

The Mane Obsession Ltd.

July 9, 2025

RE: Property at 802 Maple Lane, RR2 Lyndhurst, Ontario, K0E 1N0

To whom it may concern;

I, Yvonne Branco, am the sole owner of The Mane Obsession Ltd.. The corporation purchased this property in 1997. We were aware when we purchased the property that there was a road allowance through it. We had approached our lawyer at the time to apply to have it removed and truly felt the issue had been dealt with long ago. Our lawyer retired many years ago.

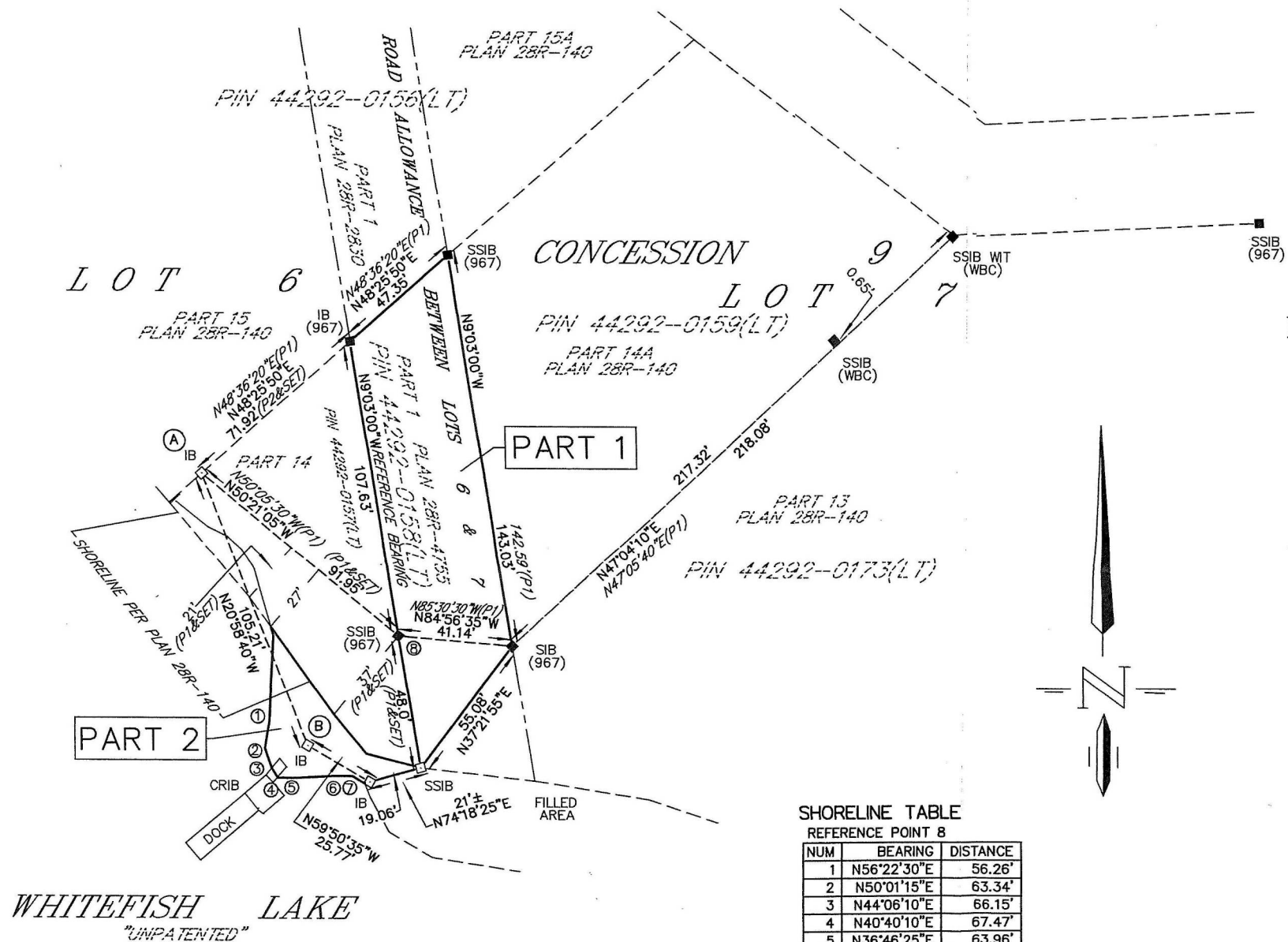
We listed this property in June and received an accepted offer of sale, to close on July 3, 2025. It was at closing that it was realized that the property still had a road allowance. This resulted in the collapse of an accepted offer and sale. We realize that this issue will continue to arise and therefore would like to apply to purchase and close the current road allowance that runs through the property, also known as part of lot 6 and 7, Concession 9, being parts 14 and 14(a), on plan 28R-140, Township Of Leeds County Of Leeds. This road allowance was present before the home was built and we are the 4th owners of this property. I was also like to explain that the neighbors property to the west has already closed the Road Allowance before me, rendering the allowance unusable.

I would like to explain that my husband, Gus Branco, has been diagnosed with metastatic cancer. The property has become an effort to manage and that is why we are endeavoring to sell it.

Sincerely,

Yvonne Branco

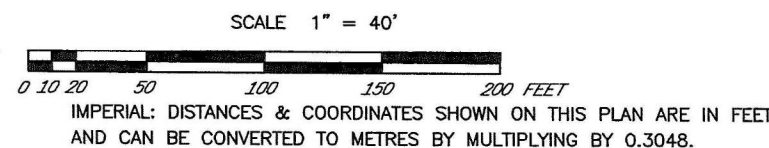
Gus Branco



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.	PLAN 28R RECEIVED AND DEPOSITED.
DATE _____	DATE _____
GEORGE N. BRACKEN ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF LEEDS. (No.28)

SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF ROAD ALLOWANCE BETWEEN LOTS 6 AND 7	9	PART OF 44292-0156(LT)
2	PART OF LOT 6		UNPATENTED

PLAN OF SURVEY OF
PART OF LOT 6 AND ROAD ALLOWANCE
BETWEEN LOTS 6 AND 7
CONCESSION 9
GEOGRAPHIC TOWNSHIP OF LEEDS
TOWNSHIP OF LEEDS AND THOUSAND ISLANDS
COUNTY OF LEEDS
GEORGE BRACKEN LIMITED



BEARING REFERENCE
BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC DERIVED FROM THE WESTERLY LIMIT OF PART 1, PLAN 28R-4755, SHOWN AS N9°03'00"W

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SHORT STANDARD IRON BAR PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - RIB DENOTES ROUND IRON BAR
 - RPL DENOTES ROCK PLUG
 - X--X DENOTES FENCE
 - (1054) DENOTES GEORGE BRACKEN, O.L.S.
 - P1 DENOTES PLAN 28R-140
 - P2 DENOTES PLAN 28R-4755
 - (967) DENOTES W.N. WILDMAN, O.L.S.
 - (WBC) DENOTES B. COLLETT, O.L.S.

SHORELINE TABLE		
REFERENCE POINT B		
NUM	BEARING	DISTANCE
1	N56°22'30"E	56.26'
2	N50°01'15"E	63.34'
3	N44°06'10"E	66.15'
4	N40°40'10"E	67.47'
5	N36°46'25"E	63.96'
6	N24°52'40"E	55.57'
7	N18°37'00"E	53.21'

INTEGRATION DATA		
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999707.		
OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 18,NAD83 (CSRS)(1997.0) COORDINATES TO REMOTE ACCURACY PER SEC. 14 (2) OF O. REG. 216/10.		
POINT ID	NORTHING	EASTING
A	16171246.64	1320799.40
B	16171148.19	1320836.74
COORDINATES CANNOT IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

WHITEFISH LAKE
"UNPATENTED"

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 6th. DAY OF AUG., 2018.

DATE: _____ 2018

GEORGE N. BRACKEN
ONTARIO LAND SURVEYOR

George Bracken Limited ONTARIO LAND SURVEYORS 40 MAIN STREET, WEST SMITHS FALLS, ONTARIO	
PHONE: (613) 283-2233	FAX: (613) 283-6886
DRAWN BY: GNB	MATH CHECK: GNB
CALC'D BY: GNB	FILE: LES-22
CHECKED BY: GNB	JOB No.: B-3709