

CHAFFEY 17



Ministry of
Consumer and
Commercial
Relations

188615

Certification of Titles Act - Part II

Certificate of Title

This is to Certify that at the time of registration, in the Land Registry Office for the Registry Division for the District of Muskoka on the 31st day of May, 1962 of

PLAN NO. 17 Chaffey

being a Plan of Subdivision of part of Lot 10, Concession 2, Township of Chaffey, District of Muskoka, Arthur M. Silverwood, in fee simple was the owner of the land within the limits of Plan No. 17 Chaffey.

Subject only to,

1. Any claim within the meaning of Part III of the Registry Act or any predecessor thereof, that was in existence at a time more than forty years before the date of this certificate and that was still in existence at the time of registration of the plan but that is no longer in existence at the date of this certificate.
2. Any claim in existence at a time not more than forty years before the date of this certificate that was still in existence at the time of registration of the plan and that has expired, been discharged or for any other reason no longer affects the land as of the date of this certificate and has been omitted under subsection 9c (2) of the Certification of Titles Act.
3. The reservations, if any, contained in the grant or grants from the Crown, as altered or amended.
4. Any unregistered encumbrance, lien, right, title or interest conferred, reserved, excepted, or vested by, under or pursuant to any statute of Canada or Ontario, or any rule of law, or that by possession, use or improvements or other means, any person had acquired in the land but not subject to, (a) any writ of execution unless set out herein, (b) any title in the Crown, in Right of Ontario, arising by reason of an escheat, (c) any road or road allowance not laid out by the plan.
5. Any act of fraud or forgery related to the title committed before the time of registration of the plan, except in respect of land that was conveyed to a purchaser in good faith for valuable consideration after commission of the said act.
6. Easement No. 27646 (Affects Block B - a one foot reserve and part of Block A).

Dated at Toronto this 26th day of April, 1985.

Deputy Director of Titles

188615

NUMBER

CERTIFICATE OF REGISTRATION

'85 APR 29 PM 12:29

LAND REGISTRAR
MUSKOKA No 35
BRACEBRIDGE

FILED BY ARTHUR M. SILVERWOOD
ON THE 31ST DAY OF MAY A.D. 1962 AT
THE HOUR OF 12.30 P.M. AS PLAN NO. 17
FOR THE TOWNSHIP OF CHAFFEY

J. H. T. Anderson
DEP. REGISTRAR

PLAN OF SUBDIVISION
PART OF LOT 10 CONCESSION II
TOWNSHIP OF CHAFFEY
DISTRICT OF MUSKOKA

SCALE - 1"=100

PLAN AMENDED BY THE PRODUCTION OF THE SIDE
LINES FOR LOTS 1 TO 14 INCLUSIVE AND BLOCK A
FROM THE PRESENT HIGH WATER MARK TO THE
ORIGINAL HIGH WATER MARK BY ORDER OF
HIS HONOUR JUDGE DOUGLAS C. THOMAS
REGISTERED AS No. 44631 THIS 7TH DAY OF MAY, 1964.

J. H. T. Anderson
DEP. REGISTRAR



Approved under Section 28 of
THE PLANNING ACT
This 15th day of May, 1962.
J. H. T. Anderson
MINISTER OF MUNICIPAL AFFAIRS

CURVE DATA

LOT	RADIUS	ARC	CHORD	BEARING
10	50.0	28.46	28.08	N42°12'50"E
11	50.0	50.08	48.01	N72°47'10"W
12	50.0	78.54	70.71	N0°54'30"E
15	82.02	128.81	115.98	N0°55"E
24	95.51	112.53	106.14	N12°09'15"E
26	66.83	131.21	111.13	N77°50'15"W
29	177.00	106.27	104.68	N63°06'30"E
30	177.00	106.27	104.68	N63°06'30"E
31	177.00	106.27	104.68	N28°42'30"E
32	177.00	106.27	104.68	N28°42'30"E
BLOCK A	148.02	126.27	122.47	N13°38'15"W
ROAD	148.02	106.20	103.94	N25°21'15"E
ROAD	111.00	66.64	65.65	N28°42'30"E
ROAD	243.00	231.73	274.57	N45°54'30"E
ROAD	111.00	66.64	65.65	N63°06'30"E
ROAD	112.23	132.23	124.72	N12°09'15"E

AFFIDAVIT OF ATTESTATION

DISTRICT OF MUSKOKA I, SHIRLEY R. LESHON
OF THE TOWN OF HUNTSVILLE
IN THE DISTRICT OF MUSKOKA
MAKE OATH AND SAY:-

1. THAT I WAS PERSONALLY
PRESENT AND DID SEE THIS
PLAN AND DUPLICATE DULY
SIGNED BY ARTHUR M. SILVERWOOD.

2. THAT THE SAID PLAN AND
DUPLICATE WERE SIGNED BY
THE SAID PARTY AT
HUNTSVILLE, ONTARIO.

3. THAT I KNOW THE SAID
PARTY

4. THAT I AM A SUBSCRIBING
WITNESS TO THE SAID SIGNING

SWORN BEFORE ME
AT HUNTSVILLE IN THE
DISTRICT OF MUSKOKA
THIS 12TH DAY OF January 1962

A. Commissioner, ETC.

OWNER'S CERTIFICATE

LOTS 1 TO 32 INCLUSIVE, BLOCK B, (A ONE FOOT RESERVE)
AND BLOCK A, WITHIN THE BOUNDARIES EDGED IN
RED HAVE BEEN LAID OUT IN ACCORDANCE WITH
MY INSTRUCTIONS, AND THE STREET NAMELY
HUNTER'S BAY DRIVE WITHIN THE SAID BOUNDARIES
IS HEREBY DEDICATED AS A PUBLIC HIGHWAY.

Shirley R. Leshon
WITNESS

Arthur M. Silverwood
OWNER

LEGEND

BEARINGS ARE REFERRED TO THE EASTERLY LIMIT
OF LOT 10 WHICH HAS AN ASSUMED
ASTRONOMICAL COURSE OF N 21° 36' W
DISTANCES ARE IN FEET AND DECIMALS THEREOF
S.I.B. DENOTES STANDARD IRON BAR 1" x 1" x 48"
O.I.B. SQUARE IRON BAR 1/2" x 1/2" x 24"
O.I.B. 3/8" x 5/8" x 24"
O.D.H.C.M. DEPARTMENT OF HIGHWAYS, ONTARIO
CONCRETE MONUMENT

SURVEYOR'S CERTIFICATE

I, KEITH I. BEACON, AN ONTARIO LAND SURVEYOR, CERTIFY
THAT:-

- I WAS PRESENT AT AND DID PERSONALLY SUPERINTEND
THE SURVEY REPRESENTED BY THIS PLAN;
- THIS PLAN ACCURATELY SHOWS THE MANNER IN WHICH
THE LANDS (EDGED IN RED) HAVE BEEN SURVEYED
AND SUBDIVIDED BY ME;
- EVERY ANGLE OF THE EXTERIOR BOUNDARY OF THE
PLAN IS DEFINED IN THE SURVEY THEREOF BY A
MONUMENT AND A MONUMENT IS PLACED AT ONE
ANGLE OF EACH STREET INTERSECTION SHOWN ON
THE PLAN;
- I HAVE INDICATED ON THE PLAN THE POSITION AND
FORM OF EACH OF THE MONUMENTS;
- THE MONUMENTS CONFORM IN ALL RESPECTS TO
REQUIREMENTS OF SECTION 55 OF THE SURVEYS
ACT;
- THE SURVEY WAS MADE BY ME BETWEEN THE
8TH DAY OF MARCH 1961 AND THE 22ND DAY OF
DECEMBER 1961; AND
- THE SURVEY HAS BEEN ACCURATELY MADE IN
ACCORDANCE WITH ALL THE PROVISIONS OF THE
SURVEYS ACT AND THE REGISTRY ACT RELATED
THERE TO.

DATED AT HUNTSVILLE THE 8TH DAY OF JANUARY 1962

Keith I. Beacon
KEITH I. BEACON
ONTARIO LAND SURVEYOR