FILE No: D12-431

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

THIS _____ DAY OF _____ ,2021

_____
MAYOR

_____
CITY CLERK

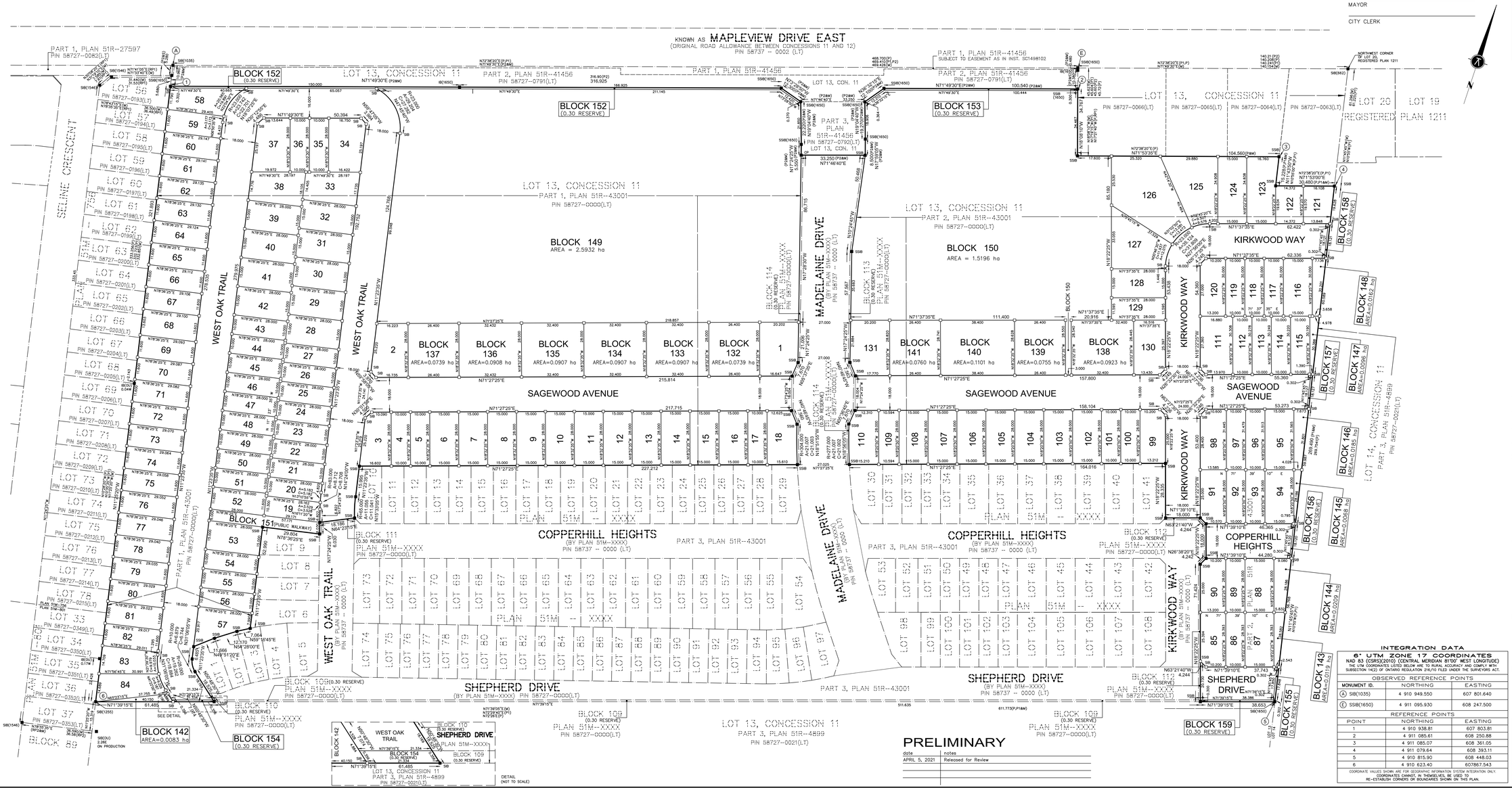
PLAN 51M–

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 _____

PRELIMINARY

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 58727 – XXXX (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 0.999000.

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 ORGN UNKNOWN
(WT)	DENOTES WITNESS
(RP1)	DENOTES PLAN 51M–756
(RP2)	DENOTES PLAN 51R–810
(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.
(1255)	DENOTES RODNEY RAKES, O.L.S.
(1650)	DENOTES DINO R.S. ASTRI, O.L.S.
(1546)	DENOTES RUDY MAK O.L.S.
(1370)	DENOTES KRCMAR SURVEYORS LTD. O.L.S.

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

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

TOTAL AREA OF THIS SUBDIVISION = 12.4340 ha

(PHASE 2)

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 _____ DAY OF _____ , 2021

DATE : _____ , 2021

PRELIMINARY

TOM KRCMAR
ONTARIO LAND SURVEYOR
SURVEY BARS HAVE NOT BEEN PLANTED AS OF APRIL 5, 2021

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 131 INCLUSIVE, BLOCKS 132 TO 150 INCLUSIVE, BLOCK 151 PUBLIC WALKWAY, 0.30 RESERVES BLOCKS 152 TO 159 INCLUSIVE STREETS, NAMELY COPPERHILL HEIGHTS, SHEPHERD DRIVE, WEST OAK TRAIL, SAGEWOOD AVENUE, BOTH PORTIONS, KIRKWOOD WAY, BOTH PORTIONS HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE HEREBY DEDICATED AS PUBLIC HIGHWAY TO THE CORPORATION THE CITY OF BARRIE AS PUBLIC HIGHWAY.

HONEYFIELD BEMP 2 LIMITED

DATED THIS ___ DAY OF _____, 2021

_____
ALFIO MANARIN PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

BEMP HOLDINGS 2 INC

DATED THIS ___ DAY OF _____, 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(1035)	4 910 949.550	607 801.640
Ⓒ SSIB(1650)	4 911 095.930	608 247.500

REFERENCE POINTS

POINT	NORTHING	EASTING
1	4 910 938.81	607 803.81
2	4 911 085.61	608 250.88
3	4 911 085.07	608 361.05
4	4 911 079.64	608 393.11
5	4 910 815.90	608 448.03
6	4 910 623.40	607867.543

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.

PRELIMINARY

date	notes
APRIL 5, 2021	Released for Review

PHASE 2

MUNICIPAL ADDRESS: No. 515 MAPLEVIEW DRIVE EAST, BARRIE

FIELD:	DRAWN: LS/JM	CHECKED: VH/TK	JOB NO: 20-529
DWG NAME: 20-529MP02	PLOT INFO: 15:46 10/Jun/2021	WORK ORDER NO: 34369	

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

KRCMAR