THIS IS AN INTEGRATED SURVEY

OBSERVED REFERENCE POINTS (ORP) ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17 (81°W LONGITUDE) NAD83 ORIG.

COORDINATES TO RURAL ACCURACY PER SEC.14(2), O.REG. 216/10.

UTM (NAD 83 ORIG) CO-ORDINATE TABLE
FOR MAPPING PURPOSES ONLY

POINT ID	NORTHING	EASTING
03120040051	4911594.082	600930.958
03120040053	4911782.765	601474.887
ORP Ⓐ	4911585.91	600839.64
ORP Ⓑ	4911779.45	601408.67

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

METRIC

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

NOTES

ALL SURVEY BARS PLANTED ARE IB UNLESS NOTED OTHERWISE

SSIB's HAVE BEEN PLANTED IN LIEU OF SIB's DUE TO THE PRESENCE OF UNDERGROUND UTILITIES OR OBSTRUCTIONS

ALL DISTANCES SHOWN ON CURVES ARE ARC LENGTHS

BEARING NOTE

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

DISTANCE NOTE

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9996933

BEARING ROTATION NOTE

FOR BEARING COMPARISONS, A ROTATION OF 00°55'40" COUNTER CLOCKWISE WAS APPLIED TO PLAN (P1) TO CONVERT TO UTM BEARINGS.

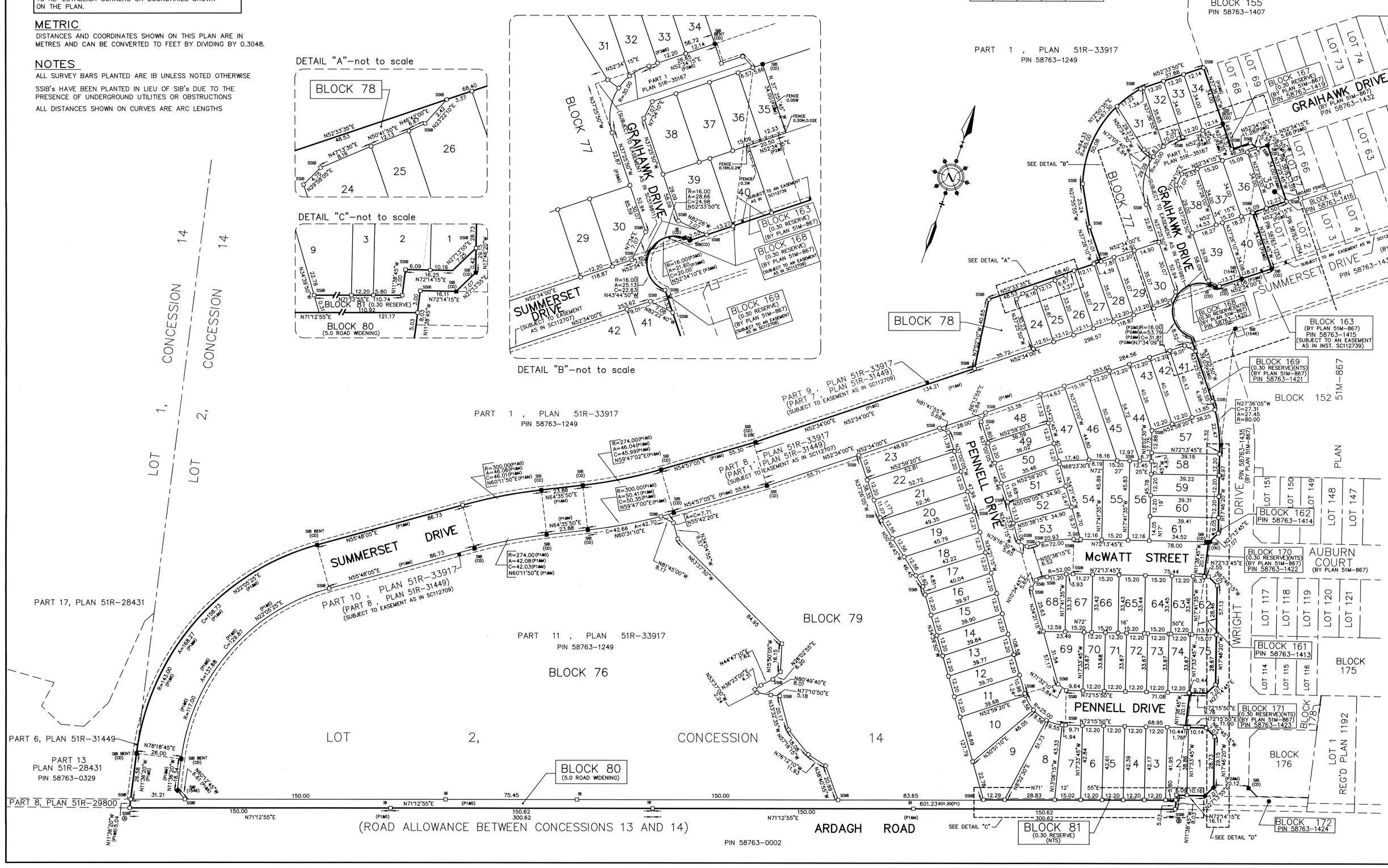
LEGEND

■	DENOTES	FOUND SURVEY MONUMENT
□	DENOTES	PLANTED SURVEY MONUMENT
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
WIT	DENOTES	WITNESS
-x-x-	DENOTES	FENCING
(1650)	DENOTES	DINO R.S. ASTRI, O.L.S.
(CD)	DENOTES	CALLON DIETZ
(1546)	DENOTES	RUDY MAK, O.L.S.
(NTS)	DENOTES	NOT TO SCALE
(P1)	DENOTES	PLAN 51R-33917
(P2)	DENOTES	PLAN 51M-867
(P3)	DENOTES	PLAN 51R-35167
(P_&M)	DENOTES	(PLAN_ & MEAS)
(P_&S)	DENOTES	(PLAN_ & SET)

CURVE SCHEDULE				
LOT	RADIUS	ARC	CHORD	BEARING
7	25.00	1.94	1.94	N74°34'30"E
8	25.00	9.55	9.49	N87°44'15"E
9	25.00	9.56	9.51	N70°21'35"W
10	25.00	9.56	9.50	N48°26'50"W
11	25.00	1.24	1.24	N36°04'05"W
31	30.00	8.17	8.14	N25°39'35"E
31	65.00	17.22	17.17	N34°54'55"E
32	30.00	10.07	10.02	N43°04'40"E
41	80.00	4.98	4.98	N35°38'50"W
53	72.00	20.93	20.85	N64°25'15"E
57	80.00	22.47	22.39	N25°49'05"W
67	52.00	3.93	3.93	N70°46'20"E
68	52.00	11.20	11.18	N62°26'30"E
BLK 77	65.00	50.08	48.85	N05°15'20"E
BLK 77	30.00	29.09	27.97	N09°55'25"W

✱ THIS PLAN COMPRISES PART OF PIN 58763-1249, ALL OF PIN'S 58763-1412, 58763-1413, 58763-1414, 58763-1415, 58763-1416

SUMMERSET DRIVE IS SUBJECT TO AN EASEMENT AS IN INST. SC112707 & SC112709.
LOT 1 AND PART OF LOT 2 ARE SUBJECT TO AN EASEMENT AS IN INST. SC814466.
PART OF LOT 40 IS SUBJECT TO AN EASEMENT AS IN INST. SC112739.
PART OF LOTS 23-30, 39-48, PART OF BLOCKS 76, 78, 79, PART OF PENNELL DRIVE AND GRAIHAWK DRIVE ARE SUBJECT TO AN EASEMENT AS IN INST. SC112709.
PART OF GRAIHAWK DRIVE, PART OF LOTS 31 AND 32, PART OF BLOCK 77 ARE SUBJECT TO AN EASEMENT AS IN INST. SC519811.



PLAN 51M-1167

CERTIFICATE OF REGISTRATION

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF SIMCOE (No. 51) AT 10:11 O'CLOCK ON THE 24th DAY OF September 2019, AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFER Pt pin 58763-1249 * AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. SC1626099

"L. LANG"
Representative for ~~DEPUTY~~ LAND REGISTRAR

PLAN OF SUBDIVISION OF PART OF
LOT 2, CONCESSION 14
GEOGRAPHIC TOWNSHIP OF INNISFIL
NOW IN THE
CITY OF BARRIE
AND ALL OF
BLOCKS 160, 161, 162, 163 AND 164
PLAN 51M-867
CITY OF BARRIE
COUNTY OF SIMCOE

10 0 10 20 30 40 50 60m
SCALE = 1:1000
DINO R.S. ASTRI, O.L.S.

CITY OF BARRIE APPROVAL

APPROVED UNDER SECTION 51 OF THE PLANNING ACT.

THIS 18th DAY OF September, 2019

JEFF LEHMAN - MAYOR

WENDY COOKE - CITY CLERK

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 75 (INCLUSIVE) AND BLOCKS 76, 77, 78, 79 AND THE 5.0 ROAD WIDENING NAMELY BLOCK 80, AND THE 0.30 RESERVES NAMELY BLOCK 81 AND THE STREETS, NAMELY PENNELL DRIVE, McWATT STREET, SUMMERSET DRIVE AND GRAIHAWK DRIVE HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF BARRIE AS PUBLIC HIGHWAY.
3. THE 5.0 ROAD WIDENING, NAMELY BLOCK 80, IS HEREBY DEDICATED TO THE CITY OF BARRIE AS PUBLIC HIGHWAY.

1934811 ONTARIO LIMITED

Sept 4-19
DATE

JOHN DUIVENVOORDEN
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 17TH DAY OF MAY, 2019.

SEPTEMBER 4, 2019
DATE

DINO R. S. ASTRI
ONTARIO LAND SURVEYOR

DINO ASTRI SURVEYING LTD.
1-661 Welham Road, Barrie, Ontario, L4N 0B7
Phone: 705-792-6780 Fax: 705-792-4164
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DRAWN BY : L.S.	CHECKED BY: DRSA/JAN	PROJECT NO : 17137_MPLAN