

PART 1 OF 2 PARTS

THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2, BEING A WRITTEN REPORT OF SURVEY DATED DECEMBER 20, 1996 WHICH FORMS PART 2 OF 2 PARTS

THIS PLAN AND WRITTEN REPORT WERE PREPARED FOR KENNETH WALLETT. COOTE, JACKSON, HILEY & JEMMETT LIMITED ACCEPTS NO RESPONSIBILITY FOR THEIR USE BY OTHERS.

NOTE :

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

RADIAL SHORE TIES FROM A

Azimuth	Distance
265° 12'	193.9
255° 39'	162.9
252° 44'	139.6
258° 04'	124.6
251° 13'	109.6
240° 51'	77.6

SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN OF SURVEY
 PART OF LOT 25, CONCESSION 14
 TOWNSHIP OF STISTED now in the
 TOWN OF HUNTSVILLE
 DISTRICT MUNICIPALITY OF MUSKOKA
 COOTE, JACKSON, HILEY & JEMMETT LIMITED

1996

SCALE 1" = 30'



PART 6
 35R-7826
 INST. 243809

PART 2
 35R-3293
 INST. 273166

No. 2
 35R-7826

PART 1
 35R-2660

PROPOSED COVERAGES	
FEATURE	SQ.M
EX.COTTAGE	135.6
SCREENED PORCH	24.0
BACK DECK	6.3
GARAGE	62.8
DOCK	37.1
SHED	10.6
PROPOSED ADDITION	38.7
TOTAL	315.1
LOT AREA	1989.0
TOTAL COVERAGE	15.8%
PRIMARY COVERAGE	13.3%
ACCESSARY COVERAGE	2.5%

LEGEND

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART 1 AS SHOWN ON PLAN 35R - 3293 HAVING A BEARING OF N41°57'20"E.

- DENOTES MONUMENT PLANTED
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RP DENOTES ROCK POST
- C&J DENOTES COOTE, JACKSON, HILEY & JEMMETT LIMITED
- 951 DENOTES K.I. BEACOM O.L.S.

GENERAL NOTES:

ALL EXTERIOR LIGHTING TO BE NIGHT SKY COMPLIANT AS PER PLANNING BY-LAWS

APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORKS AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.

ALL DISTURBED AREAS SHALL BE STABILIZED AND RESTORED TO EXISTING CONDITIONS OR BETTER IMMEDIATELY UPON COMPLETION OF WORKS.

AREAS WITHIN THE 15M SHORELINE BUFFER TO BE REVEGETATED IF REQUIRED. EXISTING SHORE IS PRESENTLY WELL VEGETATED.

NOTE:
 THIS SITE SKETCH IS BASED ON EXISTING SURVEY AND MEASUREMENTS PROVIDED BY OWNER.

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