

PLAN OF SUBDIVISION OF
PART OF LOT 15,
CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF WEST GWILLIMBURY)
TOWN OF BRADFORD
WEST GWILLIMBURY
COUNTY OF SIMCOE

SCALE 1:1000

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

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

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- ▣ DENOTES STANDARD IRON BAR
- SB DENOTES IRON BAR
- SDB DENOTES SHORT STANDARD IRON BAR
- CP DENOTES CONCRETE PIN
- RPE DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
- (738) DENOTES R.C. HONPATRICK, O.L.S.
- (877) DENOTES R.C. HONPATRICK, O.L.S.
- (1225) DENOTES R.C. HONPATRICK, O.L.S.
- (BCJ) DENOTES BROWN, CAVELL & JACKSON SURVEYING LTD., O.L.S.
- (N) DENOTES NOTE MODIFIED
- PL1 DENOTES PLAN 51R-28889
- PL2 DENOTES PLAN 51R-20812
- PL3 DENOTES PLAN 51R-12467
- P.L.N. DENOTES PROPERTY IDENTIFIER NUMBER
- SOP DENOTES SPECIFIED CONTROL POINT

DUE TO CONSTRUCTION ACTIVITY ALL SET MONUMENTS
ARE PLASTIC BARS UNLESS OTHERWISE NOTED.

BEARING NOTE

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM:
SCP 0081869588 NORTH 4887828.411 EAST 614363.154
SCP 0081869588 NORTH 4881853.375 EAST 610002.719
COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER
SEC. 14 (2) OF OREG. 218/70, AND CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
DISTANCES ARE GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.999714.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 95 BOTH INCLUSIVE, BLOCKS 96 TO 108, BOTH INCLUSIVE AND BLOCK 112,
STREET WIDENING, NAMELY BLOCKS 110 AND 111, 0.30 RESERVE NAMELY BLOCK 113 AND
STREETS NAMELY DIMORK COURT, TIBERNI WAY, STEVENS GATE AND DANUBE LANE
HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS AND STREET WIDENINGS
ARE DEDICATED AS PUBLIC HIGHWAYS TO THE
CORPORATION OF THE TOWN OF BRADFORD WEST GWILLIMBURY.
42011 DAY OF NOV 2017.

BRADFORD EAST DEVELOPMENTS INC.

GALL TIBERNI
PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

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 LAND
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 22ND DAY OF NOV 2017.

DATE Nov 22ND, 2017.

C. P. EDWARD
ONTARIO LAND SURVEYOR

S-06-04

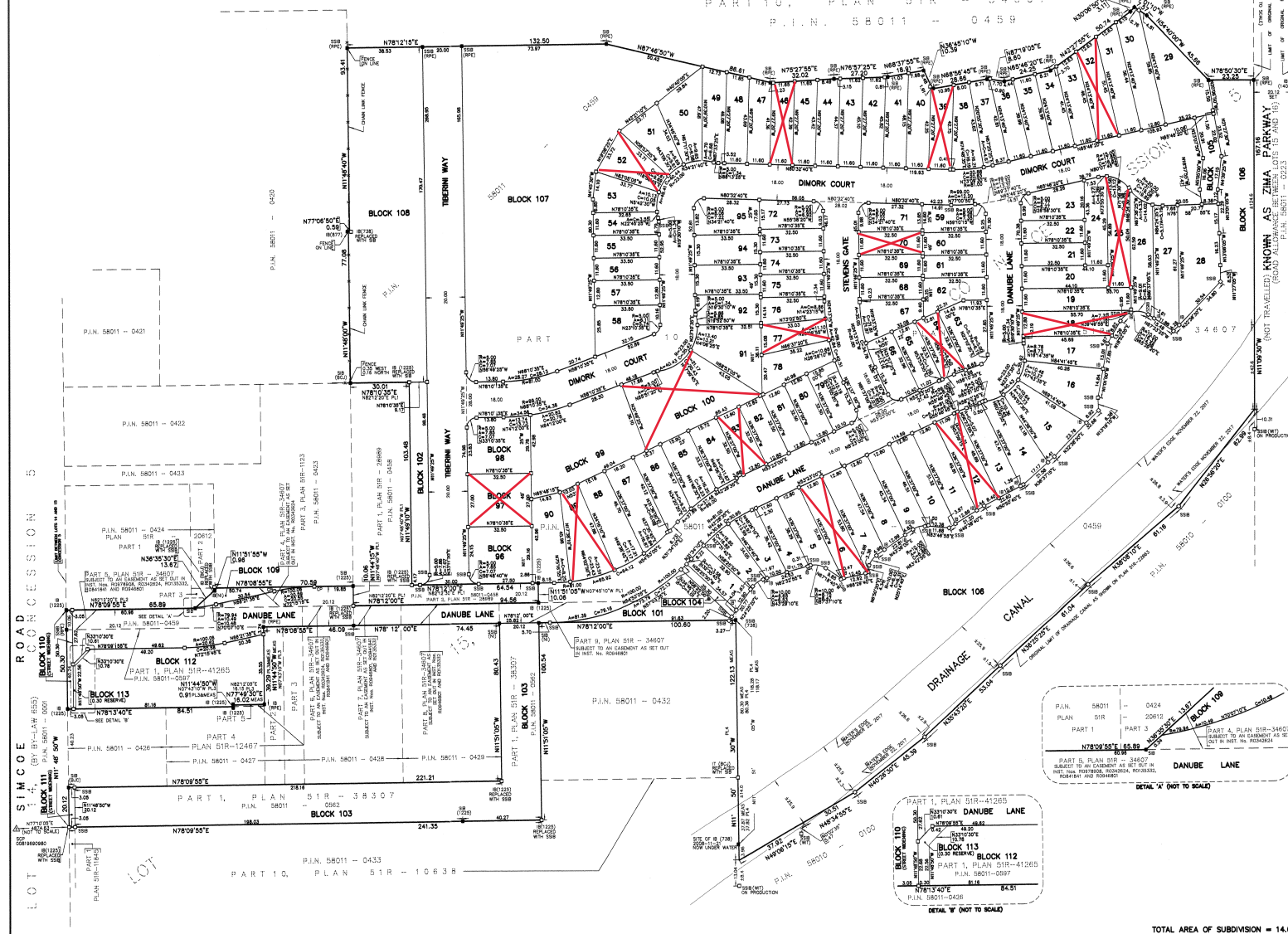
PLAN 51M-

I CERTIFY THAT THIS PLAN IS REGISTERED
IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF SIMCOE (No. 51)
AT _____ O'CLOCK ON THE _____
DAY OF _____ 2017 AND ENTERED IN THE
PARCEL REGISTER(S) FOR PROPERTY IDENTIFIER

AND THE REQUIRED CONSENTS ARE
REGISTERED AS PLAN DOCUMENT NO.

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES PART OF P.L.N. 58011-0458 AND
ALL OF P.L.N. 58011-0592 AND ALL OF P.L.N. 58011-0597
SUBJECT TO AN EASEMENT OVER PART 5, PLAN 51R-34607
AS SET OUT IN INST. NO. R027808 (AFFECTS PART OF
BLOCK 110 (STREET WIDENING) AND PART OF DANUBE LANE)
SUBJECT TO AN EASEMENT OVER PARTS 4, 5 AND 6,
PLAN 51R-34607 AS SET OUT IN INST. NO. R034264
(AFFECTS PART OF BLOCK 108, PART OF BLOCK 110 (STREET
WIDENING) AND PART OF DANUBE LANE)
SUBJECT TO AN EASEMENT OVER PARTS 5, 6, 7 AND 8,
PLAN 51R-34607 AS SET OUT IN INST. NO. R013532
(AFFECTS PART OF BLOCK 110 (STREET WIDENING) AND
PART OF DANUBE LANE)
SUBJECT TO AN EASEMENT OVER PARTS 5, 6 AND 7,
PLAN 51R-34607 AS SET OUT IN INST. NO. R024681
(AFFECTS PART OF BLOCK 110 (STREET WIDENING) AND
PART OF DANUBE LANE)
SUBJECT TO AN EASEMENT OVER PARTS 5, 6, 7, 8 AND 9,
PLAN 51R-34607 AS SET OUT IN INST. NO. R024681
(AFFECTS PART OF LOT 1, PART OF BLOCK 101, 104, 108
AND BLOCK 110 (STREET WIDENING) AND PART OF
DANUBE LANE)



MUNICIPAL APPROVAL

APPROVED UNDER SECTION 51 OF
THE PLANNING ACT, R.S.O. 1990
THIS _____ DAY OF _____, 2017.

RYAN WINDLE, MCF, RPP
MANAGER, OFFICE OF COMMUNITY PLANNING
THE TOWN OF BRADFORD WEST GWILLIMBURY

rpe RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
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WOODBRIDGE, ONTARIO L4L 8A3
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Tel: (905) 264-0881 Fax: (905) 264-2099
Website: www.rpe.ca
DRAWN: P.M./D.F./A.R./S.G. CHECKED: C.P.E.
JOB NO. 13-252 CAD FILE NO. 13252a1k

TOTAL AREA OF SUBDIVISION = 14.628 ha.