

October 29, 2024

Mayor & Council  
Municipality of Temagami  
7 Lakeshore Drive  
Temagami, Ontario  
P0H 2H0

Dear Mayor and Council:

You may be aware that my husband John and I have been engaged in the severance approval process of Block 45 Registered Plan 36M-610 for the last several years. The property is located at the corner of Fox Run and White Bear Court.

We were finally successful in obtaining 'Consent Application' approval and have recently completed surveying the severed properties. Upon survey completion, it was determined that a small portion of White Bear Court road deviates from standard road construction towards the lake shore. In referencing the attached severance document you will see that Part 5, which is 0.09 acres (0.037 hectares), should have been retained by the municipality for the purpose of building the road. Part 5 illustrates the northern boundary of the road, which should have been established 10.058 meters (33 feet) from the centreline of the road grade.

To ensure there are no land dispute issues or challenges if, and when, the road needs repair or any other work in the future, John and I are asking that the Municipality consider purchasing Part 5. Remuneration for this piece of the road would be at the discretion of the Municipality, presuming that the cost is fair and reasonable. Note that, to date, John and I have incurred all costs relating to the planning and surveying of this property. If the Municipality is in agreement, the Part 5 lot would then be sold/transferred to the municipality and a new Property Identification Number (PIN) would be created.

Please feel free to reach out to me should you have any questions.

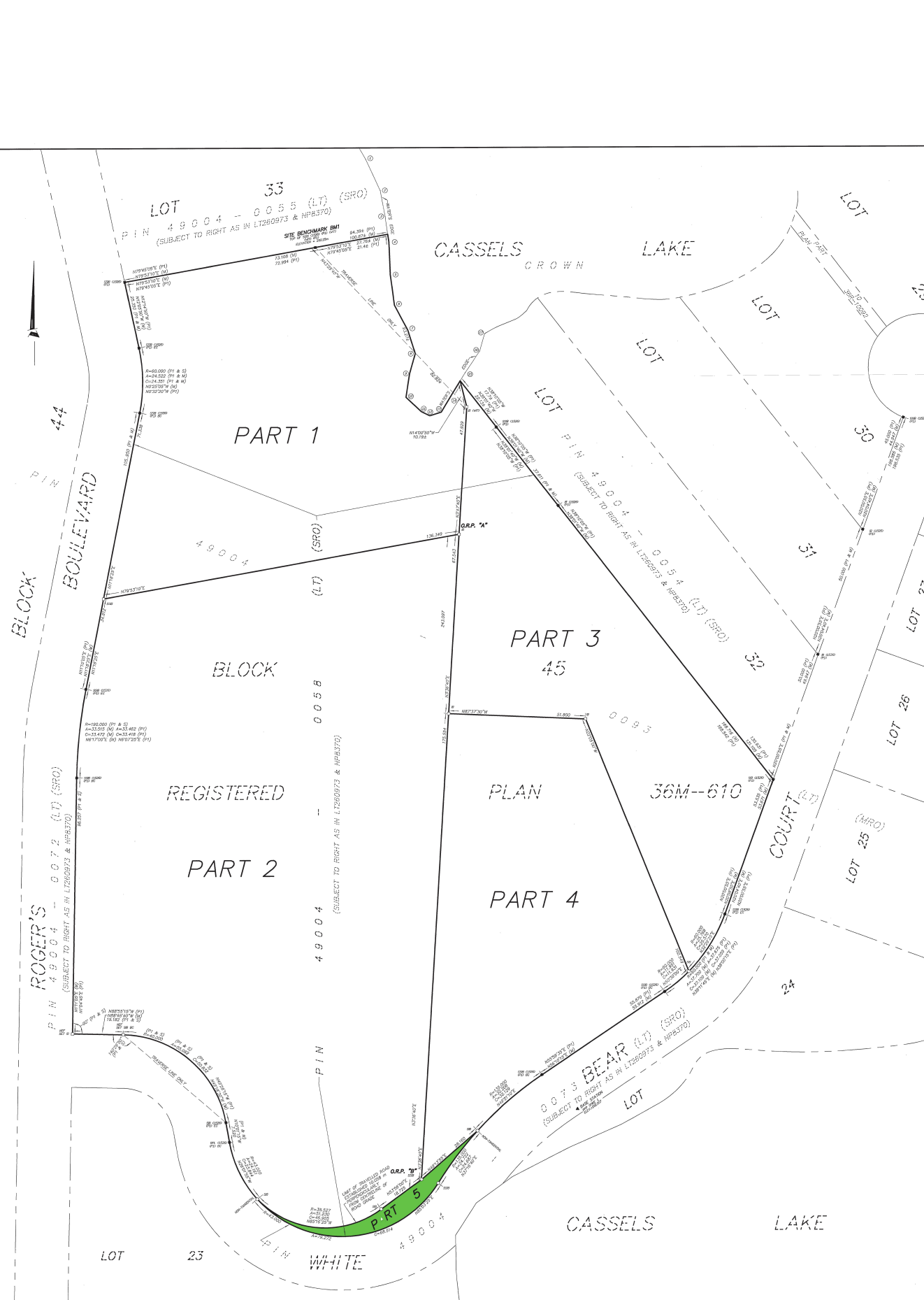
Thank you in advance for your consideration.

Regards,

*Jo-Anne Platts*

Jo-Anne Platts

cc. L. Jahanshahloo, Chief Administrative Officer



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 36R-15299

SEPTEMBER 20, 2024  
DATE

October 15, 2024  
DATE

PAUL GOODRIDGE  
ONTOARIO LAND SURVEYOR

PAUL GOODRIDGE  
REGISTERED PROFESSIONAL LAND SURVEYOR FOR LAND REGISTERED FOR THE LAND TITLES DIVISION OF MISSISSAUGA

PART	LOT	PLAN	PN	AREA (SQ/AC)
1				2.507 / 3.28
2				2.821 / 7.22
3	FULL OF BLOCK 45	REGISTERED PLAN 36R-610	FULL OF 4000/200 (S17) (S20)	1.096 / 2.63
4				1.021 / 2.58
5				0.027 / 0.09

PARTS 1, 2, 3 & 4 SUBJECT TO RIGHT IN L1280973 AND M19671.

PLAN OF SURVEY OF  
ALL OF BLOCK 45  
REGISTERED PLAN 36R-610  
GEOGRAPHIC TOWNSHIP OF CASSELS  
MUNICIPALITY OF TEMAGAMI  
DISTRICT OF MISSISSAUGA  
PAUL GOODRIDGE, O.L.S.  
SCALE 1 : 500

TABLE 1  
UTM CO-ORDINATES OF WATER'S EDGE OF CASSELS LAKE

POINT NUMBER	NORTHING	EASTING
1	5014284.897	596517.151
2	5014284.897	596517.151
3	5014284.897	596517.151
4	5014284.897	596517.151
5	5014284.897	596517.151
6	5014284.897	596517.151
7	5014284.897	596517.151
8	5014284.897	596517.151
9	5014284.897	596517.151
10	5014284.897	596517.151
11	5014284.897	596517.151
12	5014284.897	596517.151
13	5014284.897	596517.151
14	5014284.897	596517.151
15	5014284.897	596517.151
16	5014284.897	596517.151
17	5014284.897	596517.151
18	5014284.897	596517.151
19	5014284.897	596517.151
20	5014284.897	596517.151

**BOUNDARY NOTE**  
ALL DISTANCES, BEARINGS, BEARINGS ILLUSTRATED HEREON WITH BOLD LINES ARE NOT INTENDED.

**BEARING NOTE**  
BEARINGS HEREON ARE GRID BEARINGS DERIVED FROM RTK GPS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN MAGNETIC NORTH OF THE UTM SYSTEM, COORDINATE ZONE 18Q (2000) ZONE 17 NORTH.  
A COUNTER-CLOCKWISE ADJUSTION HAS BEEN APPLIED TO CONVERT OBSERVING BEARINGS ON INSTRUMENT PLANS TO THE TRUE BEARINGS THAT HAVE BEEN CALCULATED IN ACCORDANCE WITH THE FOLLOWING FORMULA:  
ROTATION = (20.24 x DISTANCE FROM CENTRAL MERIDIAN (km) x TAN (20.24 x DISTANCE FROM CENTRAL MERIDIAN (km) / 608680)) / 3600 = DEGREES

**METRIC**  
DISTANCES & CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**GRID SCALE CONVERSION**  
DISTANCES ARE GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99999448.

**INTEGRATION DETAILS**  
OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM PRECISE POINT POSITIONING SERVICE (PPP) WITH ZONE 17 NORTH MAGNETIC NORTH CO-ORDINATES TO LOCAL ACCURACY OF 3 CM PER SECTION 14 (2) OF REG. 216/10.  
POINT ID    NORTHING    EASTING  
O.R.P. "A"    5,214,129.323    596,607.704  
O.R.P. "B"    5,213,886.783    596,592.404  
CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO ESTABLISH CORNER OR BOUNDARIES SHOWN ON THIS PLAN.

**ELEVATION NOTE**  
ELEVATIONS SHOWN HEREON ARE OF GEODETIC ORIGIN UG028 (MVD20) AND ARE DERIVED FROM STATIC BASE STATION GPS OBSERVATIONS OF DURATION 4-48.15 HOURS POST-PROCESSED USING THE PRECISE POINT POSITIONING (PPP) SERVICE OF ARCAN YIELDING ELEVATION ACCURACIES WITHIN 0.02 METRES.  
SITE BENCHMARK BM1 - TOP OF SSB (1526) (PI) (M) ON LINE BETWEEN LOT 33 & BLOCK 45  
ELEVATION = 392.25

**NOTE**  
CASSELS LAKE IS ARTIFICIALLY REGULATED TO CONTOUR OF ELEVATION 392.00 MGS. DATUM.  
FURTHER NOTICE IS SUBJECT TO A RIGHT TO CROSS THE LINES OF CASSELS LAKE ON AN ELEVATION NOT GREATER THAN 2.0 M IN ORDER AND WATER MARK AS SET OUT IN LICENSE OF OCCUPANCY NO. 1597 DATED THE 10th DAY OF JULY, 1997.  
ELEVATIONS ARE REFERRED TO CGRS 84 DATUM.  
SHOWING AN ELEVATION OF 288.00M.

**LEGEND**  
1538    SIMPSON & GOODRIDGE SURVEYING INC., 1998, O.L.S.  
NEP    NO EVIDENCE FOUND  
PI    REGISTERED PLAN 36R-610  
M    MESSAGED  
S    SET  
PROP    PROPORTIONED  
CALC    CALCULATED FROM  
INT    POINT INTERPOLATED BY INTERSECTION  
MVD    MESSAGED VERTICALLY  
MND    MESSAGED HORIZONTALLY  
MOS    MESSAGED POINT ONLY  
MOS    MESSAGED POINT ONLY

**SURVEYOR'S CERTIFICATE**  
I, SURVEYOR PAUL GOODRIDGE, DO HEREBY CERTIFY THAT:  
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYOR ACT AND THE LAND TITLES ACT AND THE REGULATIONS THERE UNDER THEREIN.  
2. THE SURVEY WAS COMPLETED ON 15th DAY OF AUGUST 2024.  
NORTH BAY, ONTARIO  
SEPTEMBER 20, 2024  
PAUL GOODRIDGE  
ONTOARIO SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SURVEYOR FORM NUMBER 22(2013)

**GOODRIDGE GOULET  
PLANNING & SURVEYING LTD.**  
ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS  
UNIT 1 - 400 MAIN STREET EAST, NORTH BAY, ON N1B 1B5  
705-643-7172    paul@goodridgego.com  
705-643-7971    paul@goodridgego.com

PLAN	REV	DATE	FILE
36R-15299	001	15 SEP 2024	36R-15299