

SURVEYOR'S REAL PROPERTY REPORT
(PART 2) REPORT SUMMARY

Description of Land

LOTS 3, 4, 5
REGISTERED PLAN 4
AND
PART OF LOT 32
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF HUNTSVILLE

Registered easements and/or Right-of-Ways

PARCEL IS SUBJECT TO A RIGHT-OF-WAY AS IN DM205171
OVER PARTS 4-6, PLAN 35R-10148 AS SHOWN ON PLAN.
PARCEL IS TOGETHER WITH A RIGHT-OF-WAY AS IN
CH6884, LT165043, LT132674 AND DM282448.

Boundary Issues

NONE.

Compliance with Municipal Zoning By-Laws

Not certified by this Report.

Additional Remarks

NOTE LOCATION OF BOATHOUSE, DOCK, DRIVEWAY,
FENCING, GUY WIRES, OVERHEAD WIRES, & UTILITY
POLES.

THIS REPORT WAS PREPARED FOR HUNTSVILLE DESIGN CENTRE AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

METRIC

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

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 01'16"20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P1), (P3), & (P4).

FOR BEARING COMPARISONS, A ROTATION OF 01'25"50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P2) & (P5).

NOTE #1:

THE LIMIT OF PENINSULA LAKE AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER'S MARK OR WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF CHAFFEY.

NOTE #2:

THE ORIGINAL WATER'S EDGE WAS ESTABLISHED BY SOUNDINGS TO A CONTOUR ELEVATION DEPTH OF 283.37

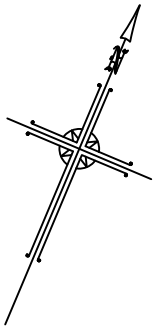
NOTE #3:

PENNISULA LAKE IS ARTIFICIALLY REGULATED TO A MAXIMUM ELEVATION OF 284.

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
LOTS 3, 4, 5
REGISTERED PLAN 4
AND
PART OF LOT 32
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA

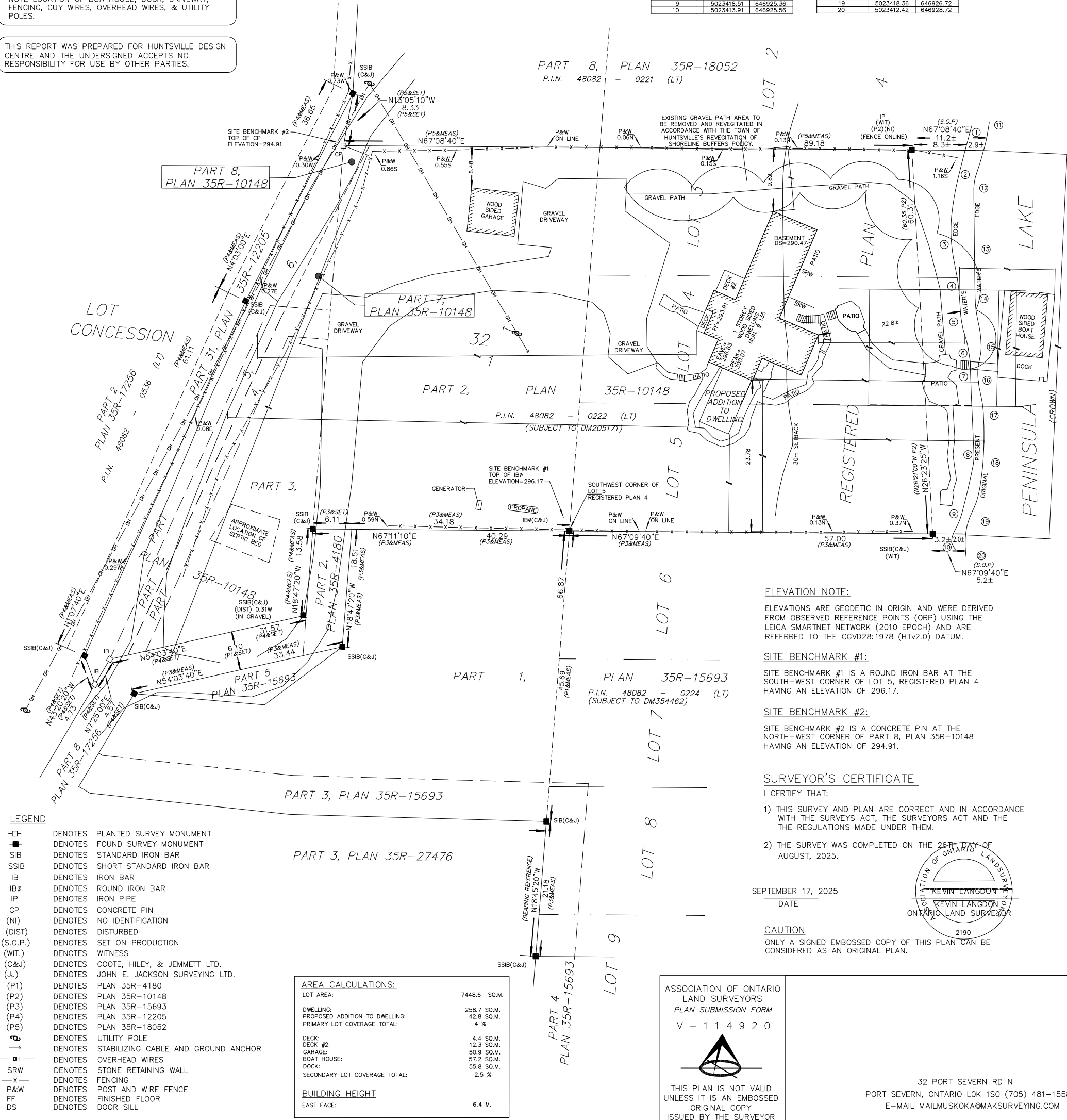
SCALE 1 : 400

RUDY MAK SURVEYING LTD.



COORDINATE TABLE TO RE-ESTABLISH PRESENT WATER'S EDGE		
POINTNUMBER	NORTHING	EASTING
1	5023472.44	646903.10
2	5023467.58	646903.85
3	5023456.51	646907.27
4	5023451.11	646910.74
5	5023446.04	646913.49
6	5023441.07	646917.04
7	5023439.67	646917.70
8	5023427.80	646923.42
9	5023418.51	646925.36
10	5023413.91	646925.56

COORDINATE TABLE TO RE-ESTABLISH ORIGINAL WATER'S EDGE		
POINTNUMBER	NORTHING	EASTING
11	5023476.56	646905.01
12	5023466.26	646906.85
13	5023457.27	646910.81
14	5023450.29	646913.93
15	5023444.05	646917.66
16	5023439.55	646919.01
17	5023434.25	646922.26
18	5023427.37	646925.17
19	5023418.36	646926.72
20	5023412.42	646928.72



LEGEND	
—□—	DENOTES PLANTED SURVEY MONUMENT
—■—	DENOTES FOUND SURVEY MONUMENT
SSIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IBØ	DENOTES ROUND IRON BAR
IP	DENOTES IRON PIPE
CP	DENOTES CONCRETE PIN
(NI)	DENOTES NO IDENTIFICATION
(DIST)	DENOTES DISTURBED
(S.O.P.)	DENOTES SET ON PRODUCTION
(WIT.)	DENOTES WITNESS
(C&J)	DENOTES COOTE, HILEY, & JEMMETT LTD.
(J)	DENOTES JOHN E. JACKSON SURVEYING LTD.
(P1)	DENOTES PLAN 35R-4180
(P2)	DENOTES PLAN 35R-10148
(P3)	DENOTES PLAN 35R-15693
(P4)	DENOTES PLAN 35R-12205
(P5)	DENOTES PLAN 35R-18052
—○—	DENOTES UTILITY POLE
—→—	DENOTES STABILIZING CABLE AND GROUND ANCHOR
—DH—	DENOTES OVERHEAD WIRES
SRW	DENOTES STONE RETAINING WALL
—X—	DENOTES FENCING
P&W	DENOTES POST AND WIRE FENCE
FF	DENOTES FINISHED FLOOR
DS	DENOTES DOOR SILL

AREA CALCULATIONS:	
LOT AREA:	7448.6 SQ.M.
DWELLING:	258.7 SQ.M.
PROPOSED ADDITION TO DWELLING:	42.8 SQ.M.
PRIMARY LOT COVERAGE TOTAL:	4 %
DECK:	4.4 SQ.M.
DECK #2:	12.3 SQ.M.
GARAGE:	50.9 SQ.M.
BOAT HOUSE:	57.2 SQ.M.
DOCK:	55.8 SQ.M.
SECONDARY LOT COVERAGE TOTAL:	2.5 %
BUILDING HEIGHT	
EAST FACE:	6.4 M.

ELEVATION NOTE:

ELEVATIONS ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) USING THE LEICA SMARTNET NETWORK (2010 EPOCH) AND ARE REFERRED TO THE CGVD28:1978 (HTv2.0) DATUM.

SITE BENCHMARK #1:

SITE BENCHMARK #1 IS A ROUND IRON BAR AT THE SOUTH-WEST CORNER OF LOT 5, REGISTERED PLAN 4 HAVING AN ELEVATION OF 296.17.

SITE BENCHMARK #2:

SITE BENCHMARK #2 IS A CONCRETE PIN AT THE NORTH-WEST CORNER OF PART 8, PLAN 35R-10148 HAVING AN ELEVATION OF 294.91.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 26TH DAY OF AUGUST, 2025.

SEPTEMBER 17, 2025
DATE

CAUTION

ONLY A SIGNED EMBOSSED COPY OF THIS PLAN CAN BE CONSIDERED AS AN ORIGINAL PLAN.



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V - 1 1 4 9 2 0



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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DRAWN BY: EL CHECK BY: KL FILE No. 17569