

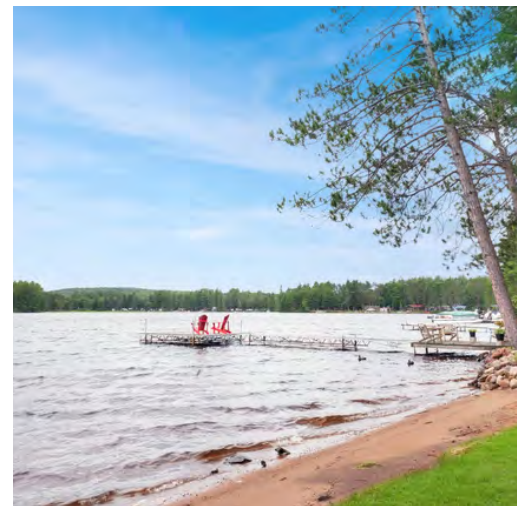


\$829,900

Welcome to 1058 Jasmine Road
on Benoir Lake, Harcourt



Vince Duchene
Broker



CONTACT DETAILS:  705-457-9994  vince@vineduchene.ca
 705-457-0046  troyausten.ca

Property Client Full

1058 Jasmine Road, Dysart, Ontario K0M 2S0

Listing

[1058 Jasmine Rd Dysart](#)**Active / Residential Freehold / Detached****MLS® #: X13621960****List Price: \$829,900****New Listing****Haliburton/Dysart et al/Harcourt**

Tax Amt/Yr: **\$2,320.67/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LT 115 PL 500; DYSART ET AL**

Style: **Bungalow** Rooms Rooms+: **7+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres:
 Lot Front: **101.00** Fronting On: **W**
 Lot Depth: **215.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **WR4**
 Dir/Cross St: **ON-118E to Elephant Lake Road to Benoir Lake Road to Jasmine Road and follow to #1058**

PIN #: **391550263**Holdover: **0**Possession: **Flexible**ARN #: **462403000070900**

Possession Date:

Contact After Exp:

Survey Year/Type: **No Available**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood Stove**
 Interior Feat: **Primary Bedroom - Main Floor**

Parking Feat: **Private**
 Heat: **Heat Pump**
 Heat Source: **Electric**
 A/C: **Yes/Wall Unit**
 Central Vac: **No**
 Laundry Lev: **Main**
 Property Feat:
 Exterior Feat: **Deck, Year Round Living**
 Roof: **Asphalt Shingle**
 Foundation: **Concrete Block**
 Soil Type:
 Alternate Power: **None**

Water Name: **Benoir Lake**
 Waterfront Y/N: **Yes**
 Water Struc: **Not Applicable**
 Water Frontage: **30.78**
 Water Features: **Beachfront**

Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 Shoreline: **Clean, Sandy**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Lake**

Exterior: **Wood**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **6.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical, Internet High Speed**

Security Feat:

Water: **Well**
 Water Supply Type:
 Water Meter:
 Waterfront Feat: **Beachfront**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**Shoreline Exposure: **West**

Water View: **Direct**
 Lot Shape: **Irregular**

Channel Name:
 Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **You've found your "Family Cottage"!!! This 3 bedroom, 1 bath cottage is located on Benoir Lake offering a 3 lake chain with Elephant and Baptiste Lakes and 35 miles of boating. Load the family into the pontoon and head out for the day on the boat or stay at the cottage and enjoy this totally flat lot with loads of room for kids and pets to roam and play and especially at the water where you'll find a golden sand beach. The sunsets here will take your breath away while the cottage is a pride of ownership, clean, tidy and so well kept building with so much to offer including open concept KT/LR/DR, a large screened in porch to get away from those pesky bugs and a very large front deck to enjoy a glass of wine and watch the sunset. If that isn't enough you can access the cottage on a flat, year round township maintained road, take advantage of the ATV and snowmobile trails surrounding this area or try your hand at canoeing/kayaking up the York River in to Algonquin Park! This family cottage has it all with plenty of room to expand as well.**

Inclusions: **Fridge, Stove, Microwave, Washer, Dryer, Living Room Couch, Dining Table/4 Chairs, Queen Mattress/Box spring in middle bedroom, Tv and stand, pine table/4 chairs in sunroom, outdoor cedar table/4 chairs, all window coverings, docking system**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Prepared By: VINCE DUCHENE, Broker

Date Prepared: 07/30/2026

Rooms

MLS® #: X13621960

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.28 M X 4.72 M	17.32 Ft x 15.49 Ft		
Dining Room	Main	2.41 M X 3.48 M	7.91 Ft x 11.42 Ft		
Kitchen	Main	4.22 M X 3.48 M	13.85 Ft x 11.42 Ft		
Sunroom	Main	3.51 M X 4.7 M	11.52 Ft x 15.42 Ft		
Primary Bedroom	Main	3.18 M X 4.04 M	10.43 Ft x 13.25 Ft		
Bedroom	Main	3.66 M X 2.44 M	12.01 Ft x 8.01 Ft		
Bedroom	Main	2.64 M X 3.51 M	8.66 Ft x 11.52 Ft		
Bathroom	Main			4	

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1058 Jasmine Road

Chattels

Included

- Fridge
- Stove
- Microwave
- Washer/Dryer
- Living Room Couch
- Dining Table/4 Chairs
- Queen Mattress/Box spring in middle bedroom
- Tv and stand
- Pine table/4 chairs in sunroom
- Outdoor cedar table/4 chairs
- All window coverings
- Docking system

Excluded

- Any Furniture/Contents/Decor/Photos interior and exterior not listed as an inclusion



Seller



Buyer

Additional Information

- **List of improvements:**

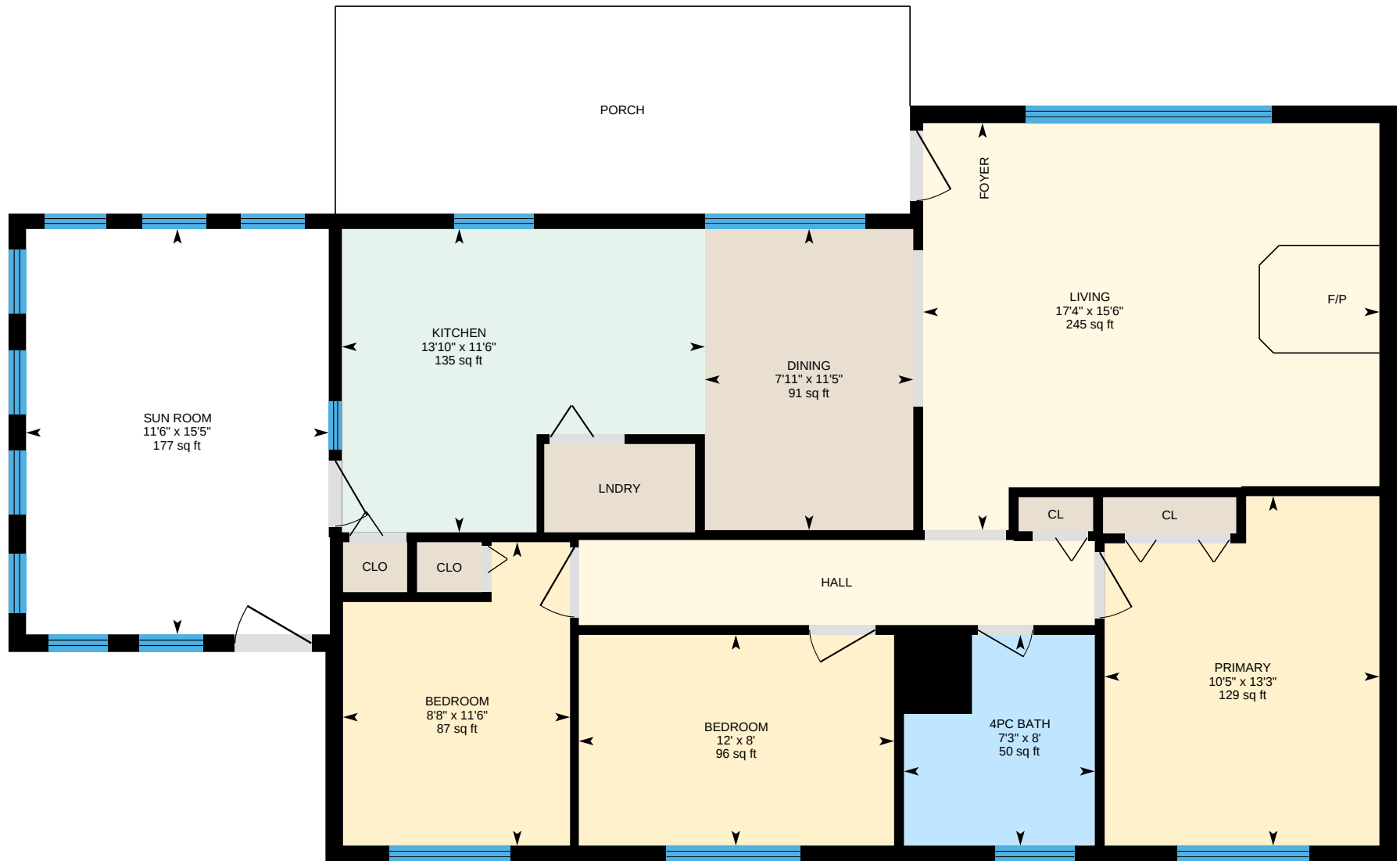
- 2006 Pacific Energy wood stove
- 2009 3 season screened in porch renovation with WeatherMaster windows
- 2010 roof resingled
- 2010 electrical panel upgrade to 100 amp with breakers
- 2011 Fendock platform 12'x16'
- 2012 front deck
- 2017 new windows throughout
- 2017 woodshed
- 2017 exterior of building painted
- 2018 eavestrough installed
- 2024 heat pump/mini split AC
- 2024 water pump
- 2026 hot water tank
- Electrical panel - 100 amp breakers, upgraded in 2010

Annual Costs

- Hydro Costs per Year - \$1200/yr approx
- Wood Supplier - Private Seller
- Wood Cords per Season - 2 bush cord/season approx
- Internet Provider - Bell
 - Highspeed? Yes
- Cell Service - Yes
- Winterized - Yes
- Age of Building - 46 Years
- Age of Roof - 16 Years
- Insurance Company - Heartland
- Road Type - Municipal Year Round

1058 Jasmine road, Dysart Et Al, ON

Main Floor Exterior Area 1080.34 sq ft
Interior Area 992.28 sq ft
Excluded Area 204.04 sq ft



0 4 8 ft

PREPARED: 2026/07/28



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1058 Jasmine road, Dysart Et Al, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

- 4pc Bath: 8' x 7'3" | 50 sq ft
- Bedroom: 11'6" x 8'8" | 87 sq ft
- Bedroom: 8' x 12' | 96 sq ft
- Dining: 11'5" x 7'11" | 91 sq ft
- Kitchen: 11'6" x 13'10" | 135 sq ft
- Living: 15'6" x 17'4" | 245 sq ft
- Primary: 13'3" x 10'5" | 129 sq ft
- Sun Room: 15'5" x 11'6" | 177 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

- Interior Area: 992.28 sq ft
- Excluded Area: 204.04 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1080.34 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 992.28 sq ft
- Excluded Area: 204.04 sq ft
- Exterior Area: 1080.34 sq ft

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

HA-9-78 ✓

FILE NUMBER

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

REPORT

INSTALLED BY:

Mr John Jackson

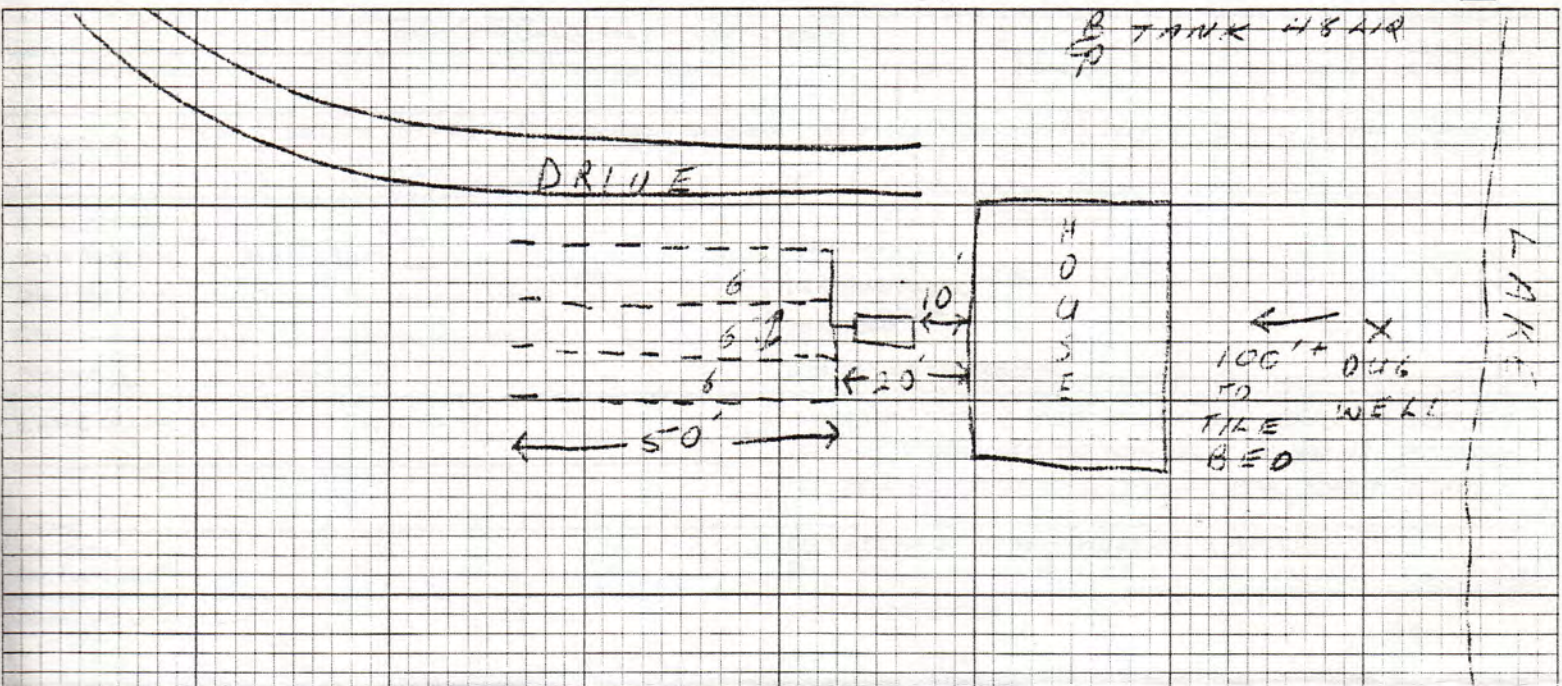
DATE:

Aug 10/79

Work authorized by certificate of approval has been satisfactorily completed and includes:

- Septic Tank/Holding Tank of working capacity of 3600 litres constructed of steel/concrete/fiberglass on site ☐ or prefabricated ☒ to serve 3 bedrooms
- Leaching Bed of total 200 lineal feet of PVC distribution pipe laid in 4 runs of 50 feet and fed by Gravity/Syphon/Pump. (P.V.C., Drain Tile, etc.)
- Other Details _____

Actual location and orientation of components of sewage system are as shown hereunder ☐ or as outlined on the Certificate of Approval form ☐



SCALE: 1/10 inch equals approx. _____ ft.

The following work remains to be completed: Backfill system and sod or seed ☐ ; Stabilize all sloped surfaces ☐ ; Finish grading to shed run-off and divert water around leaching bed ☐ ; Other provide 15" of soil over tank

USE PERMIT

Under section 59A of the Environmental Protection Act, 1971 and regulations and subject to the limitations thereof a permit is hereby granted to

Mr Robert S. Ferguson

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # HA-9-78

such system being located on Lot 26 Conc. 11 Plan _____ Sub. lot _____

Township/Municipality Harcourt County Haliburton

Inspected and Recommended by Walter Powell

Dated this 10 Day of Aug 1979

Issued R. J. Mac Naull
(Director)

NOTE: Section 57A of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.

Rec'd June 21, 2024



Municipality of Dysart et al - Building Department

135 Maple Ave, Haliburton, Ont. K0M 1S0

septic@dysartetal.ca

Inspection Details

Address: 1058 JASMINE RD

Benoir Lake

Owner: [REDACTED]

Roll: 030-000-70900-0000

Authorized

Representative: [REDACTED]

Email: [REDACTED]

Inspection Date 2024-06-11

Inspector: Aiden Hill

Occupancy Details

Type: Seasonal

Private Cabin on site: No

Number of bedrooms in dwelling 3

Total number of Bedrooms: 3

Finished Basement: No

Was walkthrough completed: Yes

Water Supply Type: Dug Well

Class 4 System Inspection

Permit on file: Yes prior to 1980

Approved Number of Bedrooms: 3

Both lids are accessible: Yes

Last Pumpout: 2018

Tank is accessible: Yes

Tank Material: Concrete

Pump chamber is accessible: N/A

Working alarm: N/A

Inlet lid material

Outlet lid material: Concrete

Inlet lid condition: Good

Outlet lid condition: Good

Inlet baffle condition: Good

Outlet baffle condition: Missing

Effluent filter present: No

Sludge judge completed Yes

Sludge level: 1/3 or more - requires pumpout

Flow test completed: Yes

Pump out required: Yes

Pump out reason: Scum/Sludge level greater than 1/3

Tank condition: Good

757005

Haliburton Septic Pumping
Box 158
Eagle Lake, On
K0M 1M0
haliburtonsepticpumping@live.ca
HST# 809254147

DATE July 16/24
TAX REG. NO. N° DE TAXE
ORDER NO. N° DE COMMANDE

SOLD TO VENDU A Tom
ADDRESS ADRESSE 1058 Jasmine Rd
SHIP TO EXPÉDIER A Benoir Lake
ADDRESS ADRESSE 905-914-0729

SHIPPING DATE DATE D'EXPÉDITION	VIA	TERMS CONDITIONS	BUYER ACHETEUR	SOLD BY VENDU PAR
------------------------------------	-----	---------------------	-------------------	----------------------

QUANTITY QUANTITE	DESCRIPTION	PRICE PRIX	AMOUNT MONTANT
1			
2			
3	pump out septic		300-
4			
5			
6	Supply + Install Baffle		180-
7	1- Baffle		
8	1- Reducer		480-
9			
10			
11	Thanks		
12	Dave		
13			
14		TVH/HST TPS/GST	62 40
15		PST/TVP	
16		TOTAL	542 40

SIGNATURE

SALES ORDER
FORMULAIRE DE VENTE

STAPLES 52B



Your Electricity Statement

For the period of: **January 21, 2026 - April 23, 2026**

Your account number is:

2000 6006 9037

This statement is issued on:

April 29, 2026

What do I owe?

\$273.⁹⁵

See reverse for a
summary of your charges

How much did I use?

You powered your home with



549 kWh
of electricity this period

When will my payment be withdrawn?

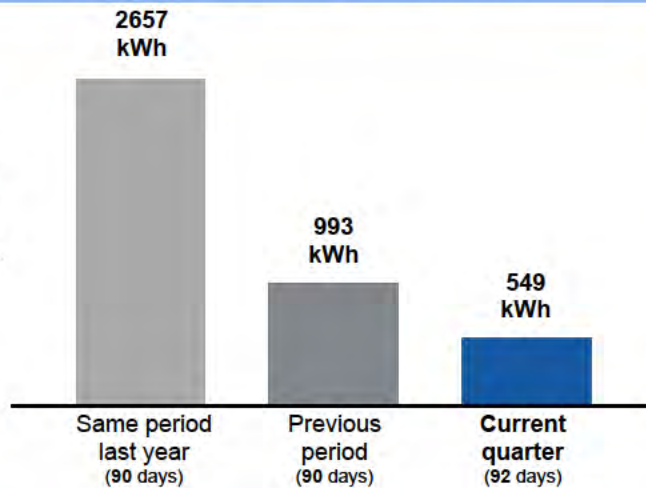
\$273.95 will be withdrawn on

**May 19,
2026**

What does my electricity usage look like?

Your average
daily usage has
decreased by 80%
compared to the
same period last year.

Find out more
by logging into
myAccount at
www.HydroOne.com



What do I need to know?

NOTICE: We're updating our Conditions of Service, which describes how we do business with our customers. Please visit HydroOne.com/COS to review the changes. If you wish to provide comments you may do so until July 17, 2026.



For billing, quick answers
and much more, visit
www.HydroOne.com



For emergencies or reporting
outages
1-800-434-1235 (24 hrs)



For service inquiries
and payment
1-888-664-9376
Mon to Fri 7:30 a.m. - 8 p.m.



Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Your account number: **2000 6006 9037**





What am I paying for?

Balance carried forward from previous statement	\$0.00
Amount from your previous period	\$338.93
Amount we received on Feb 17/26	-\$338.93
Your electricity charges	\$273.95
Total amount to be withdrawn on May 19/26	\$273.95



Powering 1058 JASMINE RD

Point of Delivery: 10277188

Residential - Medium Density

Electricity	\$69.26
This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.	
Delivery	\$232.96
This is the cost of ensuring you have reliable power when you need it. Hydro One collects this money to build, maintain and operate the electricity infrastructure, which includes power lines, steel towers and wood poles covering 960,000 sq. km. A portion of this cost is fixed and a portion varies depending on the amount of electricity used.	
Regulatory Charges	\$3.87
The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.	
HST (87086-5821-RT0001)	\$39.79
Ontario Electricity Rebate	-\$71.93
Total of your electricity charges	\$273.95

Meter reading details



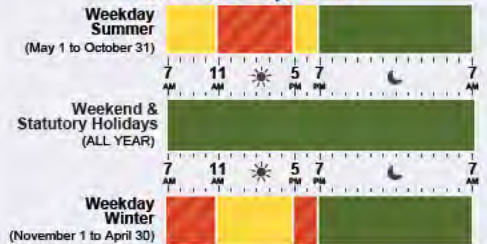
Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J3122225	Apr 23/26 70211.982	Jan 21/26 69663.279	548.703	(x1) = 548.703

You are currently enrolled on Pre-Authorized Payment.

What is my Time-of-Use breakdown?

Jan 21/26 to Apr 23/26	Usage (kWh)	Rate (¢)	Amount
TOU On-Peak	94.6926	20.3	\$19.22
TOU Mid-Peak	93.9546	15.7	\$14.75
TOU Off-Peak	360.0558	9.8	\$35.29

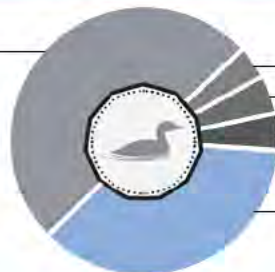
Time-of-Use periods



Shedding light on your electricity statement

To the electricity generators for the electricity you use

Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the IESO. These charges are used to cover the cost of electricity generation.



Regulatory costs
Taxes
Other delivery costs
Hydro One's delivery costs

Energy Saving Tip

Phantom Power

Electronics use energy even when off. Plug them into power bars with timers or auto-shutoff to lower energy use.





**Jason's
Top Hat & Tales Inc.**
Chimney Sweep & Services
Duct Cleaning
Masonry

Box 160
33780 Highway 62
Maynooth, ON K0L 2S0

Phone: 613-338-2878
Toll Free: 1-888-842-6860
jason@tophatandtales.ca



THE INDOOR
AIR QUALITY SPECIALIST
Residential - Commercial - Industrial
Fully Insured

WETT No 25 2024

Special Instructions / Technician Comments

ALL VISIBLE WETT
CODE COMPLIANCES
APPEAR TO BE MET
AT 2PM MONDAY
NOVEMBER 25th 2024
BOB WHITE
WETT # 12283
[Signature]

UNLESS STATED, THIS DOCUMENT DOES
NOT CONSTITUTE A WETT INSPECTION,
NOR REPORT.

TECHNICIANS CHECK LIST

1. Pipes clean ☐
2. Stove clean ☐
3. Check for broken tiles ☐
4. Check for seal ☐
5. Visual inspection complete ☐
6. All vents blown ☐
7. All plugs in ☐
8. Furnace cycled ☐
9. Filters in place or customer advised ☐
10. Access plate installed ☐
11. Furnace exterior cleaned ☐
12. Deodorizer applied ☐
13. Windows cleaned ☐
14. Cleanup done ☐

The above work has been completed
to my satisfaction.

[Signature]
Client's Signature

We will call you
Remember: Sweep Right
Sleep Tight

1058 JASMINE

HARCOURT

Home Phone

Cell Phone

Cottage Phone

Description

Cost

LEVEL ONE INSPECTION
WETT CODE COMPLIANCE REPORT
LIVING ROOM INSTALL ALL LISTED
RE SUPPLY 27 CLASSIC WOOD STOVE
CLEARANCES TO COMBUSTIBLES ARE
MET. BY THE FIRE TILE EMERGENCY PAD
HAS THE CORRECT DIMENSIONS FOR
THE WOODSTOVE. DOUBLE WALL
STONE PIPE (ICC) STRAIGHT UP
TO CEILING SUPPORTED ICC
CHIMNEY. CHIMNEY EXITS THE
ROOF WITH APPROX. 5 FEET OF
LENGTH AND MEETS THE 24 FOOT
FOR 10 FOOT CLEARANCES TO
COMBUSTIBLES

HST# 845376847 RT0001

PLEASE NOTE THAT THE
BALANCE IS DUE UPON
COMPLETION OF WORK.
2.5% PER MONTH ON ALL
OUTSTANDING BALANCES.

\$3.00 MIN. BILLING CHARGE.

SUB TOTAL

1275

HST

3575

DEPOSIT

TOTAL

4310.75

Cash



Cheque



Invoiced



M/C



Visa



Received
Payment:

AMT 062581

Date:

Nov 24

Time:

12-41

(IN)

Date:

Mon. Nov. 25, 2024

Next Cleaning Recommended:



Jason's
Top Hat & Tales Inc.
Chimney Sweep & Services
Duct Cleaning
Masonry

Box 160
33780 Highway 62
Maynooth, ON K0L 2S0

Phone: 613-338-2878
Toll Free: 1-888-842-6860
jason@tophatandtales.ca



THE INDOOR
AIR QUALITY SPECIALIST
Residential - Commercial - Industrial
Fully Insured

Cleaning Dec 6 2024

Susan & Tom Nock.

1058 Jasmine Rd.

Harwint nuck-susan@gmail.com

Home Phone

Cell Phone

Cottage Phone

905-922-6735

905-944-0729

Description

Cost

Wood stove - Super 27 classic

219.

Burning Good

little to Average Powder Creosote

no liquid creosote

no crusty creosote

HST# 845376847 RT0001

PLEASE NOTE THAT THE
BALANCE IS DUE UPON
COMPLETION OF WORK.
2.5% PER MONTH ON ALL
OUTSTANDING BALANCES.

\$3.00 MIN. BILLING CHARGE.

SUB TOTAL

219.00

HST

28.47

DEPOSIT

TOTAL

247.47

Cash



Cheque



Invoiced



M/C



Visa



Received
Payment:

Date:

Kearney

Dec 6, 2024

Special Instructions / Technician Comments

- Deodorizer

visa

4520 8500 1797 3026

Exp: 04/25

CVC: 231

UNLESS STATED, THIS DOCUMENT DOES
NOT CONSTITUTE A WETT INSPECTION,
NOR REPORT.

TECHNICIANS CHECK LIST

1. Pipes clean ☒
2. Stove clean ☒
3. Check for broken tiles ☒
4. Check for seal ☒
5. Visual inspection complete ☒
6. All vents blown ☐
7. All plugs in ☐
8. Furnace cycled ☐
9. Filters in place or customer advised ☐
10. Access plate installed ☐
11. Furnace exterior cleaned ☐
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13. Windows cleaned ☒
14. Cleanup done ☒

The above work has been completed
to my satisfaction.

Client's Signature

Time:

Date:

Next Cleaning Recommended:

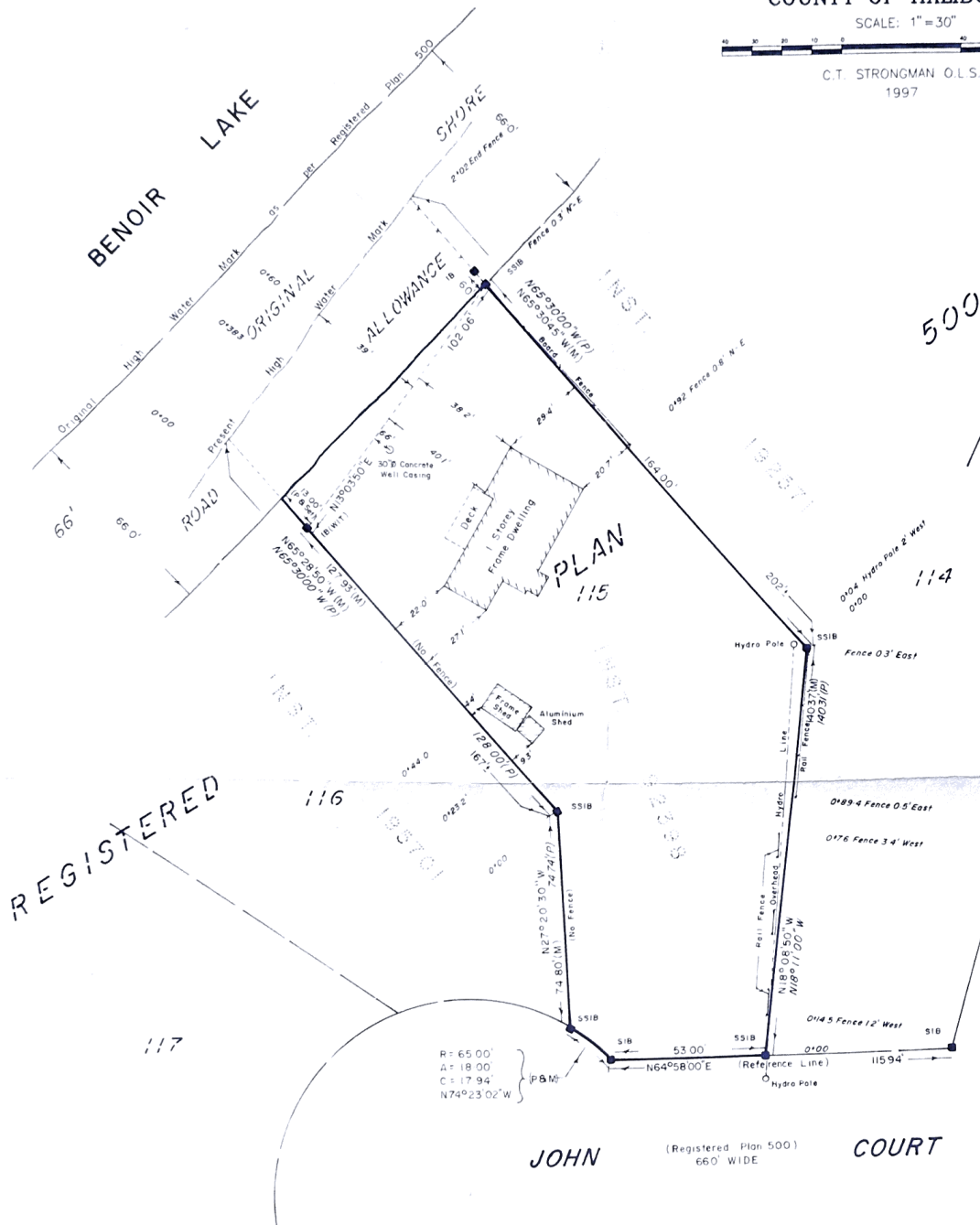
Feb Dec 6, 2024

We will call you

Remember: **Sweep Right
Sleep Tight**

**SURVEYOR'S REAL PROPERTY REPORT
PART 1**
PLAN OF LOT 115, REGISTERED PLAN 500
TOWNSHIP OF HARCOURT
COUNTY OF HALIBURTON

SCALE: 1" = 30'
C.T. STRONGMAN O.L.S.
1997



PART 2

THIS PLAN MUST BE READ IN
CONJUNCTION WITH SURVEY REPORT
DATED AUGUST 5, 1997.

NOTES

BEARINGS ARE ASTROGNOMIC DERIVED FROM THE NORTHERLY LIMIT OF JOHN COURT
HAVING A BEARING OF N64°58'00"E AS SHOWN ON REGISTERED PLAN 500

(P) - REFERS TO REGISTERED PLAN 500.
ALL FOUND BARS ARE BY REGISTERED PLAN 500 UNLESS OTHERWISE STATED

THE ORIGINAL HIGH WATER MARK OF BENOIR LAKE AS SHOWN HEREON IS THE BEST
AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE
ORIGINAL SURVEY OF THE TOWNSHIP OF HARCOURT

BUILDING TIES ARE MEASURED TO FACE OF SIDING

© C.T. STRONGMAN SURVEYING LTD. O.L.S. NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER
THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF C.T. STRONGMAN O.L.S.

THIS REPORT WAS PREPARED FOR MS. SUSAN NOCK
AND ALL OTHER PARTIES TO THE TRANSACTION. THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY
OTHER PARTIES IN FUTURE TRANSACTIONS.

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

LEGEND

- SIB - DENOTES STANDARD IRON BAR
- SSIB - DENOTES SHORT STANDARD IRON BAR
- IB - DENOTES IRON BAR
- IBR - DENOTES IRON BAR ROUND
- SB - DENOTES SUBDIVISION BAR
- RP - DENOTES ROCK POST
- IT - DENOTES IRON TUBE
- (OU) - DENOTES ORIGIN UNKNOWN
- (M) - DENOTES MEASURED
- (WIT) - DENOTES WITNESS
- - DENOTES MONUMENT FOUND
- - DENOTES MONUMENT PLANTED

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 REGULATIONS MADE UNDER THEM.
 - 2) THE SURVEY WAS COMPLETED ON THE 1ST DAY OF AUGUST, 1997.

ORILLIA, ONTARIO
AUGUST 5, 1997.

C. T. STRONGMAN
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1128118

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 29(3)

C.T. STRONGMAN SURVEYING LTD.
Ontario Land Surveyors

RR No. 4, Orillia, L3V-6H4
Telephone (705) 329-0765
Fax (705) 329-0424

ORILLIA - ONTARIO

SL FILE. 1064

C-897

C-897

CERTIFICATE OF REGISTRATION OF PLAN
OF SUBDIVISION

I Certify that this plan is duly registered in
the Registry Office for the Registry Division of
the Provisional County of Haliburton at 11 o'clock
of the 3rd day of July 1969 as
Number 229

James H. Jackson
REGISTRAR OR
DEPUTY REGISTRAR

PLAN
OF SUBDIVISION OF
PART OF LOT 26, CON. XI
TOWNSHIP OF HARCOURT
PROVISIONAL COUNTY OF HALIBURTON

Scale 100 Feet to an Inch

CONSENT OF MORTGAGEE

The mortgagee under mortgage registered
as M² 42187 hereby consent to the
registration of this plan.
Dated the 2nd day of July 1969

J. Shillington
WITNESS

Leota Beatty
LEOTA BEATTY

AFFIDAVIT OF WITNESS TO
MORTGAGEE'S CONSENT

- I, J. Gordon Littlejohn of the City of Toronto in the County of York, make oath and say:
- That I was personally present and did see the mortgagee consent on this plan signed by Leota Beatty.
- That the said consent was signed by the said party, at Toronto.
- That I know the said party.
- That I am a subscribing witness to the signing of the said consent.

Sworn before me
at the City
of Toronto
this 2nd
day of July
1969

J. Shillington
COMMISSIONER, etc.

AFFIDAVIT AS TO AGE

- Leota Beatty make oath and say that at the time of execution of this plan I was of the full age of twenty-one years.

Sworn before me
at the City
of Toronto
this 2nd
day of July
1969

J. Shillington
COMMISSIONER, etc.

Leota Beatty

CONCESSION

XII

66' ROAD ALLOWANCE BETWEEN
CONCESSIONS XI AND XII

CONCESSION

LOT 27

CURVE DATA ON LOT LIMITS				
LOT	RADIUS	ARC	CHORD	BEARING
85	65.0	5.03	48.78	N73°24'40"W
86	65.0	35.0	34.58	N69°27'34"E
87	65.0	45.0	44.11	N65°52'01"E
88	65.0	60.0	57.85	N62°24'37"W
89	65.0	35.0	34.58	N59°14'49"W
90	65.0	154.9	100.06	N53°37'58"E
91	470.0	70.0	70.15	N72°54'44"E
Block E	470.0	20.0	20.0	N72°54'47"E
92	470.0	72.49	72.42	N64°32'55"E
93	65.0	6.03	57.85	N60°12'02"W
94	65.0	45.0	44.11	N56°58'20"E
95	65.0	42.78	42.01	N54°26'02"E
96	65.0	85.73	79.25	N50°33'45"W
100	65.0	42.0	41.27	N46°38'58"W
101	65.0	62.91	60.48	N42°06'48"E
102	536.0	75.0	96.77	N37°51'06"E
Block F	536.0	7.50	3.00	N74°15'59"E
103	536.0	70.0	70.09	N72°52'58"E
104	200.0	117.88	118.18	N64°01'07"E
Block G	200.0	2.0	19.99	N74°15'59"W
112	216.0	32.91	32.97	N76°07'40"W
113	216.0	118.21	124.54	N62°02'14"E
115	65.0	18.0	17.94	N72°52'02"W
116	65.0	60.0	57.85	N71°14'15"E
117	65.0	100.0	90.43	N64°48'15"E
118	65.0	30.0	29.75	N62°34'30"W
119	65.0	70.0	64.57	N79°23'05"E
120	65.0	59.91	57.81	N72°05'41"E
121	156.0	114.92	115.27	N64°48'00"E
126	266.0	180.38	179.77	N62°53'00"E

SURVEYOR'S CERTIFICATE

- I HEREBY CERTIFY THAT
- This survey and plan are correct and in accordance with the Survey Act and the Registry Act and the regulations made thereunder.
 - The survey was completed on the 13th day of June, 1969.

June 25, 1969

M. T. M. McPhee
MICHAEL J. MCPHEE
ONTARIO LAND SURVEYOR

NOTE

Bearings are astronomic, derived from the westerly limit of Lot 27, Con. XI, having a bearing of N20°52' W, according to plan by H.C. Bishop, O.L.S. dated Aug. 5, 1960.

Approved under Section 28 of
THE PLANNING ACT

W. Darcy Hargrave
W. DARCY HARGRAVE
MINISTER OF MUNICIPAL AFFAIRS

OWNER'S CERTIFICATE

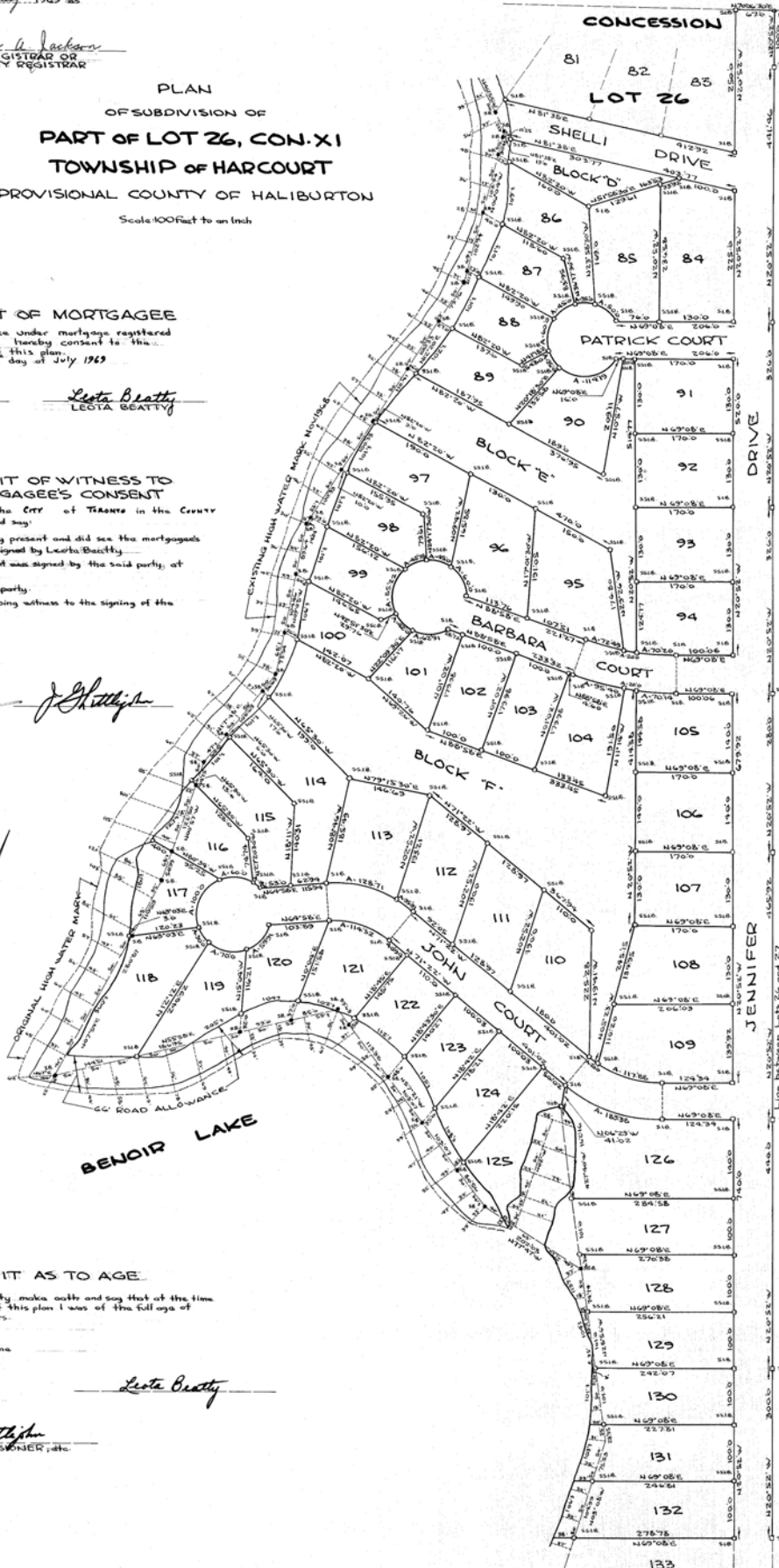
- This is to certify that:
Lots 84 to 132 both inclusive, Blocks D to F both inclusive, the streets, namely Jennifer Drive, Patrick Court, Barbara Court and John Court as designated within the area of survey outlined have been laid out in accordance with our instructions.
- The streets are hereby dedicated as public highways.

Dated the 26th day of JUNE, 1969

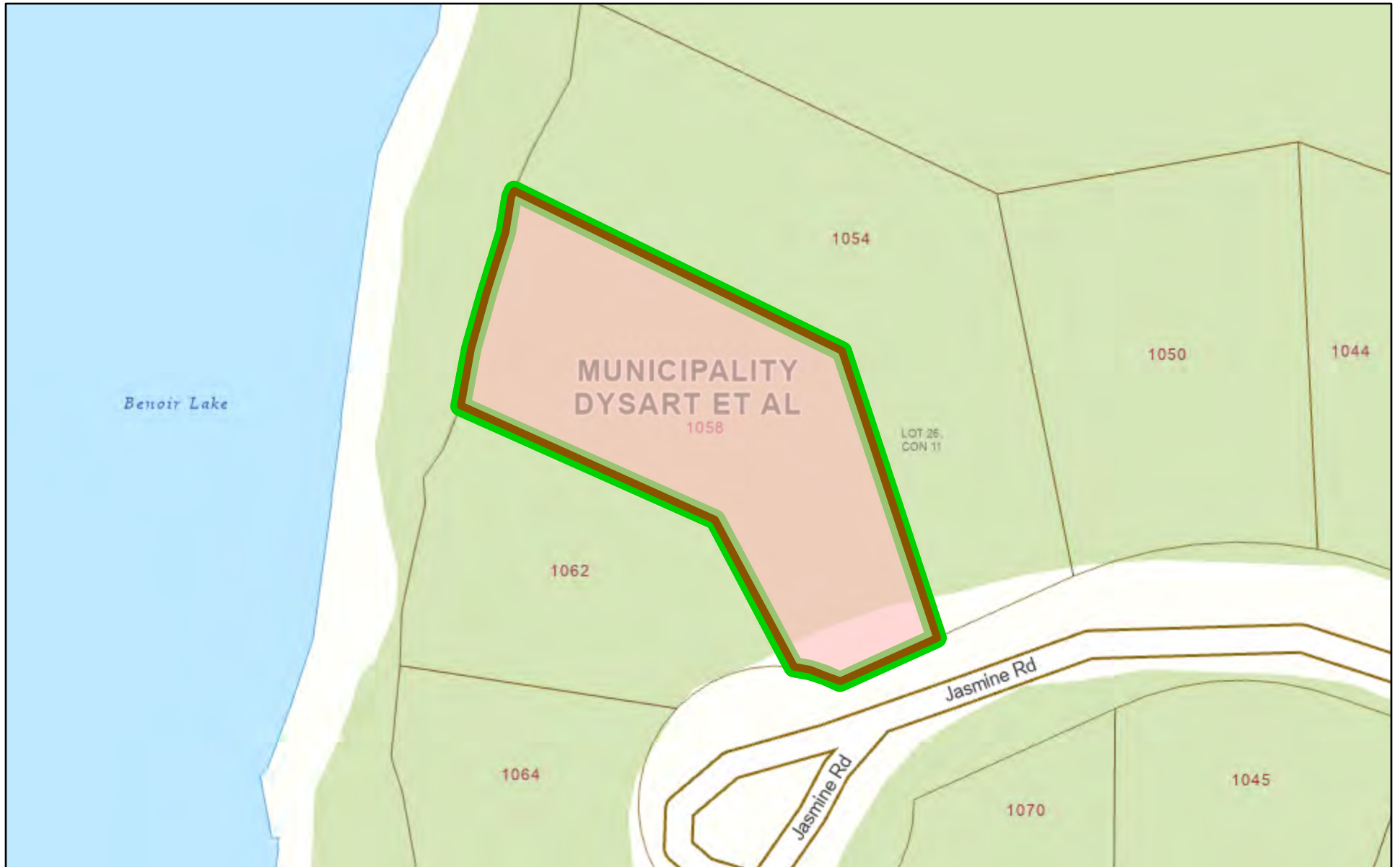
In witness whereof the company has hereunto affixed its corporate seal under the hand of its proper signing officer duly authorized in that behalf.

BENOIR LAKE ESTATES LIMITED

Per: *S. C. Bjornson*
PRESIDENT



1058 Jasmine Road, Benoir Lake



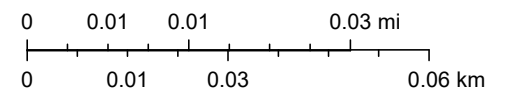
July 17, 2026

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Scale: 1:1,128



1058 Jasmine Road, Benoir Lake



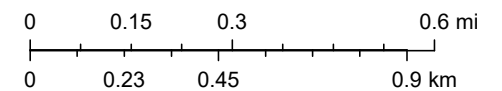
July 17, 2026

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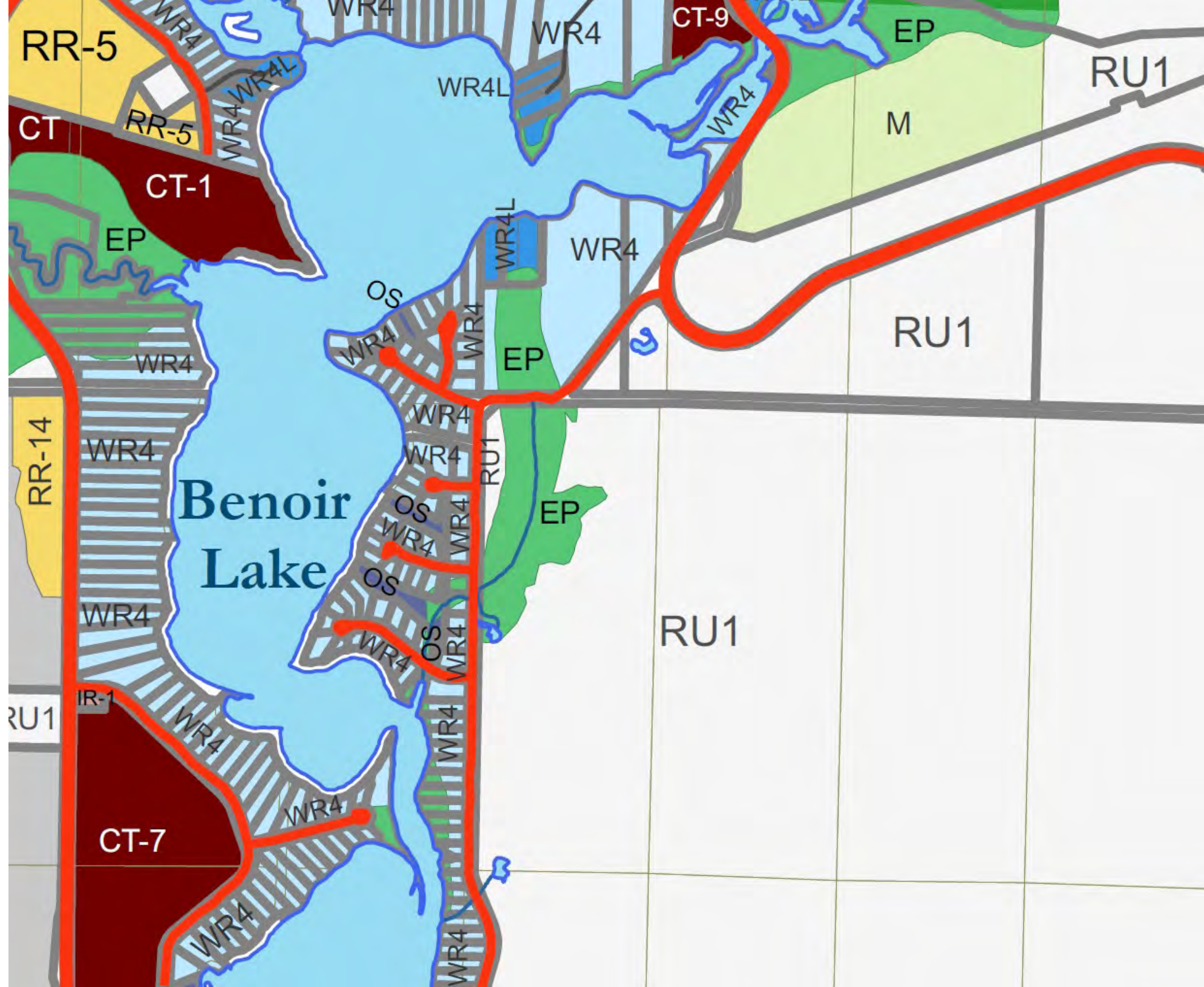
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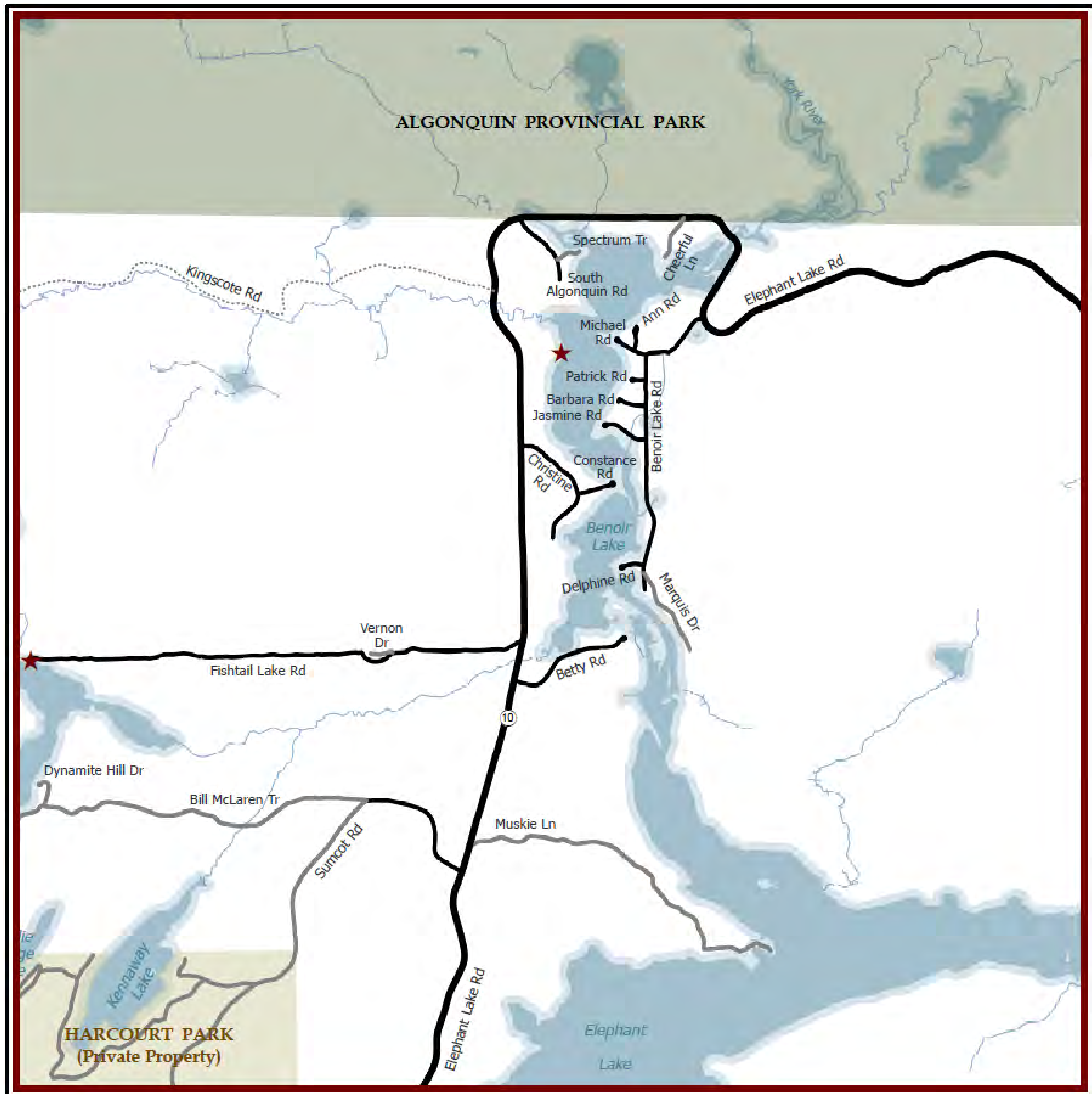
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Benoir Lake



Benoir Lake



Fishing

- Largemouth Bass
- Smallmouth Bass
- Walleye
- Muskie

Points of Interest

Benoir Lake is a fantastic access point to High Falls located within Algonquin Park (a permit may be required).

Pine Grove Point is located on the shores of Benoir Lake. Enjoy a nice day on the lake, a great restaurant, and more! Visit www.pinegrovepoint.com for more information.

Boat Launch

4541 Elephant Lake Road (County Road 10)

- Sand
- Limited parking
- Narrow launch through trees

Depth

Benoir Lake has a maximum depth of approximately 62'.



OFFICE: 705.457.9994

TROY CELL: 705.455.7653

VINCE CELL: 1-705-457-0046

INFO@TROYAUSTEN.CA

VINCE@VINCEDUCHENE.CA

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