

**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
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- S5B DENOTES SHORT STANDARD IRON BAR
- CP DENOTES CONCRETE PIN
- (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
- (CSE) DENOTES R.C. HENRIKATROK, O.L.S.
- (677) DENOTES W. M. JACKSON, O.L.S.
- (1225) DENOTES RONEY C. PHINES SURVEYING LTD., O.L.S.
- (BCJ) DENOTES BROUINE, 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.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- SIP 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 4887328.411 EAST 81436.154  
SCP 0081869589 NORTH 4881853.375 EAST 810002.719  
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 0.99974.

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT:  
1. LOTS 1 TO 95 BOTH INCLUSIVE, BLOCKS 96 TO 109, BOTH INCLUSIVE AND BLOCK 112,  
STREET WIDENING, NAMELY BLOCKS 110 AND 111, 0.30 RESERVE NAMELY BLOCK 113 AND  
STREETS NAMELY DIMORK COURT, TIBERN 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.

DATED THE 29<sup>TH</sup> DAY OF NOV 2017.

BRADFORD EAST DEVELOPMENTS INC.

GALL TIBERN  
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 SURVEY ACT, THE SURVEYORS ACT AND THE LAND  
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 22<sup>ND</sup> DAY OF NOV. 2017.

DATE Nov 22<sup>ND</sup>, 2017.

C.P.E.D.  
C. P. EDWARD  
ONTARIO LAND SURVEYOR

S-06-04

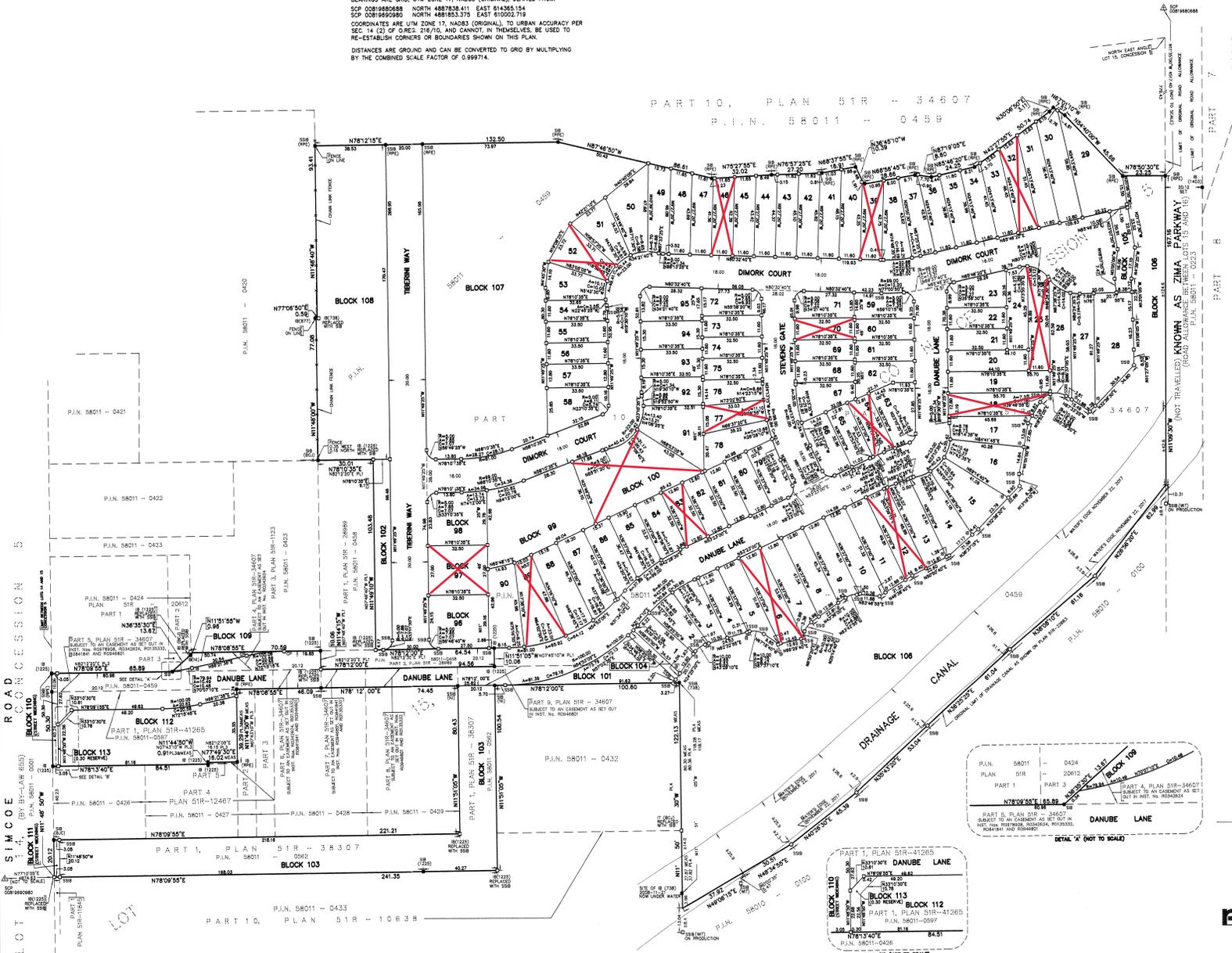
**PLAN 51M-**

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. R0278008 (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. R0342624  
(AFFECTS PART OF BLOCK 109, 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. R0135332  
(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. R0461841  
(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. R0464801  
(AFFECTS PART OF LOT 1, PART OF BLOCKS 101, 104, 108  
AND BLOCK 110 (STREET WIDENING) AND PART OF  
DANUBE LANE)

PART 10, PLAN 51R - 34607  
P.I.N. 58011 - 0459



**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  
843 Centre Road, Suite  
Woodbridge, Ontario L4L 8A3  
Tel: (416) 335-5000 Fax: (416) 335-5001  
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.13252161

TOTAL AREA OF SUBDIVISION = 14.626 ha.