

# WATER BOUNDARIES

A SURVEYOR'S PERSPECTIVE

# Living In Cottage Country

## Chapter 3

“.....the actual location of a line designating the high water mark on a legal plan can be different in reality and reality will govern.”











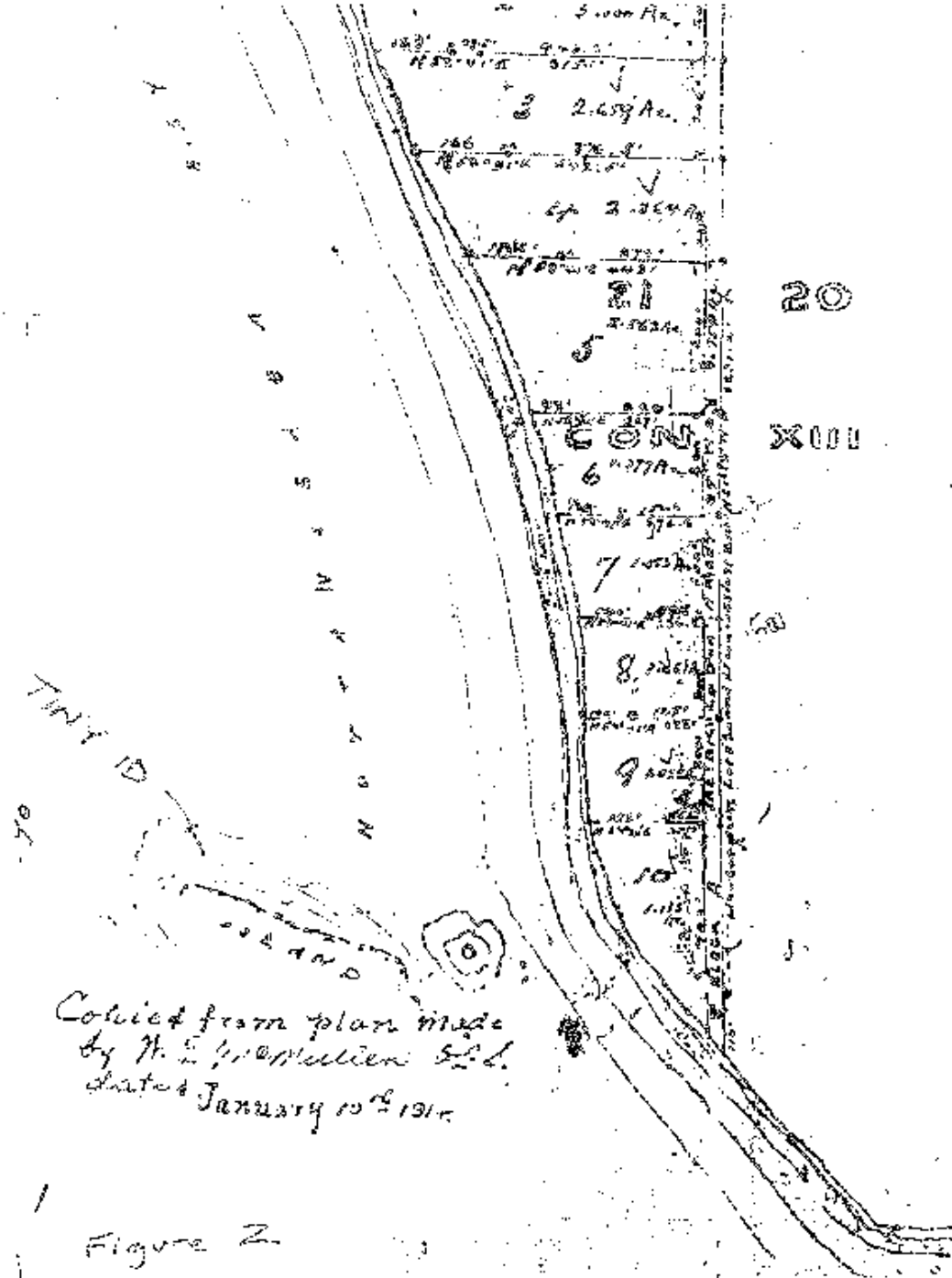
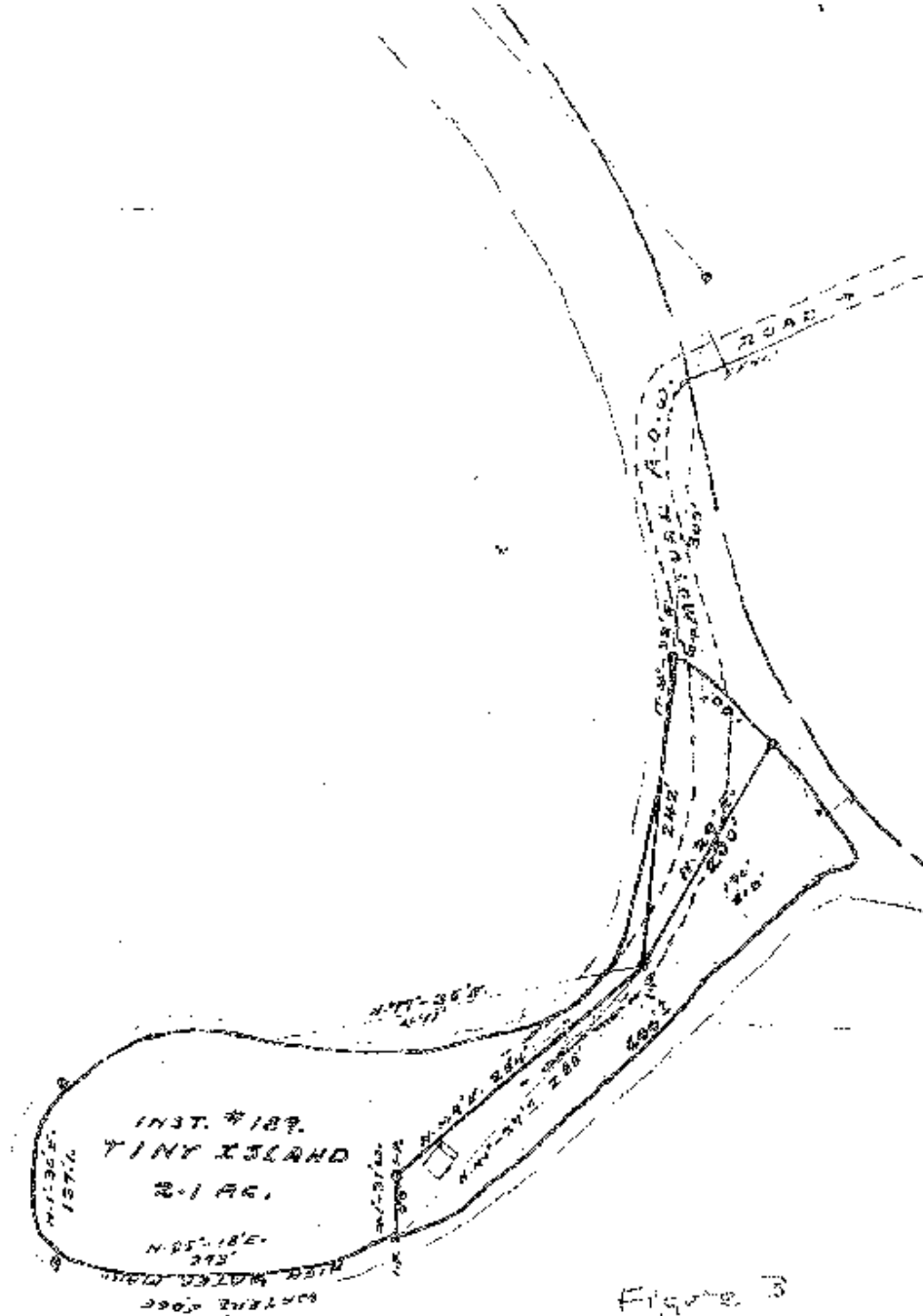


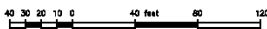
Figure 2





PLAN OF SURVEY OF  
PART OF LOT 21, CONCESSION 13  
GEOGRAPHIC TOWNSHIP OF TINY  
COUNTY OF SIMCOE  
COOTE, HILEY, JEMMETT LIMITED

SCALE 1" = 40'



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

LEGEND

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF  
PART 1 AS SHOWN ON PLAN 51R-31111 HAVING A BEARING OF N74°35'30"E

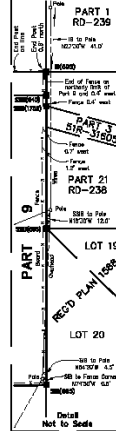
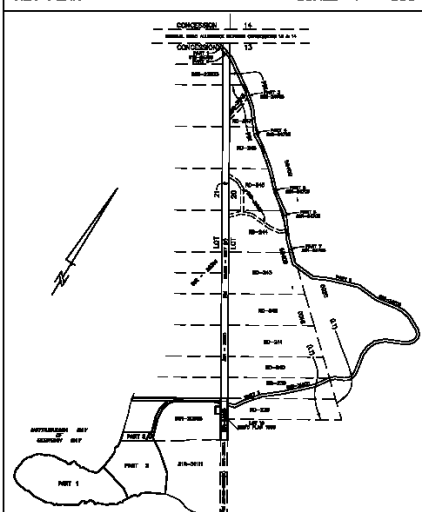
- ..... MONUMENT PLANTED
- ..... MONUMENT FOUND
- SB ..... STANDARD IRON BAR
- SSB ..... SHORT STANDARD IRON BAR
- B ..... IRON BAR
- 995 ..... L. HARVEY D.L.S.
- 840 ..... L. HARVEY D.L.S.
- 1782 ..... G. PRESTON D.L.S.
- R.O. .... REGISTRY OFFICE
- MM ..... MARSHALL, MACLEAN MONAGHAN ONTARIO LIMITED
- Comp ..... E.L. CARHAM D.L.S. - See a plan dated November 18, 1942
- OTDR ..... C.P. O'DALE D.L.S. - See a plan dated October 26, 2002

ELEVATIONS ARE REFERRED TO THE TOP OF THE SHOWING (D) WHICH HAS  
AN ASSUMED ELEVATION OF 578.1' AS SHOWN ON A PLAN OF SURVEY BY  
PRESTON, HIGHAMSON, HARVEY INC. DATED OCTOBER 26, 2002.

RADIAL TIES TO WATER'S EDGE ON APRIL 12, 2004			
From (D)	Distance	From (D)	Distance
67°30'	244'	99°40'	167'
60°48'	244'	106°20'	120'
52°47'	168'	106°24'	68'
44°15'	87'	114°41'	72'
41°33'	89'	118°18'	57'
40°43'	48'	124°40'	44'
37°36'	36'	143°14'	23'
124°10'	3'	178°22'	10'
300°20'	38'	389°38'	13'
164°38'	38'	324°28'	30'
307°10'	43'	348°20'	60'
200°44'	80'	348°24'	64'
308°57'	80'	350°10'	87'
218°22'	62'	358°50'	113'
218°22'	102'	358°50'	148'
228°08'	148'	358°50'	153'
228°08'	148'	358°50'	160'
227°14'	161'	358°50'	174'
228°10'	161'	358°50'	175'
233°36'	177'	358°50'	182'
230°22'	208'	358°50'	188'
233°18'	208'	358°50'	201'
234°10'	217'	358°50'	207'
230°11'	241'	358°50'	271'
231°20'	271'	358°50'	288'
231°36'	301'	358°50'	298'
232°21'	315'	358°50'	315'
232°21'	334'	358°50'	327'
233°17'	343'	358°50'	350'
232°40'	363'		
233°36'	365'		
234°48'	378'		
230°33'	391'		

KEY PLAN

SCALE 1" = 300'



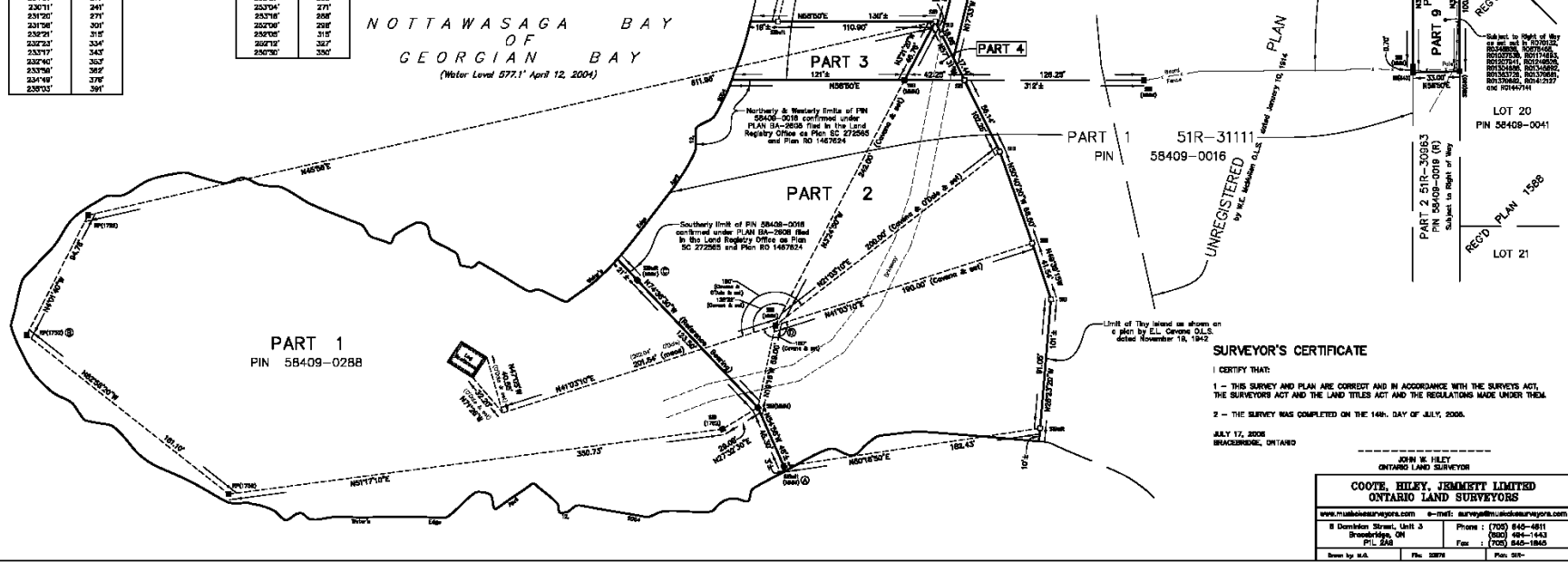
I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT.  
DATE: JULY 17, 2008  
JOHN W. HILEY, O.L.S.

PLAN 51R-

SCHEDULE				
PART	LOT	CON.	PIN	AREA
1			51R-0000-0000	2.01 acres
2			Part of 51R-0000-0000	1.38 acres
3			Part of 51R-0000-0000	0.12 acres
4			Part of 51R-0000-0000	0.00 acres
5			Part of 51R-0000-0000	0.00 acres
6			Part of 51R-0000-0000	0.14 acres
7			Part of 51R-0000-0000	0.11 acres
8			Part of 51R-0000-0000	0.11 acres
9			Part of 51R-0000-0000	0.11 acres
10			Part of 51R-0000-0000	0.11 acres

PART 1 - Subject to Right of Way as set out in REGISTRATION 51R-0000-0000  
PART 2 - Subject to Easement as set out in REGISTRATION 51R-0000-0000  
PART 3 - Subject to Easement as set out in REGISTRATION 51R-0000-0000  
PART 4 - Subject to Easement as set out in REGISTRATION 51R-0000-0000  
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PART 6 - Subject to Easement as set out in REGISTRATION 51R-0000-0000  
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PART 100 - Subject to Easement as set out in REGISTRATION 51R-0000-0000

ORIGINAL ROAD ALLOWANCE  
BETWEEN CONCESSIONS 13 & 14



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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2 - THE SURVEY WAS COMPLETED ON THE 14th DAY OF JULY, 2008.  
JULY 17, 2008  
BRACEBRIDGE, ONTARIO

JOHN W. HILEY  
ONTARIO LAND SURVEYOR  
COOTE, HILEY, JEMMETT LIMITED  
ONTARIO LAND SURVEYORS  
www.muskegonlandsurveyors.com e-mail: surveyors@muskegonlandsurveyors.com  
8 Denison Street, Unit 3 Phone: (705) 840-4811  
Brimley, ON (905) 484-1443  
P.O. Box 258 Fax: (705) 840-1845  
Drawn by M.A. Pin: 5878 Plan: 51R-

# Lake Muskoka

Township of Monck 1864

Township of Medora 1869

Township of Wood 1871

Township of Muskoka 1870

Gary Long in his book  
“This River The Muskoka”  
references that the level of Lake  
Muskoka could fall as much as 9  
feet from late spring to autumn.

Navigability of lakes and  
watercourses.

Navigable in fact  
vs  
Navigable in law