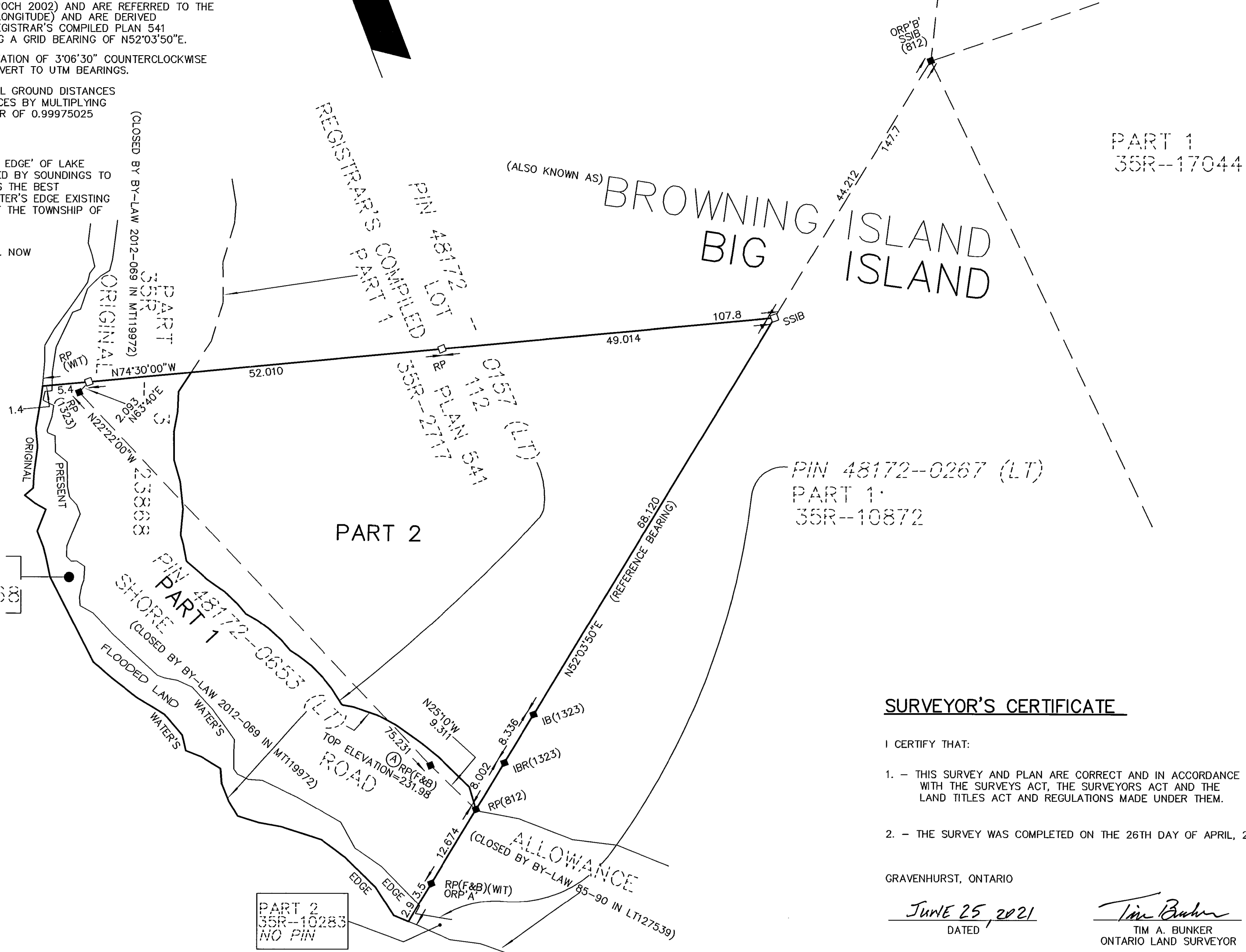
MEAN COORDINATE TABLE (UTM GRID NAD83 CSRS EPOCH 2002)			
POINT	NORTHING	EASTING	DESCRIPTION
ORP'A	4985837.482	623253.800	RP
ORP'B	4985924.349	623365.228	SSIB

ALL MEAN COORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17
(81°00'W LONGITUDE) NAD83 CSRS AND HAVE RELATIVE ACCURACY TO
MEET THE REQUIREMENTS OF (RURAL) AREA AT A 95% CONFIDENCE LEVEL.
THE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH
THE CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

LEGEND

- SSIB DENOTES SHORT STANDARD IRON BAR (0.025mX0.025mX0.60m)
- RP DENOTES ROCK POST (BOLT IN ROCK WITH CAP)
- IBR DENOTES IRON BAR IN ROCK (0.016mX0.016mX0.15m)
- IB DENOTES IRON BAR (0.016mX0.016mX0.60m)
- DENOTES FOUND SURVEY MONUMENT
- DENOTES PLANTED SURVEY MONUMENT
- (812) DENOTES NORMAN PHILLIP LYNDON, O.L.S.
- (F&B) DENOTES FITZMAURICE AND BOYER, O.L.S.
- (WT) DENOTES WITNESS MONUMENT
- (1323) DENOTES T. A. BUNKER SURVEYING LTD.
- PWE DENOTES PRESENT WATER'S EDGE
- OWE DENOTES ORIGINAL WATER'S EDGE
- CGVD28 DENOTES CANADIAN GEODETIC VERTICAL DATUM 1928

REGISTRAR'S COMPILED
PLAN NO.538
LOT 49
PART 1
35R-24012



PLAN 35R-26551

RECEIVED AND DEPOSITED
DATED: JUNE 30 2021
[Signature]
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF MUSKOKA (35)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER
THE LAND TITLES ACT
DATED: JUNE 25, 2021
[Signature]
TIM A. BUNKER

SCHEDULE				
PART	LOT	PLAN	PIN	AREA
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF BIG (OR BROWNING) ISLAND (CLOSED BY MT119972)		PART OF 48172-0653	1900 Sq.m.
2	PART OF LOT 112	RCP 541	PART OF 48172-0157	3510 Sq.m.

RADIAL TIES TO PRESENT WATER'S EDGE AND ORIGINAL WATER'S EDGE FROM STATION (A)			
PWE		OWE	
AZIMUTH	DISTANCE	AZIMUTH	DISTANCE
192°53'	22.8	194°26'	25.6
205°09'	20.6	206°21'	23.3
206°37'	21.8	214°34'	22.6
226°45'	16.4	225°10'	19.6
243°08'	16.4	243°39'	18.4
258°14'	15.5	256°31'	19.4
277°11'	20.0	268°29'	23.7
285°52'	24.7	272°16'	26.5
286°28'	26.8	276°05'	29.2
288°16'	28.3	280°48'	30.0
289°43'	28.8	285°51'	30.7
295°00'	28.9	289°59'	30.7
298°19'	29.0	293°01'	33.6
305°25'	33.0	294°23'	36.0
309°07'	36.8	295°55'	36.2
309°09'	41.1	297°49'	36.7
309°09'	42.2	301°48'	39.7
309°32'	39.2	303°55'	44.1
313°19'	50.5	306°13'	48.5
315°12'	54.3	307°56'	51.7
315°21'	56.5	317°12'	62.3
316°26'	57.1	319°06'	64.0
317°59'	57.5	320°15'	65.2
318°58'	57.6	321°39'	67.2
320°28'	60.6	324°27'	69.7
320°42'	61.5	324°33'	71.6
320°46'	58.5	324°34'	67.8
320°52'	60.0	325°49'	71.1
321°58'	62.3	327°22'	72.3
326°34'	63.3	329°53'	74.2
327°16'	64.5	331°24'	76.2
327°32'	66.0	334°25'	78.7
327°54'	66.7	337°05'	81.8
330°43'	71.7	338°21'	83.7
330°44'	69.5	340°06'	84.6
331°54'	74.5	342°51'	85.6
332°01'	74.7	345°29'	87.0
332°11'	73.3	346°11'	87.9
333°32'	75.5	346°55'	88.2
334°13'	78.1	347°21'	90.0
334°36'	76.5	347°38'	91.7
335°02'	78.8	348°46'	93.9
335°36'	78.2		
337°00'	80.1		
339°04'	82.4		
342°35'	84.7		
343°23'	84.4		
345°08'	86.2		
346°53'	86.6		
347°54'	86.6		
348°43'	87.7		
351°01'	92.3		

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 26TH DAY OF APRIL, 2021.

GRAVENHURST, ONTARIO
DATED JUNE 25, 2021
[Signature]
TIM A. BUNKER
ONTARIO LAND SURVEYOR

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