$449,000

Welcome to 1107 Pluto Trail

on Boyne Lake, Haliburton

Troy Austen

Sales Representative

CONTACT DETAILS:

705-457-9994

705-455-7653

info@troyausten.ca

troyausten.ca

Property Client Full

1107 PLUTO Trail, Dysart, Ontario K0M 1S0

Listing

1107 PLUTO Tr Dysart
Active / Residential Freehold / Detached

MLS®#: X13601790
List Price: **$449,000**
Price Decrease

Haliburton/Dysart et al/Dudley

Tax Amt/Yr:	**$1,536.33/2026**	Transaction:	**Sale**
SPIS:	**No**	DOM	**38**
Legal Desc:	**PT LT 4 CON 12 DUDLEY PT 1 TO 3 19R8411; T/W & S/T H269899; DYSART ET AL**		
Style:	**Bungalow**	Rooms Rooms+:	**5+0**
Fractional Ownership:		BR BR+:	**2(2+0)**
Assignment:		Baths (F+H):	**1(0+1)**
Link:	**No**	SF Range:	**< 700**
Storeys:	**1.0**	SF Source:	**LBO Provided**
Lot Irreg:		Lot Acres:	**0.50 - 1.99**
Lot Front:	**132.00**	Fronting On:	**S**
Lot Depth:	**588.00**	Builder Name:	
Lot Size Code:	**Feet**		

Zoning: **WR4L**
Dir/Cross St: **118W to Harburn Road to Pluto Trail to #1107 [Driveway is shared with neighbour, please be sure to only park at #1107]**

PIN #:	**391660119**	ARN #:	**462402100022700**	Contact After Exp:	**No**
Holdover:	**60**			Survey Year/Type:	**Available**
Possession:	**Flexible**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Wood**	Water:	**Other**
Fam Rm:	**No**	Garage:	**No**	Water Supply Type:	**Lake/River**
Basement:	**/None**	Gar/Gar Spcs:	**None/0.0**	Water Meter:	
Fireplace/Stv:	**No**	Drive Pk Spcs:	**4.00**	Waterfront Feat:	**Beachfront, Dock**
Interior Feat:	**Propane Tank, Water Heater Owned**	Tot Pk Spcs:	**4.00**	Waterfront Struc:	**Not Applicable**
		Pool:	**None**	Well Capacity:	
Parking Feat:	**Right Of Way, Mutual**	Room Size:		Well Depth:	
Heat Source:	**Wood**	Rural Services:	**Cell Services**	Sewers:	**Tank**
A/C:	**No/None**	Security Feat:		Special Desig:	**Unknown**
Central Vac:	**No**			Farm Features:	
Property Feat:				Winterized:	**No**
Exterior Feat:	**Deck, Seasonal Living**				
Roof:	**Metal**				
Foundation:	**Piers**				
Topography:	**Sloping, Wooded/Treed**				
Soil Type:					
Alternate Power:	**Generator – wired, Solar Power**				

Water Name:	**Boyne Lake**				
Waterfront Y/N:	**Yes**	Waterfront:	**Direct**	Island YN:	**No**
Water Struct:	**Not Applicable**	Easements/Restr:	**Right of Way**		
Water Frontage:	**41.45**				
Water Features:	**Beachfront, Dock**				
Under Contract:		Dev Charges Paid:		HST App To SP:	**Included In**
Access To Property:	**Yr Rnd Private Rd**				
Shoreline:	**Clean, Sandy, Shallow**	Shoreline Exposure:			
Shoreline Road Allowance:	**Not Owned**				
Docking Type:	**Private**	Water View:	**Direct**	Channel Name:	
View:	**Lake, Trees/Woods**	Lot Shape:		Lot Size Source:	

Remarks/Directions

Client Rmks: **Tucked away on peaceful Boyne Lake, this off-grid cottage offers a private waterfront setting surrounded by mature trees and natural beauty. Accessed by a private tree-lined road, the property features approximately 1.66 acres with 136 feet of sandy shoreline and desirable southern exposure for all-day sun. A gentle path leads down to the waterfront, complete with a dock system and floating raft, creating an ideal spot for swimming, relaxing, and enjoying the quiet surroundings. Boyne Lake is a small, motor-restricted lake known for its calm waters, making it well suited for paddling, swimming, and other non-motorized activities in the heart of the Haliburton Highlands. Inside, the cottage has been thoughtfully updated with a bright and functional open-concept layout. Vaulted ceilings and large windows bring in natural light and showcase the lake views, while the wood stove adds warmth and comfort on cooler evenings. The renovated kitchen offers ample storage, a propane stove, electric refrigerator, and plenty of space for dining and gathering with family and friends. Two spacious bedrooms and a 2-piece bathroom complete the interior. Step out from the living area onto the lakeside deck, perfect for outdoor dining, morning coffee, or evenings around the fire overlooking the lake. The property is powered by solar with a backup generator, offering modern convenience while maintaining the peaceful experience of off-grid**

cottage living. A great opportunity to enjoy privacy, nature, and waterfront living in a quiet Haliburton setting.

Inclusions: **Appliances, Generator, Water Pump, Hot Water Tank, Floating Raft, Dock, Big Patio Umbrella, Beds, Living Room Sofa, BBQ, Propane outdoor Fireplace on Deck**

Listing Contracted With: **RE/MAX Professionals North**

Prepared By: TROY AUSTEN, REALTOR Salesperson **Date Prepared: 08/31/2026**

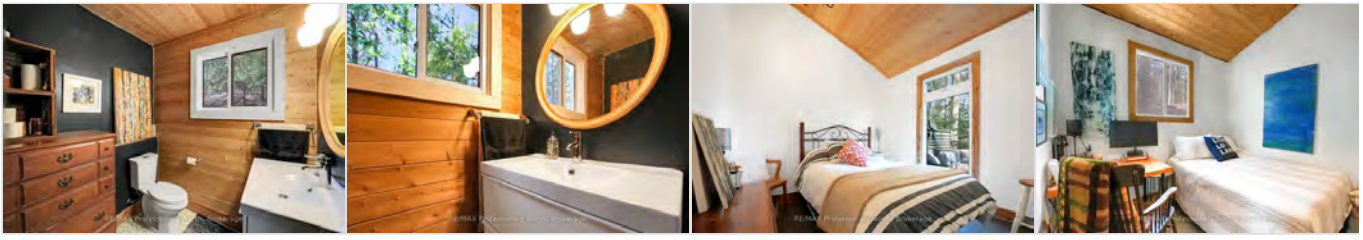
Rooms

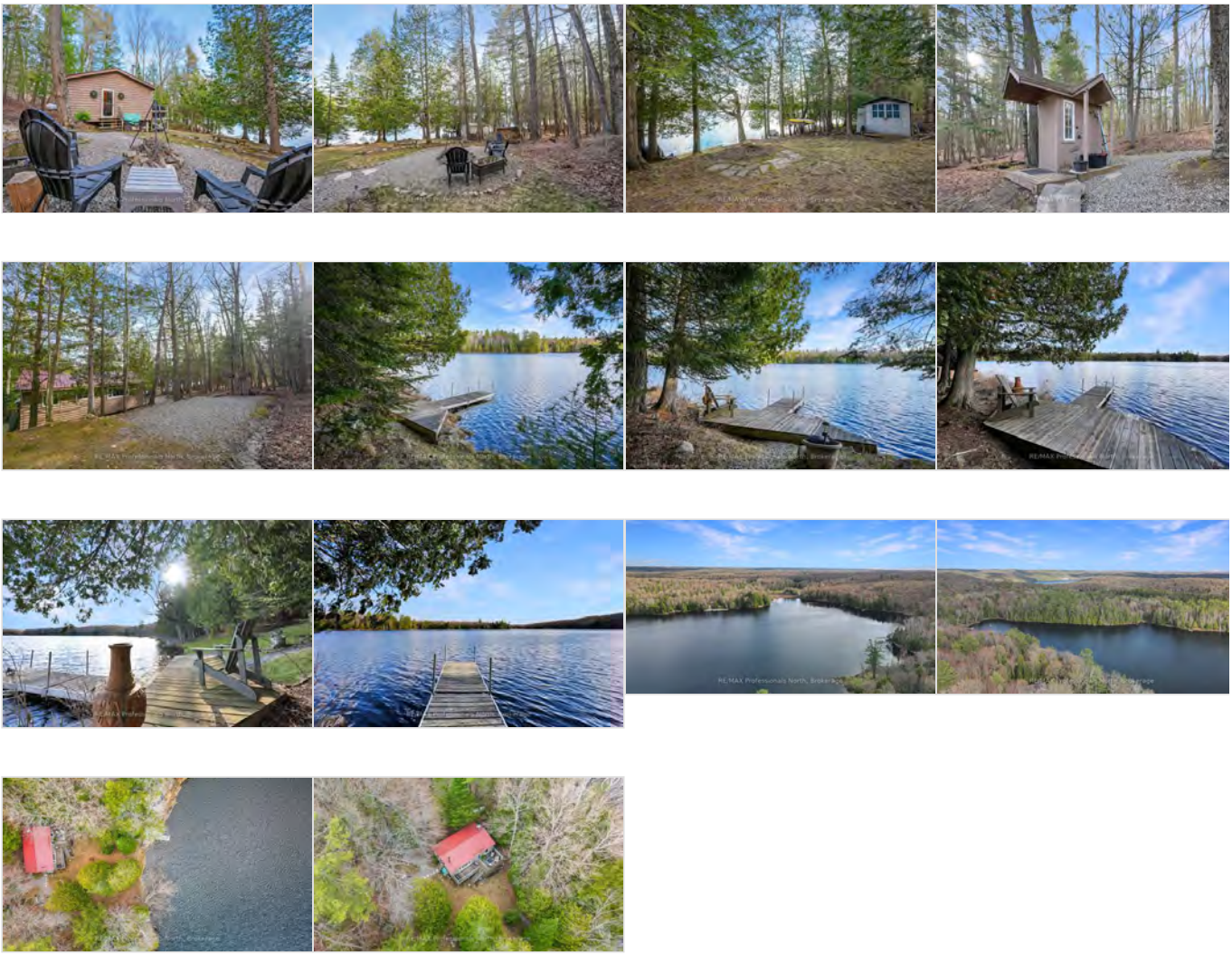
MLS®#: X13601790

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bedroom	**Main**	**2.69 M X 2.9 M**	**8.83 Ft x 9.51 Ft**		
Bedroom	**Main**	**2.69 M X 2.9 M**	**8.83 Ft x 9.51 Ft**		
Living Room	**Main**	**6.81 M X 2.97 M**	**22.34 Ft x 9.74 Ft**		
Other	**Main**	**3.05 M X 4.88 M**	**10.01 Ft x 16.01 Ft**		
Bathroom	**Main**			**2**	

Photos

MLS®#: X13601790 **1107 PLUTO Trail, Dysart, Ontario K0M 1S0**





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Schedule “C”

1107 Pluto Trail - Chattels

Included

- Appliances
- Generator
- Water Pump
- Hot Water Tank
- Floating Raft
- Dock
- Big Patio Umbrella
- Beds
- Living Room Sofa
- BBQ
- Propane outdoor fireplace on Deck

Excluded

- Everything not listed as an inclusion
- Personal belongings

Seller

Buyer

Additional Information

- Propane Company: Sparlings
- Internet: Yes
  - Provider: Xplornet
- Septic: Holding tank + Grey water system
  - Typically pumped once per year
- Road Maintenance Fees: approx $500 every 2 years
- Road Snow Removal Fees: approx $1,200/season + Driveway plowing ($75/plow in 2025/26)
- Cottage Road Insurance: $175/year *goes up yearly*
- New insulation in the walls and spray foamed ceiling
- 3 season water supply from lake with UV system
- Solar System consists of 6 panels & 8 batteries
- New Propane Heater inside
- Propane Hookup on deck for BBQ

Wood Energy Technical Training

www.wettinc.ca
@WETT_CA

This inspection form is provided to WETT members as a recommended part of completing a WETT Inspection™. If this form is modified in any way from the official form provided by WETT, it will no longer be considered to be an official WETT Inspection™ form.

Company: EFFICIENT WOOD & GAS
Address: 45 King William Street, Huntsville ON P1H 1G4
Website: www.efficientwoodgas.com
Email: info@efficientwoodgas.com
Phone: 705-789-8313

[redacted]

INSPECTION LOCATION: ☒ Same as requested or:
Name:
Address:
Email:
Phone:
Cell Phone:

Inspector's name: JONATHAN RAPP
WETT #: 5572
Reason(s) for inspection:
Type of inspection requested: ☒ Visual ☐ Technical ☐ Invasive
Date of request: TH. MAY 28/2026
Date of inspection: JULY 4/2026

1. **Visual Inspection:** This inspection includes the following:
   a. Measurements of clearances.
   b. Opening stove doors and all ground-accessible dampers/clean-out doors.
   c. Visual inspection of the chimney from the ground.
   d. WETT report documenting all noted deficiencies and red flags that may require a more detailed inspection, including all mandatory photos in the WETT Inspection Standards of Practice (SOP).
   e. Easily visible portions of the flue (such as first tiles of an open fireplace or top section if the inspector has accessed the roof).

2. **Technical Inspection:** This inspection includes the following:
   a. All visual elements of the system as indicated in **Visual** Inspection.
   b. Hands-on work which may include:
      i. Taking apart flue pipes,
      ii. Opening clean-outs,
      iii. Entering the attic to view additional system components,
      iv. Accessing the chimney on the roof.
   c. Review of condition of components removed or exposed through hands-on work and quantity of creosote noted in components and where visible in chimney sections.
   d. All observations and recommendations documented on WETT Inspection forms, including work completed and areas accessed, along with all mandatory photos.

3. **Invasive Inspection:** This inspection includes the following:
   a. All visual elements of the system as indicated in **Visual** Inspection.
   b. All hands-on work as indicated in **Technical** Inspection.
   c. General construction work to building elements including:
      i. Opening of walls or ceilings,
      ii. Disassembly or invasive work on masonry or prefab chimneys,
      iii. Examination of chimney liners,
   d. All observations and recommendations documented on WETT Inspection forms, including work completed and areas accessed, along with mandatory photos.

- **Inspection Results**: Indicate inspection results for each component. **Code compliance** = proper use of listed components. N/A = Not Applicable. UTI = Unable To Inspect.
- **Suitable (Suitability)** refers to system components that appear to be mechanically and structurally able to provide their designed and intended function.
- **Unsuitable** refers to components, or parts thereof, that are not mechanically or structurally suitable to maintain the function they were intended to perform.
  Note: an appliance that has been modified is no longer a certified appliance.
- This inspection report only documents the conditions at the time of inspection.
- All **non-compliance** ratings should be considered for comment. See "Comments" page(s)
- An inspection, at any level, can be expected to include some components marked **UTI**.
- Manufacturer's specific instructions/**CSA B365**/building code shall be used to complete this inspection form.
- Appliances are not fired as part of an inspection. This is not a performance inspection.
- The electrical system is not part of a solid-fuel inspection
- Documentary evidence, including a valid certification number of the attending WETT-certified professional, is a mandatory requirement of the inspection process.
- Persons signing a declaration must have physically inspected the work.
- Use one inspection form per appliance. In a multi-chimney situation, this inspection form is limited to the related appliance.
- Inspectors are checking for **"Code Compliance."** They do not "Pass" or "Fail."
- Inspectors do not certify the appliance or the installation.
- Inspectors do not issue a WETT certificate with an inspection, they issue an inspection report.

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WOOD STOVE FLUE PIPE (CSA B365-17) & MANUFACTURED CHIMNEY

Has the type of inspection been discussed prior to inspection? ☒Yes ☐No	**Appliance Make/Model/Serial #:** ENERZONE SOLUTION 1.7 S/N-331
Are copies of building permit/s available? ☐Yes ☒No	**Installation manual available:** ☒Yes ☐No ☐Original ☐Web download
Time of day: Hour 12 Minutes 30 AM/PM CLOUDY	**Certification Standard:** ☒ULC S627 ☐EPA ☐CSA B415 ☐Uncertified ☐Unknown
Weather conditions (ice, snow, wind, rain, thunderstorm, sunny): Select one:	**Listing Agency:** ☐ULC ☐CSA ☒WH/ETL ☐OTL ☐Other/Comments:
Roofing type/material: METAL	**Alcove approved:** ☐Yes ☒No
Roof accessed? ☐Yes ☒No **Attic accessed?** ☐Yes ☒No	**Mobile home approved:** ☒Yes ☐No
Chimney Make / Model: SUPER VENT	**Flue Collar Size:** 6"
Installation manual available: ☐Yes ☒No ☐Original ☐Web download	**Is there a fan or blower attached?** ☐Yes ☒No
Listing Agency: ☒ULC ☐CSA ☐WH/ETL ☐OTL ☐Other: _____ **UTI:** _____	**Comments/condition of appliance** (baffle plate, air tubes, bricks, gaskets, etc.): Suitable ☒Yes ☐No
Certification Standard: ☐ULC S604 ☒ULC S629 ☐Other: _____ ☐Unknown	**Installed in:** ☒Residence (Part 9) ☐Modular Home (A277) ☐Mobile Home/Manufactured (Z240) ☐Alcove ☐Garage ☐Other: _____
Comments/Condition of chimney (dents, corrosion, perforations, heat marks on outer wall, distortion, bulging, misaligned inner liner sections) **Suitable** ☒Yes ☐No (See notes)	**Appliance location:** ☐Basement ☒Main Floor ☐Other (specify):
☐**Inside installation** ☒**Outside installation**	**Appliance Installed by:** _____ **Date:** _____ ☒**Unknown**
Chimney Installed by: _____ **Date:** _____ ☒**Unknown**	**Height of Chimney** ☐ **UTI** 6'

Wood Energy Technical Training

WOOD STOVE, FLUE PIPE (CSA B365-17) & MANUFACTURED CHIMNEY

CLEARANCE TO	REQUIRED		ACTUAL	CODE COMPLIANCE	PHOTOS TAKEN
1. **Combustible right side wall**	36"/ 48"	10"	145"	☒Yes ☐No ☐N/A ☐UTI	☒Yes
2. **Combustible left side wall**	36"/ 48"	10"	38½"	☒Yes ☐No ☐N/A ☐UTI	☒Yes
3. **Combustible rear wall**	36"/ 48"	7.5"	8"	☒Yes ☐No ☐N/A ☐UTI	☒Yes
4. **Combustible corner – right side** (45 degrees)	36"/ 48"	12"		☐Yes ☐No ☒N/A ☐UTI	☐Yes
5. **Combustible corner – left side** (45 degrees)	36"/ 48"	12"		☐Yes ☐No ☒N/A ☐UTI	☐Yes
6. **Top/ceiling**	60"	56"	85"	☒Yes ☐No ☐N/A ☐UTI	☒Yes

CLEARANCES/REQUIREMENTS	REQUIRED		ACTUAL	CODE COMPLIANCE	PHOTOS TAKEN
7. **Shielding ceiling**				☐Yes ☐No ☒N/A ☐UTI	☐Yes
8. **Wall shielding – rear**				☐Yes ☐No ☒N/A ☐UTI	☐Yes
9. **Wall shielding – right side**				☐Yes ☐No ☒N/A ☐UTI	☐Yes
10. **Wall shielding – left side**				☐Yes ☐No ☒N/A ☐UTI	☐Yes
11. **Ember pad material**	Continuous, durable, non-combustible		METAL	☒Yes ☐No ☐N/A ☐UTI	☒Yes
12. **Ember pad – front**	Minimum 18"		25¼"	☒Yes ☐No ☐N/A ☐UTI	☒Yes
13. **Ember pad – rear**	Minimum 8"		11"	☒Yes ☐No ☐N/A ☐UTI	☒Yes
14. **Ember pad – right side**	Minimum 8"		10"	☒Yes ☐No ☐N/A ☐UTI	☒Yes
15. **Ember pad – left side**	Minimum 8"		9"	☒Yes ☐No ☐N/A ☐UTI	☒Yes

CLEARANCES/REQUIREMENTS	REQUIRED	ACTUAL	CODE COMPLIANCE	PHOTOS TAKEN
16. **Radiant heat floor protection material – uncertified appliance**	CSA B365-17: 8.1.3.2	_____	☐Yes ☐No ☒N/A ☐UTI	☐Yes
17. **Radiant heat floor protection material – certified appliance**	_____	_____	☐Yes ☐No ☒N/A ☐UTI	☐Yes
18. **Hazardous location**	CSA B365-17: 4.3	_____	☐Yes ☐No ☒N/A ☐UTI	☐Yes
19. **Outdoor combustion air**	☐Yes ☒No	_____	☐Yes ☐No ☒N/A ☐UTI	☐Yes
20. **Is CO alarm present in same room with solid-fuel-burning appliance?**	9.32.4.2.3 (BCBC)	☒Yes ☐No	☒Yes ☐No ☐N/A	☐Yes
21 **Is CO alarm present in same room with solid-fuel-burning appliance?**	9.32.3.9.3 (NBC/ABC)	☒Yes ☐No	☒Yes ☐No ☐N/A	☐Yes
22. **Is CO alarm present?**	9.33.4.2 (OBC)	☒Yes ☐No	☒Yes ☐No ☐N/A	☐Yes

It is the homeowner's responsibility to ensure that the CO alarm is in working condition and installed in accordance with applicable codes.
NOTE: WETT inspectors do not test the CO alarm, they just note if it is present.

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FLUE PIPE

Flue Pipe/ Connector: **Type:** ☐Single-wall ☒Double-wall ☒ULC S641 Diameter: 6"

Manufacturer: SELKIRK Model DS-P Listing Agency: ULC Is manual available? ☐Yes ☒No

FLUE PIPE/ CONNECTOR REQUIREMENTS	REQUIRED Uncertified	Certified	ACTUAL	CODE COMPLIANCE	PHOTOS TAKEN
23. **Wall clearances – right side**	Unshielded 18"	Shielded 9"	6"	154" ☒Yes ☐No ☐N/A ☐UTI	☒Yes
24. **Wall clearances – left side**	18"	9"	6"	48" ☒Yes ☐No ☐N/A ☐UTI	☒Yes
25. **Wall clearances – rear wall**	18"	9"	6"	10½ ☒Yes ☐No ☐N/A ☐UTI	☒Yes

FLUE PIPE/ CONNECTOR REQUIREMENTS	REQUIRED Uncertified	Certified	ACTUAL	CODE COMPLIANCE	PHOTOS TAKEN
26. Clearances – ceiling	18" 9"	6"	12"	☒Yes ☐No ☐N/A ☐UTI	☒Yes
27. Total length	Maximum 10'	Actual(s)	73½"	☒Yes ☐No ☐N/A ☐UTI	☒Yes
28. Elbows	Maximum 180°	Actual(s)		☐Yes ☐No ☒N/A ☐UTI	☐Yes
29. Fastening	3 screws			☒Yes ☐No ☐N/A ☐UTI	☐Yes
30. Allowance for expansion	Elbow/ slip/ adjust	Actual(s)		☒Yes ☐No ☐N/A ☐UTI	☐Yes
31. Flue pipe orientation	Male end down			☒Yes ☐No ☐N/A ☐UTI	☐Yes
32. Joint overlap	Min 30 mm (1-3/16")			☒Yes ☐No ☐N/A ☐UTI	☐Yes
33. Flue pipe slope	Min ¼" per foot			☐Yes ☐No ☒N/A ☐UTI	☐Yes
34. Material – steel or other non-combustible material with a melting point of not less than 1100 °C (2000 °F)	☒Yes ☐No			☒Yes ☐No ☐N/A ☐UTI	☐Yes
35. Minimum thickness of flue pipe				☒Yes ☐No ☐N/A ☐UTI	☐Yes
36. Flue pipe condition	☒Yes ☐No			☒Yes ☐No ☐N/A ☐UTI	☐Yes
37. Pipe shielding present	☐Yes ☒No			☐Yes ☐No ☒N/A ☐UTI	☐Yes
38. Support: horizontal present	☐Yes ☒No			☐Yes ☐No ☒N/A ☐UTI	☐Yes
39. Barometric damper present CSA B365-17: 4.4.4	☐Yes ☒No			☐Yes ☐No ☒N/A ☐UTI	☐Yes
40. Flue-mounted heat reclaimers present CSA B365-17: 4.4.1	☐Yes ☒No			☐Yes ☐No ☒N/A ☐UTI	☐Yes
41. Does the flue pipe pass through floors or ceilings?	☐Yes ☒No			☐Yes ☐No ☒N/A ☐UTI	☐Yes
42. Connection to factory-built chimney – Mfr. instructions	☒Yes ☐No			☒Yes ☐No ☐N/A ☐UTI	☒Yes

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FACTORY-BUILT CHIMNEY

COMPONENT/CLEARANCE	REQUIRED	ACTUAL	CODE COMPLIANCE	PHOTOS TAKEN
43. **Minimum** horizontal extension beyond inside wall surface	_____	_____	☐Yes ☐No ☒N/A ☐UTI	☐Yes
44. **Maximum** horizontal extension beyond inside wall surface	_____	_____	☐Yes ☐No ☒N/A ☐UTI	☐Yes
45. **Wall radiation shield**	☐Yes ☒No	_____	☐Yes ☐No ☐N/A ☐UTI	☐Yes
46. **Clean-out tee and cap**	☐Yes ☒No	_____	☐Yes ☐No ☐N/A ☐UTI	☐Yes
47. **Base tee and cap**	☐Yes ☒No	_____	☐Yes ☐No ☐N/A ☐UTI	☐Yes
48. **Wall support/band**	☐Yes ☒No	_____	☐Yes ☐No ☐N/A ☐UTI	☐Yes
49. **Distance between supports**	☐Yes ☒No	_____	☐Yes ☐No ☐N/A ☐UTI	☐Yes
50. **Chimney offsets**	☐Yes ☒No	_____	☐Yes ☐No ☐N/A ☐UTI	☐Yes
51. **Offset support**	☐Yes ☒No	_____	☐Yes ☐No ☐N/A ☐UTI	☐Yes
52. **Firestopping**	☐Yes ☒No	_____	☐Yes ☐No ☐N/A ☐UTI	☐Yes
53. **Ceiling support**	☐Flat ☒Cathedral	_____	☒Yes ☐No ☐N/A ☐UTI	☒Yes
54. **Minimum vertical extension below ceiling**	1"	3"	☒Yes ☐No ☐N/A ☐UTI	☒Yes
55. **Attic radiation shield**	☒Yes ☐No	_____	☒Yes ☐No ☐N/A ☐UTI	☒Yes

COMPONENT/CLEARANCE	REQUIRED Uncertified / Certified	ACTUAL	CODE COMPLIANCE	PHOTOS TAKEN
56. Is attic radiation shield above insulation level?	☒Yes ☐No		☒Yes ☐No ☐N/A ☐UTI	☐Yes
57. Other radiation shield(s)	☐Yes ☒No		☐Yes ☐No ☒N/A ☐UTI	☐Yes
58. Enclosed through living space	☒Yes ☐No		☐Yes ☐No ☒N/A ☐UTI	☐Yes
59. Roof flashing/storm collar	☒Yes ☐No		☒Yes ☐No ☐N/A ☐UTI	☒Yes
60. Rain cap	☒Yes ☐No		☒Yes ☐No ☐N/A ☐UTI	☒Yes
61. Rain cap spark arrestor	☐Yes ☒No		☐Yes ☐No ☒N/A ☐UTI	☒Yes
62. Roof braces	☒Yes ☐No		☒Yes ☐No ☐N/A ☐UTI	☒Yes
63. Roof brace solidly anchored	☒Yes ☐No		☐Yes ☐No ☐N/A ☐UTI	☒Yes
64. Height above roof surface	Min – 900 mm (3'/36")	48"	☒Yes ☐No ☐N/A ☐UTI	☒Yes
65. Height within 3 m (10')	Min – 600 mm (2'/24")	28"	☒Yes ☐No ☐N/A ☐UTI	☒Yes
66. Cap height above chase cap	_____		☐Yes ☐No ☒N/A ☐UTI	☐Yes
67. Chimney clearance to combustibles	_____		☒Yes ☐No ☐N/A ☐UTI	☐Yes
68. Other areas of chimney enclosed or hidden	☒Yes ☐No		☐Yes ☐No ☒N/A ☐UTI	☐Yes

Wood Energy Technical Training

File reference #: _____

Photos taken: ☒ Yes ☐ No Number of photos: 3

This checklist contains: 8 pages in total | This report contains: 6 pages in total.

Comments and observations:

All non-compliance ratings should be considered for comment. Add number of non-compliance line. More pages may be added.

THE SYSTEM IS CODE COMPLIANT

Please attach additional page(s) if needed

Customer signature: Brenna Fraty

Date: July 4th/2026

Inspector signature: [signature]

Inspector WETT #: 5572

Date: JULY 4/2026

PHOTOS:

Section #: Select one:

Section #: Select one:

Section #: Select one:

Section #: Select one:

PLAN OF SURVEY OF

PART OF LOT 4, CONCESSION 12

GEOGRAPHIC TOWNSHIP OF DUDLEY

TOWNSHIP OF DYSART et al

COUNTY OF HALIBURTON

SCALE : 1 INCH = 50 FEET

30 25 0 50 100 150 FEET

GREG BISHOP O.L.S.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

Aug 15, 06 DATE

Greg Bishop GREG BISHOP

IMPERIAL: DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

PLAN19R-8411

RECEIVED AND DEPOSITED

2006 : 08. 15

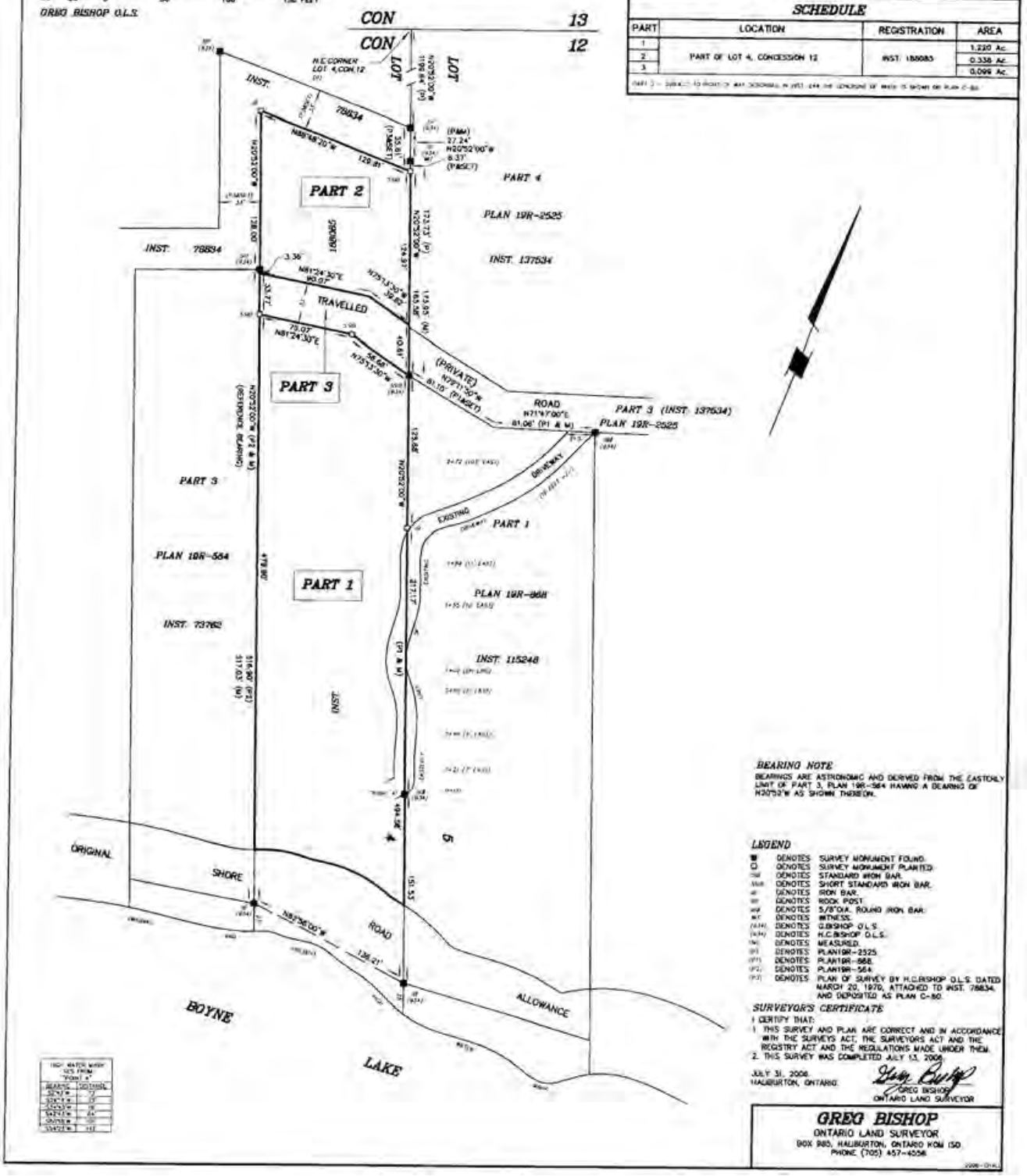
C House

LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (No. 19)

SCHEDULE

PART	LOCATION	REGISTRATION	AREA
1	PART OF LOT 4, CONCESSION 12	INST. 180085	1.220 Ac.
2			0.338 Ac.
3			0.099 Ac.

PART 3 — SUBJECT TO RIGHT OF WAY OVER PART 3 IN FAVOUR OF THE OWNERS OF PARTS SHOWN ON PLAN C-80.



HIGH WATER MARK SETS FROM "POINT A"	
BEARING	DISTANCE
S74°E ±	12'
S30°E ±	10'
S20°E ±	8'
S42°E ±	44'
S60°E ±	10'
S54°E ±	115'

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE EASTERLY LIMIT OF PART 3, PLAN 19R-564 HAVING A BEARING OF N20°52'W AS SHOWN THEREON.

LEGEND

- ● DENOTES SURVEY MONUMENT FOUND.
- □ DENOTES SURVEY MONUMENT PLANTED.
- SIB DENOTES STANDARD IRON BAR.
- SSIB DENOTES SHORT STANDARD IRON BAR.
- IB DENOTES IRON BAR.
- RP DENOTES ROCK POST.
- IRM DENOTES 5/8"DIA. ROUND IRON BAR.
- WIT DENOTES WITNESS.
- (GBH) DENOTES G.BISHOP O.L.S.
- (HGB) DENOTES H.G.BISHOP O.L.S.
- (M) DENOTES MEASURED.
- (P) DENOTES PLAN19R-2525.
- (P1) DENOTES PLAN19R-868.
- (P2) DENOTES PLAN19R-564.
- (P3) DENOTES PLAN OF SURVEY BY H.G.BISHOP O.L.S. DATED MARCH 20, 1970, ATTACHED TO INST. 78834, AND DEPOSITED AS PLAN C-80.

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 REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED JULY 13, 2006.

JULY 31, 2006.
HALIBURTON, ONTARIO.

Greg Bishop
GREG BISHOP
ONTARIO LAND SURVEYOR

GREG BISHOP
ONTARIO LAND SURVEYOR
BOX 985, HALIBURTON, ONTARIO K0M 1S0
PHONE (705) 457-4558

PLAN OF SURVEY

PART OF LOT 5, CONCESSION XII
TOWNSHIP OF DUDLEY
PROVISIONAL COUNTY OF HALIBURTON

SCALE: 1 INCH = 100 FEET
ROBERT WOODCOCK O.L.S.
1981

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

November 13, 1981 *Robert Woodcock*
DATE ROBERT WOODCOCK

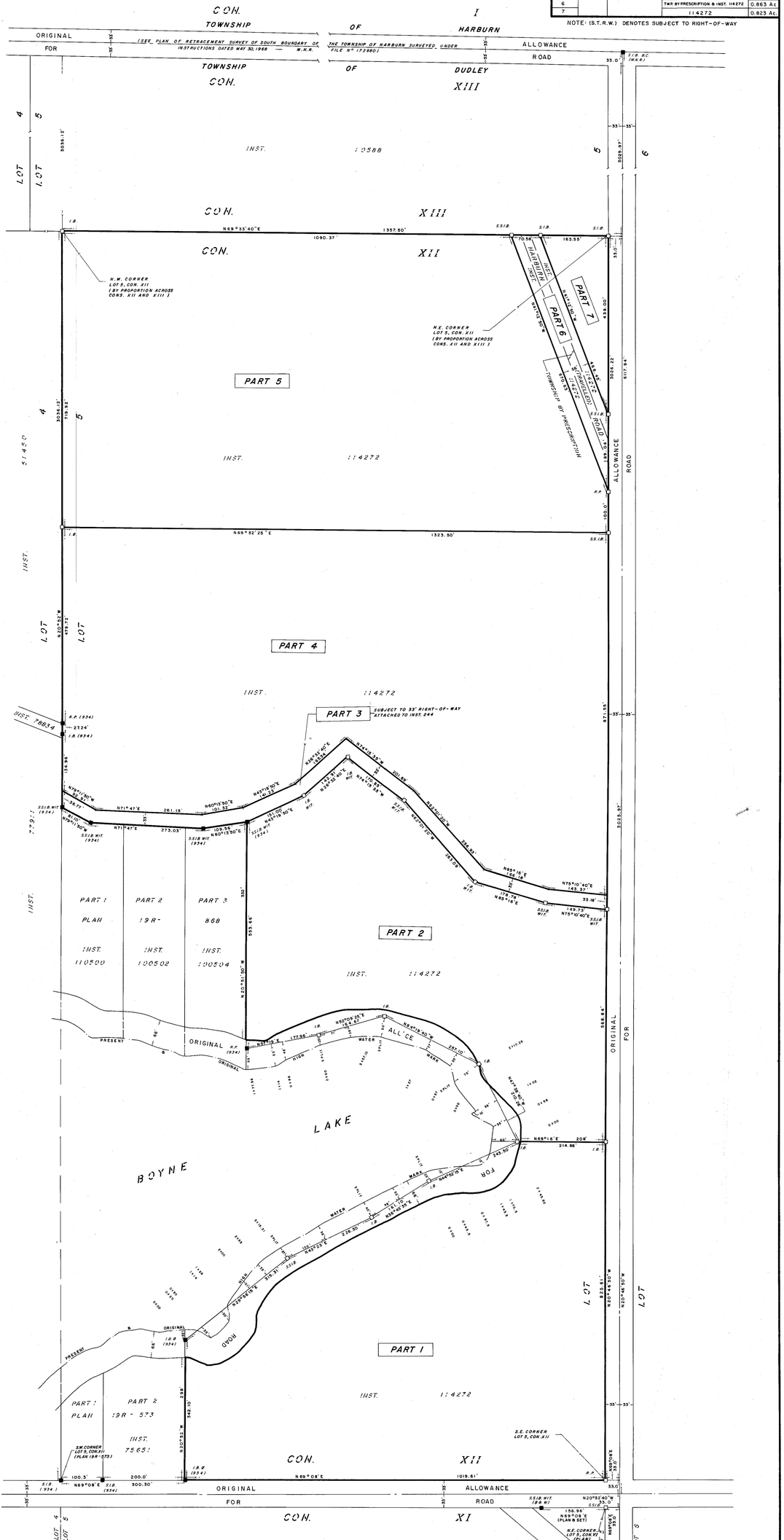
CAUTION: THIS IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

PLAN 19R-2525
RECEIVED AND DEPOSITED
19 Nov 1981
Jean A. Jackson
LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (N°19)

SCHEDULE

PART	LOT	CONCESSION	PART OF INSTRUMENT	AREA
1	5	XII	114272	14.29 Acs. ±
2				10.81 Acs. ±
3			114272 (S.T.R.W.)	1.156 Acs.
4			114272	21.207 Acs.
5				20.305 Acs.
6			TWP BY PRESCRIPTION & INST. 114272	0.863 Ac.
7			114272	0.823 Ac.

NOTE: (S.T.R.W.) DENOTES SUBJECT TO RIGHT-OF-WAY



NOTE: (S.T.R.W.) DENOTES SUBJECT TO RIGHT-OF-WAY

LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF
ALL HANGING LINES HAVE BEEN VERIFIED

- □ DENOTES PLANTED
- ■ DENOTES FOUND
- I.B. DENOTES 3/4" DIA. ROUND IRON BAR (24" LONG)
- S.I.B. DENOTES SHORT STANDARD IRON BAR
- S.I.B. DENOTES STANDARD IRON BAR
- I.B. DENOTES 5/8" SQ. IRON BAR
- R.P. DENOTES ROCK POST
- B.C. DENOTES BRONZE CAP
- WIT. DENOTES WITNESS
- (934) DENOTES H.C. BISHOP O.L.S.
- (BBW) DENOTES BISHOP & WILSON O.L.S.
- (MNR) DENOTES MINISTRY OF NATURAL RESOURCES
- (PLAN) DENOTES PLAN OF SURVEY BY H.C. BISHOP O.L.S. DATED JULY 22, 1981, OF RECORD IN THE OFFICE OF BISHOP & WILSON O.L.S.

NOTE

1. THE PRESENT HIGH WATER MARK SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF DUDLEY.
2. ALL SHORE TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THIS SURVEY WAS COMPLETED OCTOBER 27, 1981

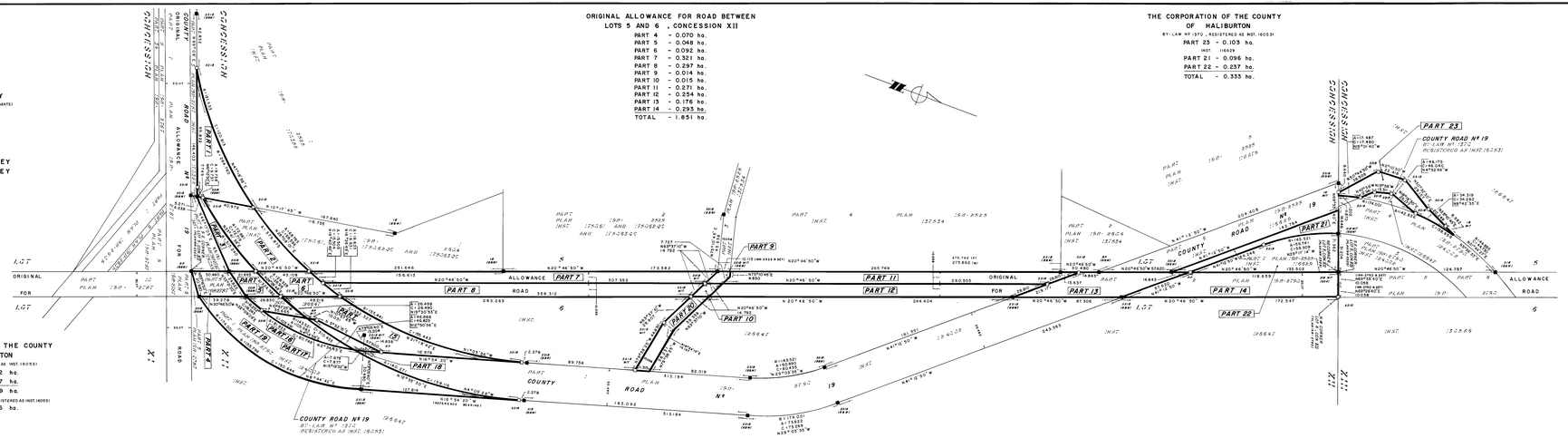
HALIBURTON, ONT.
NOVEMBER 13, 1981

Robert Woodcock
ROBERT WOODCOCK
ONTARIO LAND SURVEYOR

BEARING NOTE

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE SOUTHERLY LIMIT OF PLAN 19R-573 HAVING AN ASSUMED BEARING OF N69°08'E AND REFERRED TO THE MERIDIAN THROUGH THE S.W. CORNER LOT 5, CON. XII, TOWNSHIP OF DUDLEY (LONGITUDE 78°25'33")

BISHOP & WILSON
BOX 309, HALIBURTON, ONTARIO, K0M 1S0
PHONE: (705) 457-2811
BOX 311, MINDEN, ONTARIO, K0M 2K0
PHONE: (705) 286-2811


LAURA BELFRY
INST. 170582
PART 1 - 0.180 ha.
GARY GRANT McKAY
ELIZABETH COLLEEN McKAY
INST. 175061, 175062 DC AND 175063 (JOINT TENANTS)
PART 2 - 0.216 ha.
PART 3 - 0.066 ha.
TOTAL - 0.282 ha.
ROBERT MURRAY SEELEY
MARION ALVIRA SEELEY
INST. 126647 (JOINT TENANTS)
PART 15 - 0.252 ha.
PART 16 - 0.039 ha.
PART 20 - 0.077 ha.
TOTAL - 0.368 ha.
THE CORPORATION OF THE COUNTY OF HALIBURTON
BY-LAW Nº 1570, REGISTERED AS INST. 160531
PART 17 - 0.062 ha.
PART 18 - 0.037 ha.
TOTAL - 0.099 ha.
INST. 126002 AND BY-LAW Nº 1570 REGISTERED AS INST. 160531
PART 19 - 0.656 ha.
ORIGINAL ALLOWANCE FOR ROAD BETWEEN LOTS 5 AND 6 , CONCESSION XII
PART 4 - 0.070 ha.
PART 5 - 0.048 ha.
PART 6 - 0.092 ha.
PART 7 - 0.321 ha.
PART 8 - 0.297 ha.
PART 9 - 0.014 ha.
PART 10 - 0.015 ha.
PART 11 - 0.271 ha.
PART 12 - 0.254 ha.
PART 13 - 0.176 ha.
PART 14 - 0.293 ha.
TOTAL - 1.651 ha.
THE CORPORATION OF THE COUNTY OF HALIBURTON
BY-LAW Nº 1570 , REGISTERED AS INST. 160531
PART 23 - 0.103 ha.
INST. 116629
PART 21 - 0.098 ha.
PART 22 - 0.237 ha.
TOTAL - 0.333 ha.
CONCESSION XIII
CONCESSION XII
ORIGINAL ROAD ALLOWANCE
LOT
ROAD ALLOWANCE
COUNTY ROAD Nº 19
BY-LAW Nº 1570 REGISTERED AS INST. 160531
PART 1
PART 2
PART 3
PART 4
PART 5
PART 6
PART 7
PART 8
PART 9
PART 10
PART 11
PART 12
PART 13
PART 14
PART 15
PART 16
PART 17
PART 18
PART 19
PART 20
PART 21
PART 22
PART 23
INST. 175062 DC
INST. 175063 DC
INST. 126647
INST. 160531
INST. 116629
PLAN 19R-2825
PLAN 19R-5274
PLAN 19R-8790
PLAN 19R-8824
PLAN 19R-8825
PLAN 19R-8826
PLAN 19R-8827
PLAN 19R-8828
PLAN 19R-8829
PLAN 19R-8830
PLAN 19R-8831
PLAN 19R-8832
PLAN 19R-8833
PLAN 19R-8834
PLAN 19R-8835
PLAN 19R-8836
PLAN 19R-8837
PLAN 19R-8838
PLAN 19R-8839
PLAN 19R-8840
PLAN 19R-8841
PLAN 19R-8842
PLAN 19R-8843
PLAN

PLAN OF SURVEY
OF PART OF
LOT 6
CONCESSION 12
AND PART OF
THE ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 12
(GEOGRAPHIC TOWNSHIP OF DUDLEY)
MUNICIPALITY OF DYSART ET AL
COUNTY OF HALIBURTON

SCALE 1 : 750

5 0 5 10 15 25 50 metres

RAIKES GEOMATICS INC.
2024

THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 750.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048, AND AREAS FROM M² TO FT² BY MULTIPLYING BY 10.7639.

BEARING NOTE

BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W IN ZONE 17 BASED ON NAD83 (CSRS) (2010 EPOCH).

BEARING ROTATION

FOR BEARING COMPARISONS, A ROTATION OF 1°50'55" COUNTERCLOCKWISE WAS APPLIED TO P1.

DISTANCE NOTE

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00004.

LEGEND

■	DENOTES FOUND MONUMENT
□	DENOTES PLANTED MONUMENT
SSIB	DENOTES SHORT STANDARD IRON BAR
RPL	DENOTES ROCK PLUG
Meas.	DENOTES MEASURED
B&W	DENOTES BISHOP & WILSON LTD.
ø	DENOTES DIAMETER
P1	DENOTES PLAN 19R–6109

SCHEDULE

PART	LOT	PLAN	PIN	AREA M²
1	PART OF LOT 6	CONCESSION 12	39166–0133 (LT)	671.8
2	PART OF THE ROAD ALLOWANCE BETWEEN LOTS 5 AND 6			124.6

PART 1 AND 2 COMPRISE PART OF PIN 39166–0133 (LT)
PART 2 IS SUBJECT TO AN EASEMENT AS IN H225934

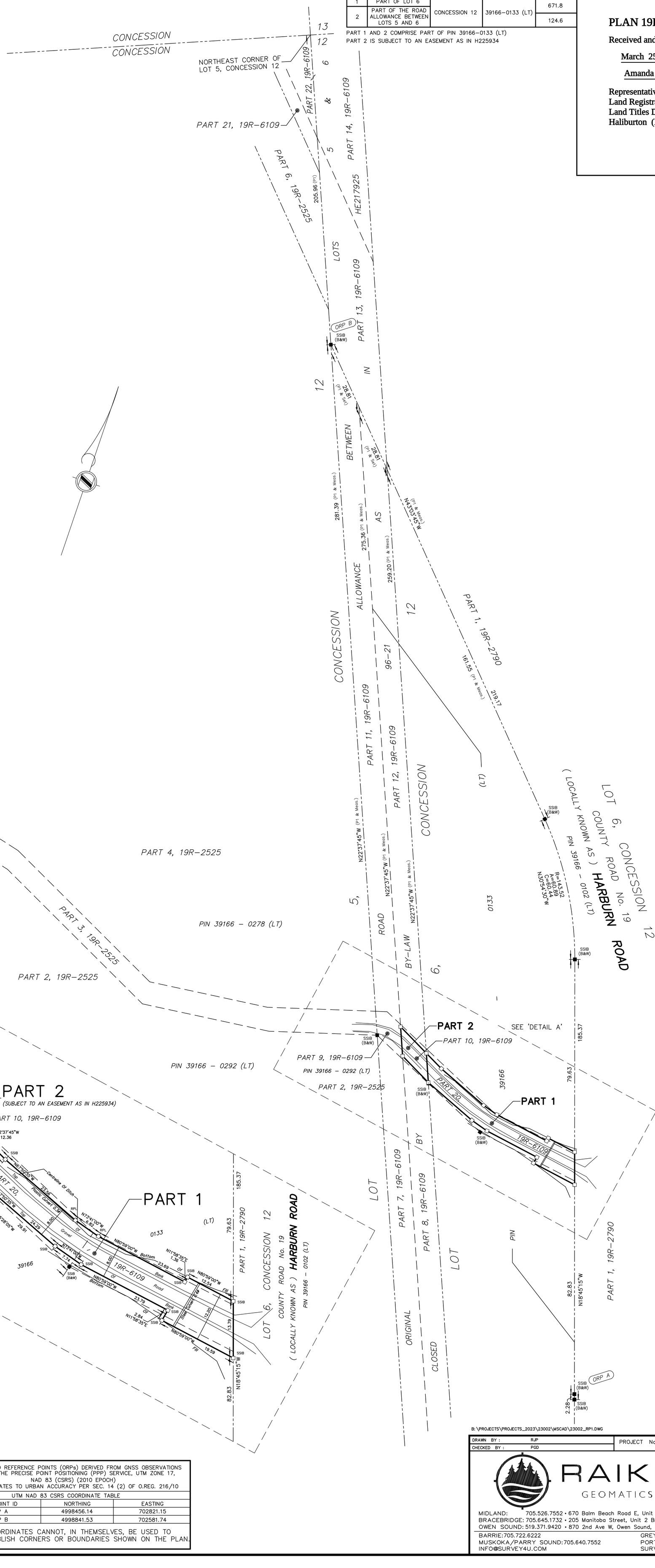
PLAN 19R-10943

Received and deposited

March 25th, 2024

Amanda Felton

Representative for the Land Registrar for the Land Titles Division of Haliburton (No.19)



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF MARCH, 2024.

MARCH 15 2024
DATE

PETER T. RAIKES, BSc., CLS, MRICS, P.Surv
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V–59156.

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GNSS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17, NAD 83 (CSRS) (2010 EPOCH)
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

UTM NAD 83 CSRS COORDINATE TABLE		
POINT ID	NORTHING	EASTING
ORP A	4998456.14	702821.15
ORP B	4998841.53	702581.74

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

B:\PROJECTS\PROJECTS_2023\23002\MSCAD\23002_RP1.DWG

DRAWN BY : RJP
CHECKED BY : PGD
PROJECT No. 23002

RAIKES GEOMATICS INC.
MIDLAND: 705.526.7552 • 670 Balm Beach Road E, Unit 1, Midland, ON L4R 4K4
BRACEBRIDGE: 705.645.1732 • 205 Manitoba Street, Unit 2 Bracebridge, ON P1L 1S3
OWEN SOUND: 519.371.9420 • 870 2nd Ave W, Owen Sound, ON N4K 4M5
BARRIE: 705.722.6222
MUSKOKA/PARRY SOUND: 705.640.7552
INFO@SURVEY4U.COM
GREY/BRUCE: 519.534.1150
PORT ELGIN: 519.832.9008
SURVEY4U.COM

1107 Pluto Trail, Boyne Lake

December 16, 2024

N

Scale: 1:4,514

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

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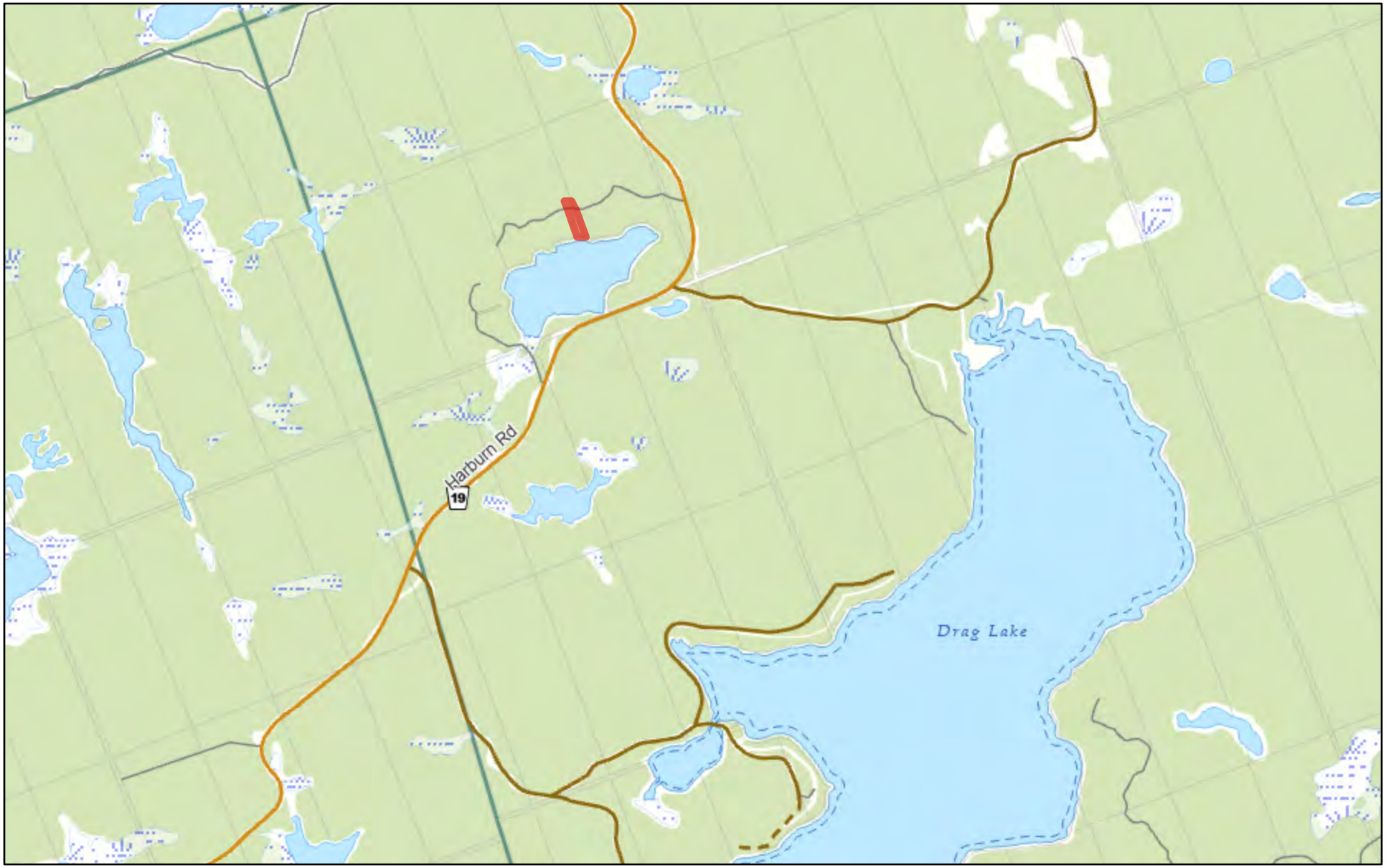
Published by the County of Haliburton, 2024.

1107 Pluto Trail, Boyne Lake



December 16, 2024

N

Scale: 1:36,112

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

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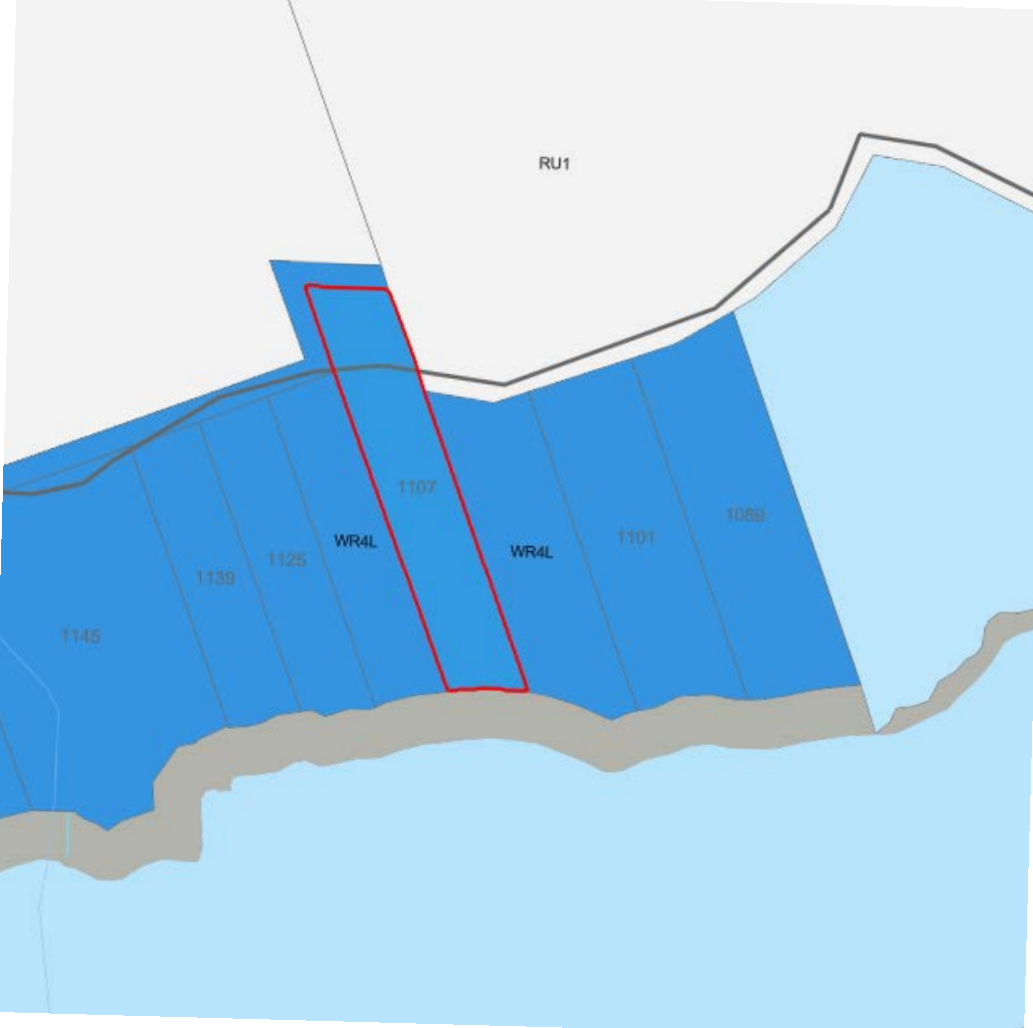
Published by the County of Haliburton, 2024.

118.49ft
588.44ft
131.42ft
131.08ft
113.48ft


RU1
1107
WR4L
WR4L
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1089
1139
1125
1145