FILE No: D12-431

CITY OF BARRIE APPROVAL
APPROVED UNDER SECTION 51 OF THE PLANNING ACT.

THIS _____ DAY OF _____ ,2021

MAYOR

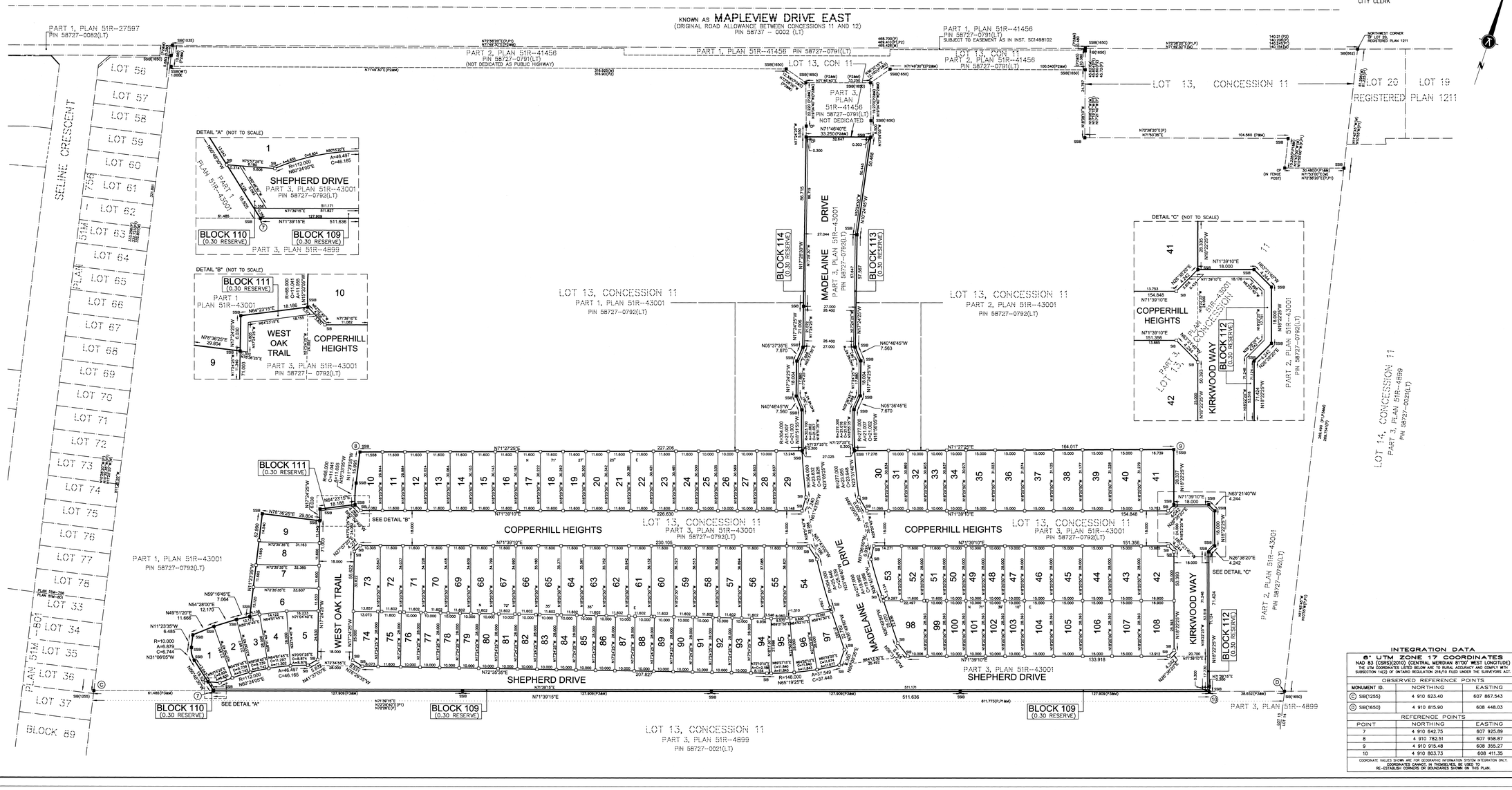
CITY CLERK

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 _____ 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER _____ AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No _____

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES PART OF PIN 58727–0792(LT)



PLAN OF SUBDIVISION OF
PART OF LOT 13
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF INNISFIL
CITY OF BARRIE
COUNTY OF SIMCOE

SCALE 1:750
15 0 15 30 45 60 75m

KRCMAR SURVEYORS LTD. 2021

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE.(NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999890.

LEGEND
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CP	DENOTES CONCRETE PIN
(M)	DENOTES MEASURED
(S)	DENOTES SET
(OU)	DENOTES ORIGIN UNKNOWN
(WIT)	DENOTES WITNESS
(P)	DENOTES PLAN OF SURVEY BY R. C. KIRKPATRICK, O.L.S. DATED FEBRUARY 5, 1969
(P1)	DENOTES PLAN 51R–4899
(P2)	DENOTES PLAN 51R–41456
(P3)	DENOTES PLAN 51R–43001
(662)	DENOTES JOHN EDGAR SEARS, O.L.S.
(768)	DENOTES R. C. KIRKPATRICK, O.L.S.
(1255)	DENOTES RODNEY RAIKES, O.L.S.
(1650)	DENOTES DINO R.S. ASTRI, O.L.S.
(1546)	DENOTES RUDY MAX O.L.S.
(1370)	DENOTES KRCMAR SURVEYORS LTD. O.L.S.

NOTES
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD. O.L.S. UNLESS OTHERWISE NOTED.

ALL PLANTED MONUMENTS ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

THE WIDTHS OF 0.30 RESERVES ARE SLIGHTLY EXAGGERATED FOR CLARITY

TOTAL AREA OF THIS SUBDIVISION = 6.3836 ha
(PHASE 1)

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 10th DAY OF JUNE, 2021

DATE: JUNE 10 , 2021

TOM KRCMAR
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 108 INCLUSIVE, 0.30 RESERVES BLOCKS 109 TO 114 INCLUSIVE, STREETS, NAMELY MADELAINE DRIVE, SHEPHERD DRIVE, WEST OAK TRAIL, COPPERHILL HEIGHTS, BOTH PORTIONS AND KIRKWOOD WAY HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE DEDICATED TO THE CORPORATION THE CITY OF BARRIE AS PUBLIC HIGHWAYS.

HONEYFIELD BEMP 2 LIMITED
DATED THIS 24th DAY OF June 2021

ALFIO MANARIN PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

BEMP HOLDINGS 2 INC.
DATED THIS 24 DAY OF June 2021

JOEL LAWTON PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

INTEGRATION DATA
6° UTM ZONE 17 COORDINATES
NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
THE UTM COORDINATES LISTED BELOW ARE TO RURAL ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS		
MONUMENT ID.	NORTHING	EASTING
Ⓐ SIB(1255)	4 910 623.40	607 867.543
Ⓑ SIB(1650)	4 910 815.90	608 448.03

REFERENCE POINTS		
POINT	NORTHING	EASTING
7	4 910 642.75	607 925.89
8	4 910 782.51	607 958.87
9	4 910 915.48	608 355.27
10	4 910 803.73	608 411.35

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

MUNICIPAL ADDRESS: No. 515 MAPLEVIEW DRIVE EAST, BARRIE

FIELD:	AA	DRAWN:	LS/JM	CHECKED:	VK/TK	JOB NO: 20-529
DWG NAME:	20-529MP01	PLOT INFO:	11:17 22/Jun/2021	WORK ORDER NO:	33584

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

KRCMAR