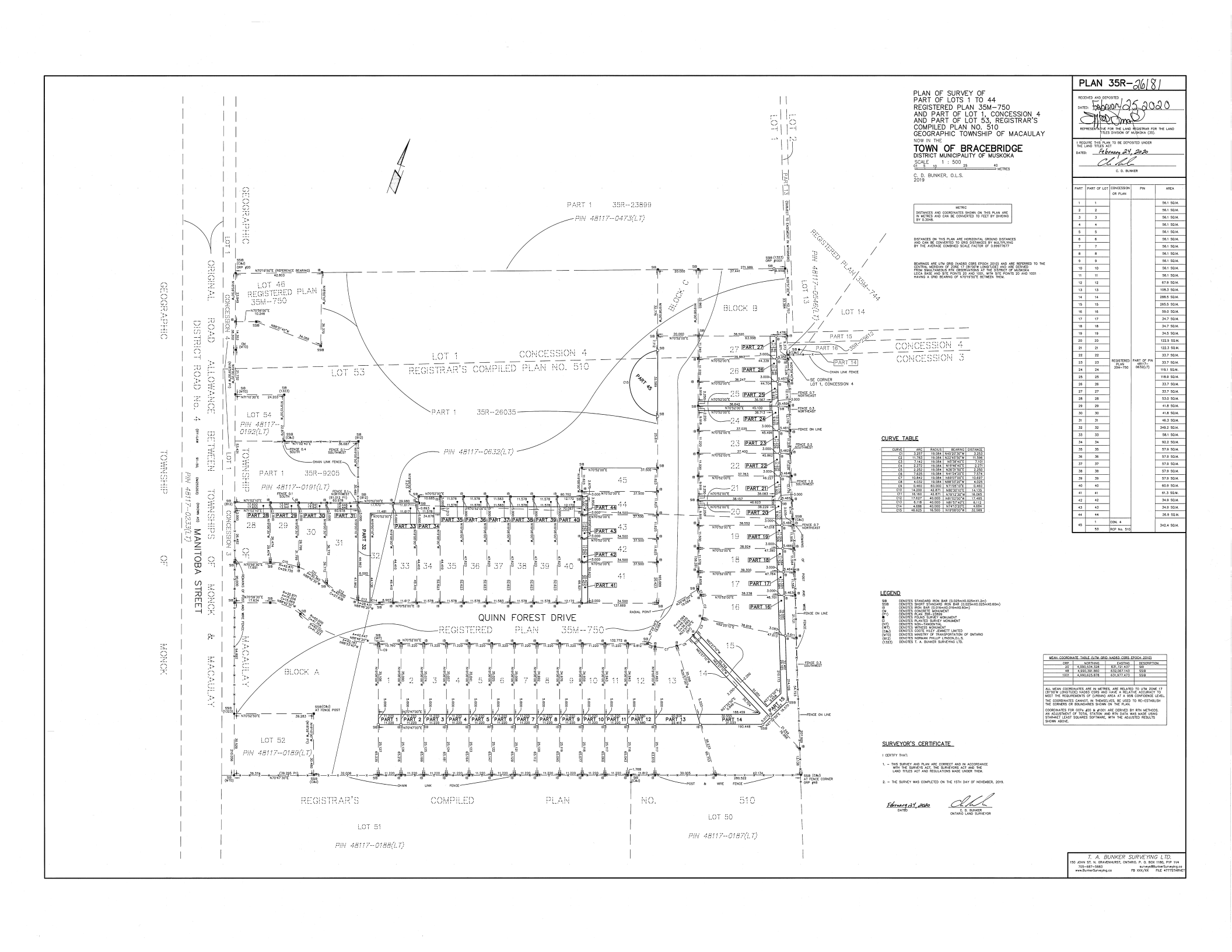
PLAN OF SURVEY OF
PART OF LOTS 1 TO 44
REGISTERED PLAN 35M-750
AND PART OF LOT 1, CONCESSION 4
AND PART OF LOT 53, REGISTRAR'S
COMPILED PLAN NO. 510
GEOGRAPHIC TOWNSHIP OF MACAULAY
NOW IN THE
TOWN OF BRACEBRIDGE
DISTRICT MUNICIPALITY OF MUSKOKA
SCALE 1 : 500
0 5 10 25 40 METRES
C. D. BUNKER, O.L.S.
2019
PLAN 35R-26181
RECEIVED AND DEPOSITED
DATED: February 25, 2020
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MUSKOKA (35).
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
DATED: February 24, 2020
C. D. BUNKER
METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.99997677
BEARINGS ARE UTM GRID (NAD83 CSRS EPOCH 2010) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF ZONE 17 (81°0'W LONGITUDE) AND ARE DERIVED FROM SIMULTANEOUS RTK OBSERVATIONS AT THE DISTRICT OF MUSKOKA LEICA GS25 ANTENNA ON POINTS 20 AND 1001, WITH THE POINTS 20 AND 1001 HAVING A GRID BEARING OF N70°19'50"E BETWEEN THEM.
PART | PART OF LOT | CONCESSION OR PLAN | PIN | AREA
1 | 1 | | | 56.1 SQ.M.
2 | 2 | | | 56.1 SQ.M.
3 | 3 | | | 56.1 SQ.M.
4 | 4 | | | 56.1 SQ.M.
5 | 5 | | | 56.1 SQ.M.
6 | 6 | | | 56.1 SQ.M.
7 | 7 | | | 56.1 SQ.M.
8 | 8 | | | 56.1 SQ.M.
9 | 9 | | | 56.1 SQ.M.
10 | 10 | | | 56.1 SQ.M.
11 | 11 | | | 56.1 SQ.M.
12 | 12 | | | 67.9 SQ.M.
13 | 13 | | | 108.3 SQ.M.
14 | 14 | | | 288.5 SQ.M.
15 | 15 | | | 265.5 SQ.M.
16 | 16 | | | 59.0 SQ.M.
17 | 17 | | | 34.7 SQ.M.
18 | 18 | | | 34.7 SQ.M.
19 | 19 | | | 34.5 SQ.M.
20 | 20 | | | 122.5 SQ.M.
21 | 21 | | | 122.3 SQ.M.
22 | 22 | | | 33.7 SQ.M.
23 | 23 | REGISTERED PLAN 35M-750 | PART OF PIN 48117-0632(LT) | 33.7 SQ.M.
24 | 24 | | | 119.1 SQ.M.
25 | 25 | | | 118.9 SQ.M.
26 | 26 | | | 33.7 SQ.M.
27 | 27 | | | 33.7 SQ.M.
28 | 28 | | | 53.0 SQ.M.
29 | 29 | | | 41.8 SQ.M.
30 | 30 | | | 41.8 SQ.M.
31 | 31 | | | 46.3 SQ.M.
32 | 32 | | | 349.2 SQ.M.
33 | 33 | | | 58.1 SQ.M.
34 | 34 | | | 92.2 SQ.M.
35 | 35 | | | 57.9 SQ.M.
36 | 36 | | | 57.9 SQ.M.
37 | 37 | | | 57.9 SQ.M.
38 | 38 | | | 57.9 SQ.M.
39 | 39 | | | 57.9 SQ.M.
40 | 40 | | | 60.9 SQ.M.
41 | 41 | | | 61.3 SQ.M.
42 | 42 | | | 34.9 SQ.M.
43 | 43 | | | 34.9 SQ.M.
44 | 44 | | | 26.9 SQ.M.
45 | 1 | CON. 4 | | 342.4 SQ.M.
53 | ROP No. 510
CURVE TABLE
CURVE | ARC | RADIUS | BEARING | DISTANCE
C1 | 3.257 | 19.084 | N49°21'30"W | 3.253
C2 | 11.751 | 19.084 | N22°45'30"W | 11.566
C3 | 3.142 | 19.084 | N14°52'00"E | 3.137
C4 | 3.272 | 19.084 | N18°08'42"E | 3.267
C5 | 2.255 | 19.084 | N26°31'50"E | 2.253
C6 | 3.455 | 19.084 | N41°24'00"E | 3.451
C7 | 10.842 | 19.084 | N69°07'00"E | 10.697
C8 | 3.552 | 19.084 | N88°33'30"E | 3.550
C9 | 4.460 | 60.000 | N71°05'10"E | 4.460
C10 | 14.460 | 60.871 | N76°30'10"E | 14.155
C11 | 16.160 | 42.871 | N78°12'30"W | 16.063
C12 | 17.357 | 60.000 | N81°32'00"W | 17.465
C13 | 4.118 | 60.000 | N89°13'00"W | 4.116
C14 | 4.686 | 60.000 | N84°27'00"E | 4.683
C15 | 48.543 | 16.500 | N19°58'00"W | 32.589
LEGEND
SIB DENOTES STANDARD IRON BAR (0.025mx0.025mx1.2m)
SSIB DENOTES SHORT STANDARD IRON BAR (0.025mx0.025mx0.60m)
IB DENOTES IRON BAR (0.019mx0.019mx0.60m)
CM DENOTES CONCRETE MONUMENT
(PP) DENOTES PLAN 798-23899
PS DENOTES PLANTED SURVEY MONUMENT
(M) DENOTES MEASURED
(NT) DENOTES NON-TANGENTIAL
(WT) DENOTES WITNESS MONUMENT
(C&A) DENOTES COOTE HILEY EMMETT LIMITED
(MTO) DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
(B12) DENOTES NORMAN PHILLIP LYNDON,O.L.S.
(1333) DENOTES T. A. BUNKER SURVEYING LTD.
MEAN COORDINATE TABLE (UTM GRID NAD83 CSRS EPOCH 2010)
CBM | NORTHING | EASTING | DESCRIPTION
20 | 4,990,534.328 | 631,721.437 | SIB
48 | 4,990,391.860 | 632,087.143 | SSIB
1001 | 4,990,605.878 | 631,877.473 | SSIB
ALL MEAN COORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (81°0'W LONGITUDE) NAD83 CSRS AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF (URBAN) AREA AT A 95% CONFIDENCE LEVEL.
THE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THE PLAN.
COORDINATES FOR CPs #20 & #1001 ARE DERIVED BY RTN METHODS. AN ADJUSTMENT OF TOTAL STATION AND RTN DATA WAS MADE USING STAINNET LEAST SQUARES SOFTWARE, WITH THE ADJUSTED RESULTS SHOWN ABOVE.
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 REGULATIONS MADE UNDER THEM.
2. - THE SURVEY WAS COMPLETED ON THE 15TH DAY OF NOVEMBER, 2019.
February 24, 2020
DATED
C. D. BUNKER
ONTARIO LAND SURVEYOR
T. A. BUNKER SURVEYING LTD.
150 JOHN ST. N. GRAVENHURST, ONTARIO. P. O. BOX 1180, P1P 1Y4
705-687-5883
www.BunkerSurveying.co
surveys@BunkerSurveying.co
FB XXX/XX FILE 477751MNET
PART 1 35R-23899
PIN 48117-0473(LT)
REGISTERED PLAN 35M-744
PIN 48117-0546(LT)
LOT 46 REGISTERED PLAN 35M-750
LOT 1 CONCESSION 4 REGISTRAR'S COMPILED PLAN NO. 510
LOT 53
LOT 54
LOT 52
LOT 51
LOT 50
LOT 13
LOT 14
PART 1 35R-26035
PIN 48117-0192(LT)
PIN 48117-0632(LT)
PART 1 35R-9205
PIN 48117-0191(LT)
PIN 48117-0189(LT)
PIN 48117-0188(LT)
PIN 48117-0187(LT)
BLOCK A
BLOCK B
BLOCK C
QUINN FOREST DRIVE
REGISTERED PLAN 35M-750
GEOGRAPHIC TOWNSHIP OF MACAULAY
ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIPS OF MONCK & MACAULAY
DISTRICT ROAD No. 4 (OFF-LAW 31-101, CMS23283) (KNOWN AS MANITOBA STREET)
GEOGRAPHIC TOWNSHIP OF MONCK
REGISTRAR'S COMPILED PLAN NO. 510
CONCESSION 4
CONCESSION 3
PART 1 PART 2 PART 3 PART 4 PART 5 PART 6 PART 7 PART 8 PART 9 PART 10 PART 11 PART 12 PART 13 PART 14 PART 15 PART 16 PART 17 PART 18 PART 19 PART 20 PART 21 PART 22 PART 23 PART 24 PART 25 PART 26 PART 27 PART 28 PART 29 PART 30 PART 31 PART 32 PART 33 PART 34 PART 35 PART 36 PART 37 PART 38 PART 39 PART 40 PART 41 PART 42 PART 43 PART 44 PART 45
SE CORNER LOT 1, CONCESSION 4
CHAIN LINK FENCE
FENCE ON LINE
POST & WIRE FENCE
RADIAL POINT