

CAUTION
 THIS TOPOGRAPHIC INFORMATION DELINEATES THE FEATURES AS SHOWN AND VISIBLE, GIVEN THE SITE CONDITIONS, FROZEN GROUND, SNOW COVER, ETC. MAY HAVE HIDDEN FEATURES OTHERWISE VISIBLE. THE LOCATION OF UNDERGROUND SERVICES, IF SHOWN, WAS DERIVED FROM PLANS OBTAINED FROM OTHER AGENCIES.
 EPLETT WOROBEC RAIKES SURVEYING LTD. CANNOT BE HELD RESPONSIBLE FOR THE LOCATION AND ACCURACY OF UNDERGROUND SERVICES. THE LOCATION OF ALL SERVICES MUST BE VERIFIED ON SITE. ONLY A SIGNED AND SEALED PAPER COPY OF THIS SURVEY IS AN ORIGINAL COPY. NO DIGITAL VERSION OF THIS PLAN IS TO BE CONSIDERED "ORIGINAL" AND MAY HAVE BEEN ALTERED BY OTHERS.

REVISIONS TABLE		
DATE	BY	COMMENT
2018-10-25	EJK	TOPOGRAPHIC RELEASED
2018-12-18	EJK	MISSING TOPOGRAPHIC & SUI INFORMATION ADDED
2019-03-05	EJK	WEST YONGE ST BOUNDARY ADDED & TOPOGRAPHIC INFORMATION ALONG RAILWAY

PLAN OF SURVEY SHOWING TOPOGRAPHIC FEATURES OF PART OF SOUTH 1/2 LOT 16 CONCESSION 11 (GEOGRAPHIC TOWNSHIP OF INNISFIL) TOWN OF INNISFIL COUNTY OF SIMCOE
 SCALE 1 : 1000
 25 20 15 10 5 0 25 50 75 Metres
 EPLETT WOROBEC RAIKES SURVEYING LTD.
 2019

TREE HEALTH INDEX						
TREE ID	TREE TYPE	TRUNK ID	DIAMETER @ 1.3m ABOVE GROUND	RADIUS @ 1.3m	HEALTH	NOTES
T1	BLACK CHERRY	A	0.23	4	0.5	PARTIAL DIEBACK, LEANING
		B	0.27			
		C	0.20			
		D	0.28			
T2	BLACK CHERRY		0.23	2	0	DEAD
T3	BLACK CHERRY		0.26	3	0.5	
T4	AMERICAN ELM		0.73	4	0.75	
T5	BLACK CHERRY		0.32	2	0	DEAD
T6	TREMBLING ASPEN		0.22	3	0.25	DIEBACK ON TOP OF CROWN
T7	TREMBLING ASPEN		0.22	3	0.5	HEAVY VINE CONSTRUCTION
T8	TREMBLING ASPEN		0.22	3	0.25	WIND DAMAGED/BROKEN AT CROWN
T9	TREMBLING ASPEN		0.24	3	0.5	HEAVY VINE CONSTRUCTION
T10	MANTOBA MAPLE		0.64	2	0	LEANING, THIN CROWN, SUCKERS BELOW CROWN
T11	BLACK CHERRY	A	0.28	5	0.5	DIEBACK, HEAVY VINE CONSTRUCTION
		B	0.23			
T12	TREMBLING ASPEN		0.20	3	0.5	BENT, LEANING EAST
T13	BLACK CHERRY	A	0.25	6	0.5	HEAVY VINE CONSTRUCTION, PARTIAL DIEBACK
		B	0.25			
		C	0.31			
T14	SUGAR MAPLE		0.69	7	1	
T15	SUGAR MAPLE		1.20	5	0.25	CENTRAL TRUNK DEAD, SUCKERS GROWN UP BASE OF TRUNK
T16	BLACK CHERRY		0.22	4	0.5	DIEBACK, HEAVY VINE CONSTRUCTION
T17	MANTOBA MAPLE		0.36	5	0.25	50% OF CROWN BROKEN
T18	BLACK CHERRY	A	0.28	7	0.25	50% CROWN REMAINING, HEAVY VINE CONSTRUCTION
		B	0.37			
T19	AMERICAN ELM	B	0.65	6	0.75	VINE CONSTRUCTION
T20	BLACK CHERRY	A	0.34	5	0.5	60% CROWN REMAINING, LEANING NORTH
		B	0.37			
		C	0.20			
T21	BLACK CHERRY	A	0.27	5	0	DYING, 20% CROWN REMAINING
		B	0.21			
		C	0.20			
T22	SUGAR MAPLE	A	0.23	4	1	
		B	0.15			
		C	0.15			
T23	WHITE ASH	A	0.19	7	0.5	80% CROWN REMAINING, VINE CONSTRUCTION
		B	0.19			
		C	0.15			
		D	0.15			
		E	0.15			
T24	WHITE ASH		0.52	4	0.25	20% CROWN REMAINING, INSECT DAMAGE
T25	WHITE ASH		0.34	5	0.5	60% CROWN REMAINING, INSECT DAMAGE
T26	BASSWOOD		0.55	6	0.5	MINOR INSECT DAMAGE
T27	AMERICAN ELM		0.21	N/A	0	RECENTLY BROKEN, 10% CROWN REMAINING
T28	WHITE ASH		0.28	0		DYING, INSECT DAMAGE
T29	WHITE ASH		0.24	4	0	DYING, INSECT DAMAGE
T30	SUGAR MAPLE		0.31	6	0.75	
T31	WHITE ASH		1.11	7	0	DEAD, INSECT DAMAGE
T32	SUGAR MAPLE		0.34	3	1	
T33	WHITE ASH		0.57	8	0	DYING, INSECT DAMAGE
T34	WHITE ASH		0.21	4	0	DYING, INSECT DAMAGE
T35	WHITE ASH		0.22	4	0.5	MINOR INSECT DAMAGE
T36	BLACK CHERRY		0.73	4	0.25	20% CROWN REMAINING, DIEBACK
T37	WHITE ASH		0.42	7	0.25	MINOR INSECT DAMAGE, VINE CONSTRUCTION
T38	WHITE ASH		0.35	4	0.25	MINOR INSECT DAMAGE, VINE CONSTRUCTION
T39	BASSWOOD		0.29	5	0.5	MINOR BIRD/INSECT DAMAGE
T40	BASSWOOD	A	0.25	8	0.5	MINOR BIRD/INSECT DAMAGE
		B	0.24			
		C	0.21			
		D	0.27			
		E	0.25			
T41	BASSWOOD		0.34	6	0.5	PREVIOUSLY TRIMMED ON SIDE FACING RAIL, REMAINDER LEANING WEST
T42	BLACK CHERRY	A	0.31	7	0.5	PARTIAL DIEBACK
		B	0.27			
		C	0.45			
T43	BASSWOOD	A	0.20	4	0.75	MINOR INSECT/BIRD DAMAGE
		B	0.15			
		C	0.15			
T44	SUGAR MAPLE		0.37	3	1	
T45	MANTOBA MAPLE		0.26	3	0.75	LEANING WEST, SUCKERS AT BASE OF TRUNK
T46	WHITE ASH		0.25	4	0.25	BARK PEELING, MINOR INSECT DAMAGE
T47	BLACK CHERRY		0.71	7	0	DEAD, LEANING WEST
T48	MANTOBA MAPLE		0.33	4	1	
T49	AMERICAN ELM		0.29	10	0.5	LEANING EAST TOWARDS RAIL
T50	WHITE ASH		0.83	7	0	DEAD, LEANING WEST
T51	WHITE ASH		0.76	8	0.25	
T52	IRONWOOD		0.44	6	0.75	MINOR INSECT/BIRD DAMAGE
T53	WHITE ASH		0.35	6	0	INSECT DAMAGE
T54	WHITE ASH		0.38	5	0	INSECT DAMAGE
T55	AMERICAN ELM		0.67	6	0.75	MINOR INSECT DAMAGE
T56	BASSWOOD	A	0.33	8	0.75	MINOR INSECT DAMAGE
		B	0.33			
T57	BLACK CHERRY		0.76	10	0.75	80% CROWN REMAINING
T58	BASSWOOD	A	0.22	6	0.75	MINOR INSECT DAMAGE
		B	0.16			
		C	0.15			
T59	AMERICAN ELM		0.52	6	0.75	
T60	BASSWOOD		0.45	8	0.75	
T62	WHITE ASH		0.45	5	0	DEAD
T63	MANTOBA MAPLE	A	0.21	6	0.75	
		B	0.20			
T64	MANTOBA MAPLE		0.61	7	0.75	
T65	WHITE ASH		0.23	4	0	DEAD
T66	AMERICAN ELM		0.23	5	0.75	
T67	WHITE ASH		0.88	8	0	DEAD
T68	MANTOBA MAPLE		0.62	5	1	
T69	BASSWOOD		0.57	4	0.5	SUCKERS AT BASE OF TRUNK
T70	WHITE ASH		0.36	5	0.25	INSECT DAMAGE/DIE BACK
T71	WHITE ASH		0.59	7	0	HEAVY INSECT DAMAGE
T72	MANTOBA MAPLE		0.37	3	1	
T73	WHITE ASH		0.32	N/A	0	DEAD, NO CROWN IN TACT
T74	BLACK CHERRY	A	0.21	7	0.75	90% CROWN REMAINING
		B	0.35			
T75	WHITE ASH		0.27	5	0	DEAD
T76	BLACK CHERRY		0.27	4	0.5	LEANING EAST
T77	AMERICAN ELM		0.22	5	0.75	
T78	WHITE ASH		0.34	4	0.25	INSECT DAMAGE
T79	MANTOBA MAPLE	A	0.23	10	0.25	BROKEN CROWN, 50% CROWN REMAINING, LEANING EAST
		B	0.39			
T80	WHITE ASH		0.32	5	0	DEAD
T81	WHITE ASH		0.32	5	0.25	INSECT DAMAGE
T82	WHITE ASH		0.33	4	0	DEAD
T83	BLACK CHERRY		0.28	6	0.5	LEANING NORTH, 75% CROWN REMAINING
T84	WHITE ASH		0.20	N/A	0	DEAD, NO CROWN IN TACT
T85	WHITE ASH		0.24	5	0	DEAD
T86	BLACK CHERRY		0.44	10	0.5	70% CROWN REMAINING
T87	SUGAR MAPLE		0.39	5	0	DEAD
T88	MANTOBA MAPLE	A	0.32	7	0.75	LEANING EAST
		B	0.25			
T89	WHITE ASH		0.20	5	0	DEAD
T90	BLACK CHERRY	A	0.21	5	0	DEAD
		B	0.25			
		C	0.25			
		D	0.23			
T91	WHITE ASH		0.24	N/A	0	DEAD, NO CROWN IN TACT
T92	AMERICAN ELM		0.38	7	0.75	MINOR INSECT DAMAGE, LEANING NORTHWEST
T93	AMERICAN ELM		0.25	5	0.75	LEANING EAST
T94	SUGAR MAPLE		0.24	5	1	
T95	WHITE ASH	A	0.19	7	0	DEAD
		B	0.17			
		C	0.24			
		D	0.18			
T96	AMERICAN ELM		0.41	10	0	DEAD, LEANING NORTHWEST
T97	MANTOBA MAPLE		0.49	6	0.5	LEANING NORTHWEST, SUCKERS AT BASE OF TRUNK
T98	MANTOBA MAPLE		0.23	5	0.5	
T99	SUGAR MAPLE		0.25	6	0.75	85% CROWN REMAINING
T100	MANTOBA MAPLE		0.27	6	0.5	LEANING WEST, SUCKERS AT BASE OF TRUNK
T101	MANTOBA MAPLE		0.26	7	0.5	
T102	BLACK CHERRY		0.38	5	0.25	30% CROWN REMAINING
T103	WHITE ASH		0.24	7	0.25	INSECT DAMAGE
T104	WHITE ELM		0.38			HEALTHY
T105	SILVER MAPLE		0.36			HEALTHY
T106	SILVER MAPLE		0.29			HEALTHY
T107	SILVER MAPLE		0.38			HEALTHY
T108	SILVER MAPLE		0.37			HEALTHY
T109	SILVER MAPLE		0.37			HEALTHY
T110	SILVER MAPLE		0.39			HEALTHY
T111	SILVER MAPLE		0.37			HEALTHY
T112	SILVER MAPLE		0.30			HEALTHY

NOTE: TREE HEALTH VALUES ARE DERIVED FROM THE CITY OF BARRIE TREE PROTECTION MANUAL (2010).

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

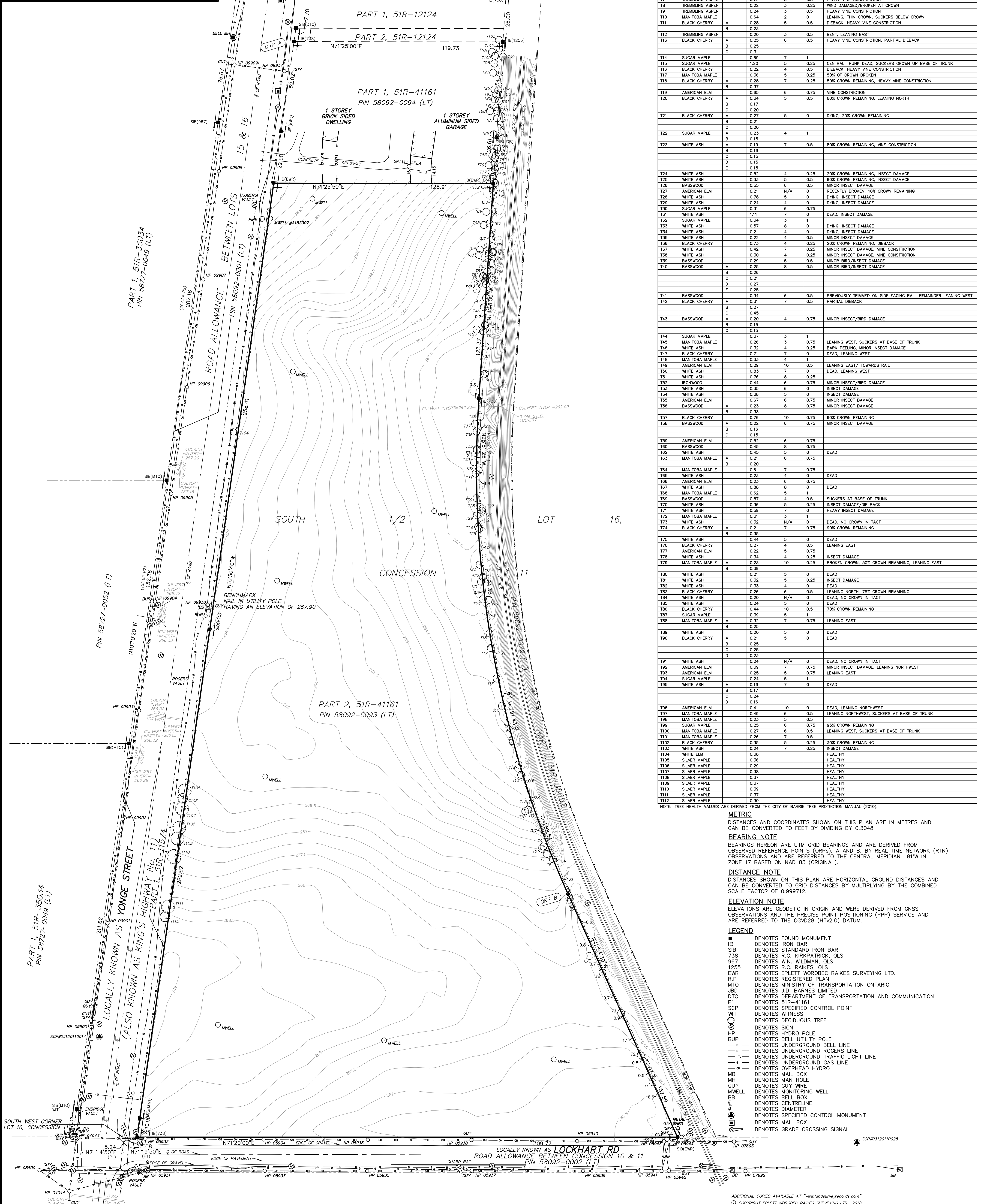
BEARING NOTE
 BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP), A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81W IN ZONE 17 BASED ON NAD 83 (ORIGINAL).

DISTANCE NOTE
 DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999712.

ELEVATION NOTE
 ELEVATIONS ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM GNSS OBSERVATIONS AND THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE CGVD28 (HTV2.0) DATUM.

LEGEND

- DENOTES FOUND MONUMENT
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- 738 DENOTES R.C. KIRKPATRICK, OLS
- 967 DENOTES W.N. WILDMAN, OLS
- 1255 DENOTES R.C. RAIKES, OLS
- EWR DENOTES EPLETT WOROBEC RAIKES SURVEYING LTD.
- R.P. DENOTES REGISTERED PLAN
- MTO DENOTES MINISTRY OF TRANSPORTATION ONTARIO
- JBD DENOTES J.D. BARNES LIMITED
- DTC DENOTES DEPARTMENT OF TRANSPORTATION AND COMMUNICATION
- P1 DENOTES 51R-41161
- SCP DENOTES SPECIFIED CONTROL POINT
- WT DENOTES WITNESS
- DENOTES DECIDUOUS TREE
- DENOTES CONIFER
- HP DENOTES HYDRO POLE
- BUP DENOTES BELL UTILITY POLE
- DENOTES UNDERGROUND BELL LINE
- DENOTES UNDERGROUND ROGERS LINE
- DENOTES UNDERGROUND TRAFFIC LIGHT LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES OVERHEAD HYDRO
- MB DENOTES MAIL BOX
- MH DENOTES MAN HOLE
- GUY DENOTES GUY WIRE
- MWELL DENOTES MONITORING WELL
- BB DENOTES BELL BOX
- C DENOTES CENTRELINE
- DENOTES DIAMETER
- DENOTES SPECIFIED CONTROL MONUMENT
- DENOTES MAIL BOX
- DENOTES GRADE CROSSING SIGNAL



OBSERVED REFERENCE POINTS (ORPs) ARE DERIVED FROM GNSS OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17 (81° LONGITUDE) NAD 83 ORIGINAL. COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG 216/10

POINT ID	NORTHING	EASTING
SCP 03120110025	4910366.08	610203.02
SCP 03120110014	4910284.97	609772.53
ORP A	4910860.71	609695.35
ORP B	4910448.37	610000.36

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

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 REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF FEBRUARY, 2018.

MARCH 6, 2019
 DATE
 PETER T. RAIKES, BSc., CLS, MRICS
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 2081219

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN accordance with Regulation 1026, Section 29(3).

DRAWN BY: EJK
 CHECKED BY: CRP
 PROJECT No. 175627

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