

PLAN OF SURVEY SHOWING TOPOGRAPHIC FEATURES OF PART OF LOTS 73 & 74 REGISTERED PLAN 1521 TOWN OF PENETANGUISHENE COUNTY OF SIMCOE

SCALE 1 : 400
10 8 6 4 2 0 10 20 Metres

EPLETT WOROBEC RAIKES SURVEYING LTD.
2018

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_s), A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W IN ZONE 17 BASED ON NAD 83 (CSRS) (2010 EPOCH).

BEARING ROTATION
FOR BEARING COMPARISONS, A ROTATION OF 0°46'15" COUNTERCLOCKWISE WAS APPLIED TO REGISTERED PLAN 1521 (P1), 51R-19385, AND 51R-32001 (P2).

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 0.999691.

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.

EASEMENTS
PIN 58442-0509 (LT) IS SUBJECT TO AN EASEMENT AS IN R0534167

NOTES
THIS TOPOGRAPHIC SURVEY PLAN DELINEATES THE FEATURES AS SHOWN AND VISIBLE, GIVEN THE SITE CONDITIONS. CONSTRUCTION ACTIVITY, 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 SERVICE 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.

- LEGEND**
- DENOTES FOUND MONUMENT
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - SB DENOTES SUBDIVISION BAR
 - UP DENOTES UTILITY POLE
 - BB DENOTES BELL BOX
 - GV DENOTES GAS VALVE
 - WV DENOTES WATER VALVE
 - TFN DENOTES TOP OF FOUNDATION WALL
 - SWM DENOTES STORM WATER MANAGEMENT
 - B40 DENOTES JOHN M. HARVEY, OLS
 - 1328 DENOTES H.L. MELLISH SURVEYING LIMITED
 - P1 DENOTES REGISTERED PLAN 1521
 - P2 DENOTES PLAN 51R-32001
 - FC DENOTES FENCE CORNER
 - FNC DENOTES FENCE
 - DENOTES FIRE HYDRANT
 - DENOTES DECIDUOUS TREE

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 27th DAY OF FEBRUARY, 2018.

MARCH 8th, 2018
DATE

P.T.R.
PETER T. RAIKES, BSc., CLS, MRICS
ONTARIO LAND SURVEYOR

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CHECKED BY: PTR

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LOT 67
PIN 58442-0494 (LT)

LOT 66
PIN 58442-0176 (LT)
PART 1, 51R-19385

LOT 65

PART 1, 51R-3896
PIN 58442-0175 (LT)

PART 3, 51R-28987
PIN 58442-0474 (LT)

PART 2, 51R-19385
PIN 58442-0457 (LT)

PART 5, 51R-3896
PIN 58442-0509 (LT)

LOT 74
PIN 58442-0481 (LT)

LOT 75
PIN 58442-0482 (LT)

LOT 73
PIN 58442-0176 (LT)
PART 3, 51R-19385

LOT 72
PIN 58442-0494 (LT)

PART 9, 51R-21223
PIN 58442-0492 (LT)

PART 10, 51R-21223
PIN 58442-0409 (LT)

PART 11, 51R-21223
PIN 58442-0508 (LT)

PART 12, 51R-21223
PIN 58442-0484 (LT)

PART 13, 51R-21223
PIN 58442-0484 (LT)

PART 14, 51R-21223
PIN 58442-0484 (LT)

OBSERVED REFERENCE POINTS (ORP_s) ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17 (81° LONGITUDE) NAD 83 CSRS (2010 EPOCH) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG 216/10

UTM NAD 83 CSRS COORDINATE TABLE		
POINT ID	NORTHING	EASTING
ORP A	4958913.11	585912.96
ORP B	4958928.71	586054.55

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

MANHOLE INVERTS	
DIRECTION	INVERT
N	235.15
SE	235.17
SW	235.22

REVISIONS TABLE		
DATE	BY	COMMENT
2018-03-08	SGC	RELEASED FOR ARCHITECTURAL DESIGN
2018-04-10	SGC	DITCHES, SWM & CULVERTS ADDED
2018-05-02	SGC	ROAD DETAIL TO SOUTH ADDED, MANHOLE & INVERTS

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2049352
PETER T. RAIKES
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).