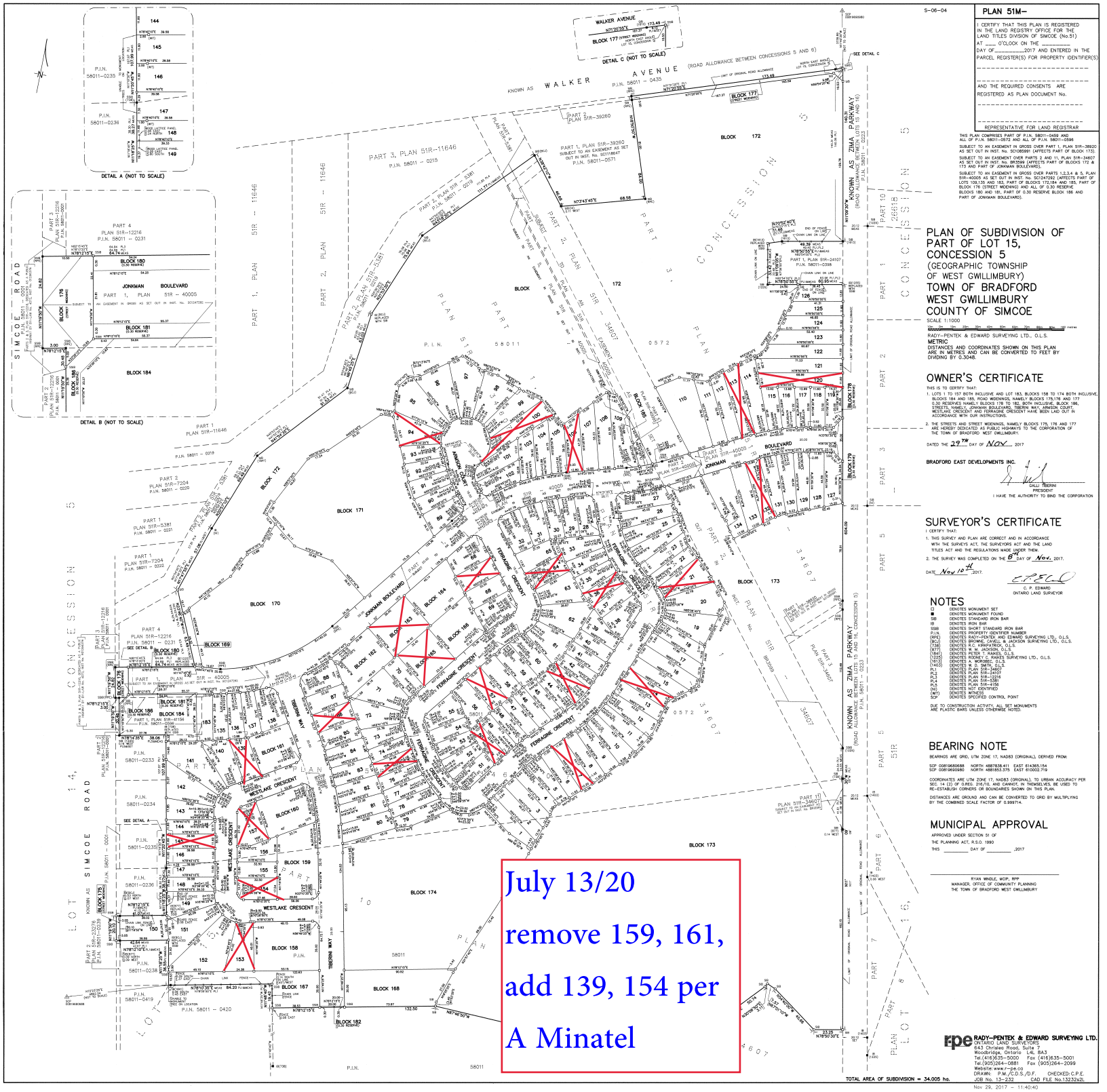
PLAN 51M–
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF SIMCOE (No.51)
AT ____ O'CLOCK ON THE ____
DAY OF ____,2017 AND ENTERED IN THE PARCEL REGISTER(S) FOR PROPERTY IDENTIFIER(S)
AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No.
REPRESENTATIVE FOR LAND REGISTRAR
THIS PLAN COMPRISES PART OF P.I.N. 58011-0459 AND ALL OF P.I.N. 58011-0572 AND ALL OF P.I.N. 58011-0598
SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, PLAN 51R-38920 AS SET OUT IN INST. No. SC1085691 (AFFECTS PART OF BLOCK 173).
SUBJECT TO AN EASEMENT OVER PARTS 2 AND 11, PLAN 51R-34607 AS SET OUT IN INST. No. BR35969 (AFFECTS PART OF BLOCKS 172 & 173 AND PART OF JONKMAN BOULEVARD).
SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1,2,3,4 & 5, PLAN 51R-40005 AS SET OUT IN INST. No. SC1247282 (AFFECTS PART OF LOTS 109,135 AND 183, PART OF BLOCKS 172,184 AND 185, PART OF BLOCK 176 (STREET WIDENING) AND ALL OF 0.30 RESERVE BLOCKS 180 AND 181, PART OF 0.30 RESERVE BLOCK 186 AND PART OF JONKMAN BOULEVARD).
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.
OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 157 BOTH INCLUSIVE AND LOT 183, BLOCKS 158 TO 174 BOTH INCLUSIVE, BLOCKS 184 AND 185, ROAD WIDENINGS, NAMELY BLOCKS 175,176 AND 177 0.30 RESERVES NAMELY BLOCKS 178 TO 182, BOTH INCLUSIVE, BLOCK 186, STREETS, NAMELY, JONKMAN BOULEVARD, TIBERINI WAY, ARMSON COURT, WESTLAKE CRESCENT AND FERRAGINE CRESCENT HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS AND STREET WIDENINGS, NAMELY BLOCKS 175, 176 AND 177 ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE TOWN OF BRADFORD WEST GWILLIMBURY.
DATED THE 29TH DAY OF NOV 2017
BRADFORD EAST DEVELOPMENTS INC.
GALLI TIBERINI
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 6TH DAY OF Nov. 2017.
DATE Nov 10 2017.
C. P. EDWARD
ONTARIO LAND SURVEYOR
NOTES
DENOTES MONUMENT SET
DENOTES MONUMENT FOUND
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
(RPE) DENOTES RADY-PENTEK AND EDWARD SURVEYING LTD., O.L.S.
(BCJ) DENOTES BROWNE, CASELL & JACKSON SURVEYING LTD., O.L.S.
(738) DENOTES R.C. KIRKPATRICK, O.L.S.
(877) DENOTES H. M. HOWSON, O.L.S.
(1205) DENOTES PETER J. CHARLES, O.L.S.
(1215) DENOTES R. SYDNEY O'HARA SURVEYING LTD., O.L.S.
(1613) DENOTES A. WRIGHT, O.L.S.
(1403) DENOTES W. D. SMITH, O.L.S.
PL1 DENOTES PLAN 51R-34607
PL2 DENOTES PLAN 51R-24107
PL3 DENOTES PLAN 51R-38920
PL4 DENOTES PLAN 51R-5381
PL5 DENOTES PLAN 51R-41156
(N) DENOTES NOT IDENTIFIED
(WIT) DENOTES WITNESS
SCP DENOTES 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 008196806B8 NORTH 4887836.411 EAST 614365.154
SCP 008196909B0 NORTH 4881853.375 EAST 610002.719
COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999774.
MUNICIPAL APPROVAL
APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990
THIS ____ DAY OF ____,2017
RYAN WINDLE, MCIP, RPP
MANAGER, OFFICE OF COMMUNITY PLANNING
THE TOWN OF BRADFORD WEST GWILLIMBURY
July 13/20
remove 159, 161,
add 139, 154 per
A Minatel
RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
Website:www.rpe.ca
DRAWN: P.M./C.D.S./D.F. CHECKED:C.P.E.
JOB No. 13-232 CAD FILE No.13232v2L
Nov 29, 2017 - 11:40:40
TOTAL AREA OF SUBDIVISION = 34.005 ha.
S-06-04
WALKER AVENUE
KNOWN AS WALKER AVENUE (ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6)
KNOWN AS ZIMA PARKWAY (ROAD ALLOWANCE BETWEEN LOTS 15 AND 16)
JONKMAN BOULEVARD
FERRAGINE CRESCENT
WESTLAKE CRESCENT
TIBERINI WAY
ARMSON COURT
BLOCK 171
BLOCK 172
BLOCK 173
BLOCK 174
BLOCK 175
BLOCK 176
BLOCK 177
BLOCK 178
BLOCK 179
BLOCK 180
BLOCK 181
BLOCK 182
BLOCK 183
BLOCK 184
BLOCK 185
BLOCK 186
DETAIL A (NOT TO SCALE)
DETAIL B (NOT TO SCALE)
DETAIL C (NOT TO SCALE)
LOT 14, CONCESSION 5
LOT 15, CONCESSION 5