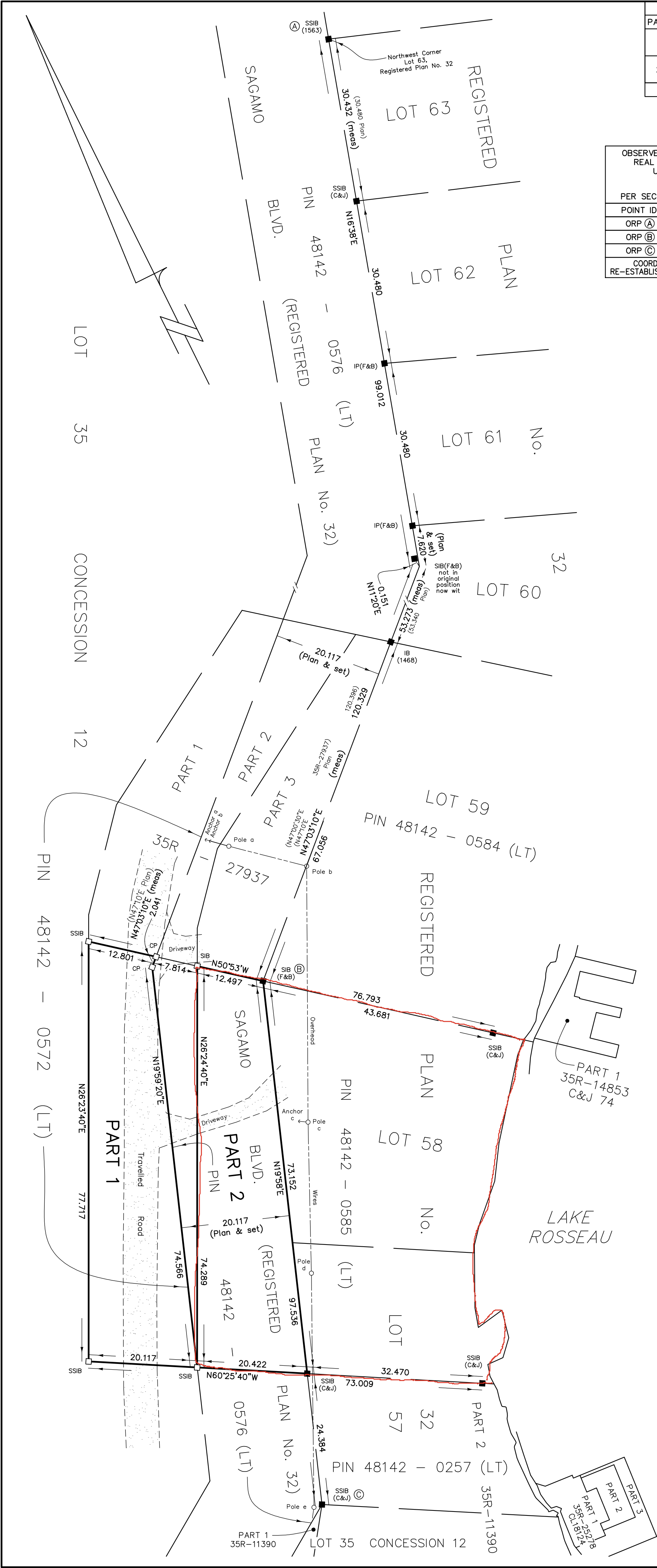




SCHEDULE				
PART	LOT	CON./PLAN	PIN	AREA
1	Part of 35	Concession 12	Part of 48142-0572(LT)	1209.8 m ²
2	Part of Sagamo Blvd.	Registered Plan 32	Part of 48142-0576(LT)	1189.0 m ²
GEOGRAPHIC TOWNSHIP OF MEDORA				

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 (A)	5005160.53	610825.92
ORP (B)	5004983.73	610709.54
ORP (C)	5004892.11	610676.25
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

PLAN 35R-27974

Received and deposited

January 8th, 2026

Mary Beth Ouellette

Representative for the
Land Registrar for the
Land Titles Division of
Muskoka (No.35)

PLAN OF SURVEY OF
PART OF SAGAMO BLVD.
REGISTERED PLAN No. 32 and
PART OF LOT 35, CONCESSION 12
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA
COOTE, HILEY, JEMMETT LIMITED

SCALE 1 : 500



THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.76.

Radial Ties from (B)		
To Hydro Poles		
To	Azimuth	Distance
a	12°08'	25.7
b	47°11'	22.7
c	188°43'	27.4
d	197°00'	54.8
e	200°52'	97.9
To Hydro Anchors		
To	Azimuth	Distance
a	4°08'	28.3
b	5°26'	27.8
c	192°11'	26.8

Radial Ties from (B)		Radial Ties from (B)	
To Edge of Travelled Road		To Edge of Driveway	
Azimuth	Distance	Azimuth	Distance
222°44'	90.1	331°59'	21.9
225°21'	79.5	324°22'	18.8
233°12'	57.5	326°20'	16.6
246°45'	39.7	333°33'	14.3
277°33'	27.1	317°07'	10.2
321°47'	27.5	310°38'	13.6
329°56'	29.1	306°02'	17.4
347°19'	34.5	297°11'	19.1
349°23'	27.3	245°51'	29.9
326°59'	21.1	242°29'	30.3
288°16'	19.6	234°21'	29.0
256°56'	25.3	221°33'	24.1
235°09'	40.3	213°19'	21.8
224°51'	62.2	194°37'	16.0
221°39'	74.5	194°21'	22.1
218°53'	88.5	204°49'	24.0
		217°09'	26.6
		229°36'	30.8
		238°15'	36.4

LEGEND

- MONUMENT PLANTED
- MONUMENT FOUND
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- IP IRON POST
- CP CONCRETE PIN
- 1468 H. GUSTAFSSON O.L.S.
- 1563 ROBERT C. THALER SURVEYING LIMITED
- C&J COOTE, HILEY, JEMMETT LIMITED
- F&B FITZMAURICE & BOYER O.L.S.
- Plan REGISTERED PLAN No. 32
- wit WITNESS

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B), 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 0.9997005165.

FOR BEARING COMPARISONS, A COUNTERCLOCKWISE ROTATION OF 0°52'00" WAS APPLIED TO REGISTERED PLAN No. 32 AND PLANS 35R-11390 AND 35R-14853 TO CONVERT TO UTM BEARINGS.

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 THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 6th DAY OF SEPTEMBER, 2025.

DECEMBER 19, 2025

Sophie Côté
SOPHIE CÔTÉ
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-109558.



COOTE, HILEY,
JEMMETT LTD.

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Drawn by: JVG

File: MUS2025-065

Archived Survey Plans: www.landsurveyrecords.com