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
SSIB	DENOTES SHORT STANDARD IRON BAR
CP	DENOTES CONCRETE PIN
(RPE)	DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
(738)	DENOTES A.C. KIRKPATRICK, O.L.S.
(877)	DENOTES W. H. JACKSON, O.L.S.
(1225)	DENOTES RODNEY J. RAINES SURVEYING LTD., O.L.S.
(BCL)	DENOTES BROWN, CHASLE & JACKSON SURVEYING LTD., O.L.S
(N)	DENOTES NOTE IDENTIFIED
PL1	DENOTES PLAN 51R-38939
PL2	DENOTES PLAN 51R-20813
PL3	DENOTES PLAN 51R-12467
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
SCP	DENOTES SPECIFIED CONTROL POINT

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

BEARING NOTE

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM:

SCP 0081980698 NORTH 4887538.417 EAST 614355.34
SCP 0081995080 NORTH 4881851.378 EAST 610021.714

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (3) 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 0.999714.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 85 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, TIBERIN 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 29TH DAY OF NOV. 2017.

BRADFORD EAST DEVELOPMENTS INC.

GALU TIBERIN
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.I.N. 58011-0439 AND ALL OF P.I.N. 58011-0362 AND ALL OF P.I.N. 58011-0364

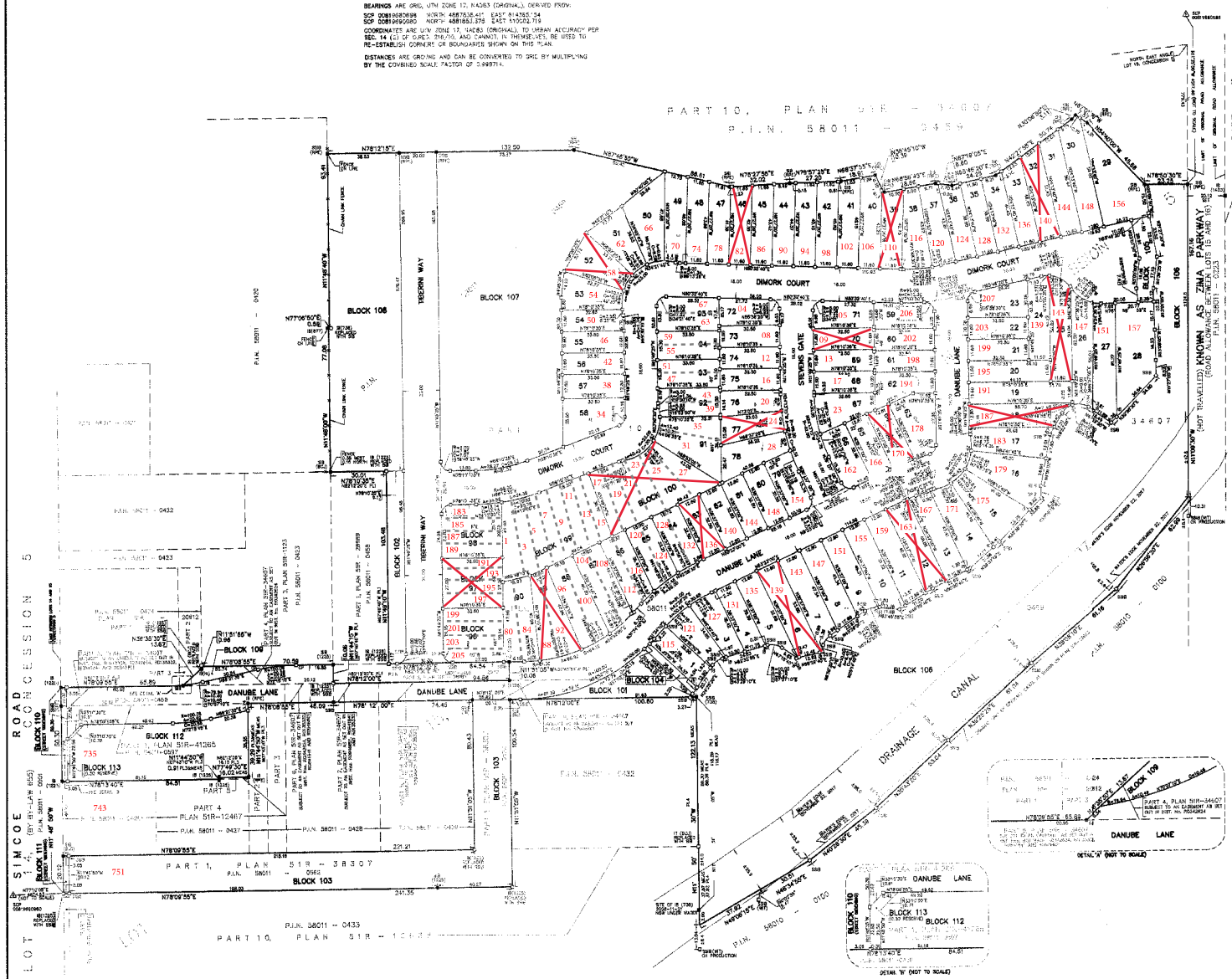
SUBJECT TO AN EASEMENT OVER PART 5, PLAN 51R-34607 AS SET OUT IN INST. No. R0578608 (AFFECTS PART OF BLOCK 110 (STREET WIDENING) AND PART OF DANUBE LANE)

SUBJECT TO AN EASEMENT OVER PARTS 4, 5 AND 6, PLAN 51R-34607 AS SET OUT IN INST. No. R0342634 (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. R0136332 (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. R0641841 (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. R0946807 (AFFECTS PART OF LOT 1, PART OF BLOCKS 101, 104, 106 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 MINER, MCIP, RPP
MANAGER, OFFICE OF COMMUNITY PLANNING
THE TOWN OF BRADFORD WEST GWILLIMBURY

TOTAL AREA OF SUBDIVISION = 14.626 ha.

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DRAWN: P.W./C.F./A.R./S.G. CHECKED: C.P.E.
JOB No. 13-252 CAD FILE No.13252blk