

BEARING NOTE

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS BETWEEN THE FOLLOWING MNR CONTROL MONUMENTS:

0311950002 N 4910038.928 E 602800.820
0311950003 N 4910748.411 E 603095.546
AND ARE REFERRED TO THE CENTRAL MERIDIAN 81W IN ZONE 17,
AND ARE BASED ON NAD 83.

UTM (NAD 83) CO-ORDINATE TABLE FOR MAPPING PURPOSES ONLY		
POINT	NORTHING	EASTING
①	4910112.845	602878.167
②	4910084.279	602751.027
③	4909984.319	602613.348

ALL COORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (81W LONGITUDE) NAD83 AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF A URBAN AREA AT A 95% CONFIDENCE LEVEL.

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 0.999960.

LEGEND

■	DENOTES	FOUND SURVEY MONUMENT
□	DENOTES	PLANTED SURVEY MONUMENT
SSB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
WT	DENOTES	WITNESS
W—*	DENOTES	FENCING
(1035)	DENOTES	ROGER RAIKES WELSMAN, O.L.S.
(1650)	DENOTES	DINO R.S. ASTRI, O.L.S.
(MTQ)	DENOTES	MINISTRY OF TRANSPORTATION ONTARIO
CM	DENOTES	CONCRETE MONUMENT
(N)	DENOTES	NO IDENTIFICATION

METRIC

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

CURVE DATA				
PART	RADIUS	ARC	CHORD	BEARING
C1	15.20	3.31	3.30	N36°42'35"E
C2	0.40	0.22	0.22	N48°25'05"E
C12	6.30	1.90	1.89	N33°42'55"W
C13	0.80	0.78	0.73	N65°42'15"E
C14	0.60	0.67	0.67	N34°48'20"W

DIMENSION TABLE		
LINE	BEARING	DISTANCE
B&D-10	N42°56'20"E	3.05
B&D-11	N47°03'40"W	1.25
B&D-12	N42°56'20"E	1.30
B&D-13	N42°56'20"E	1.63

PART 1 OF 4 PARTS
SHEET 1 OF 1 SHEET

SIMCOE COMMON ELEMENTS CONDOMINIUM PLAN NO.

LEVEL 1

REGISTERED IN THE LAND REGISTRY OFFICE FOR
THE LAND TITLES DIVISION OF SIMCOE (NO. 51) AT
BARRIE AT _____ O'CLOCK ON THE _____ DAY OF
_____, 2014.

ASSISTANT DEPUTY LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE _____

DATE _____ DINO R. S. ASTRI
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS NO.

SCHEDULE OF APPURTENANT & SERVIENT INTERESTS
(UNDER CLAUSES 8 (1)(G) AND (H) OF THE CONDOMINIUM ACT, 1998)

	PARTS	PLAN	DESCRIBED IN
TOGETHER WITH (APPURTENANT INTEREST)	PARTS 1-32 INCLUSIVE	SIR-	DECLARATION
SUBJECT TO (SERVIENT INTEREST)	PART 63	SIR-	
SUBJECT TO (SERVIENT INTEREST)	PART 63	SIR-	
SUBJECT TO (SERVIENT INTEREST)	PART 63	SIR-	

THIS PLAN COMPRISES ALL OF PIN

INDEX OF PARTS		
PART	SHEET(S)	DESCRIPTION
1	1	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY AND THE ILLUSTRATION OF THE APPURTENANT AND SERVIENT INTERESTS
2	1	PLAN OF SURVEY SHOWING PERIMETER OF LAND, GENERAL CONFIGURATION AND LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENT
3	NIL	ARCHITECTURAL PLANS
4	NIL	STRUCTURAL PLANS

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS

DATED AT CONCORD THIS 2nd DAY OF FEBRUARY, 2011.

SEAN MASON HOMES (ESSA RD.)

SEAN MASON
I HAVE THE AUTHORITY TO BIND THE CORPORATION

CITY OF BARRIE APPROVAL

APPROVED UNDER SECTION 51 OF THE PLANNING ACT.

THIS _____ DAY OF _____, 2014

J.R. LEHMAN, MAYOR

D.A. McALPINE, CITY CLERK



**DINO ASTRI
SURVEYING LTD.**
1-661 Waiham Road, Barrie, Ontario, L4N 0B7
Phone: 705-792-6780 Fax: 705-792-4184
www.astriurveying.com

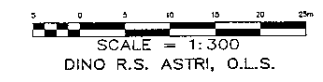
DRAWN BY: LS CHECKED BY: DRSA PROJECT NO: 9121_CONDO(SHEET1)

ESSA ROAD
(FORMERLY KING'S HIGHWAY No. 27)
PIN 58733-0237 (L17)

PART 2 OF 4 PARTS
SHEET 1 OF 1 SHEET

SIMCOE COMMON ELEMENTS CONDOMINIUM PLAN NO.

PLAN OF SURVEY OF THE
EXTENT AND LOCATION OF THE
EXCLUSIVE USE PORTIONS OF
THE COMMON ELEMENTS



SURVEYOR'S CERTIFICATE
EXCLUSIVE USE COMMON ELEMENTS

I CERTIFY THAT THE PLAN OF SURVEY ACCURATELY SHOWS
THE EXTENT AND LOCATION OF THE EXCLUSIVE USE PORTIONS
OF THE COMMON ELEMENTS.

DATED THIS DAY OF

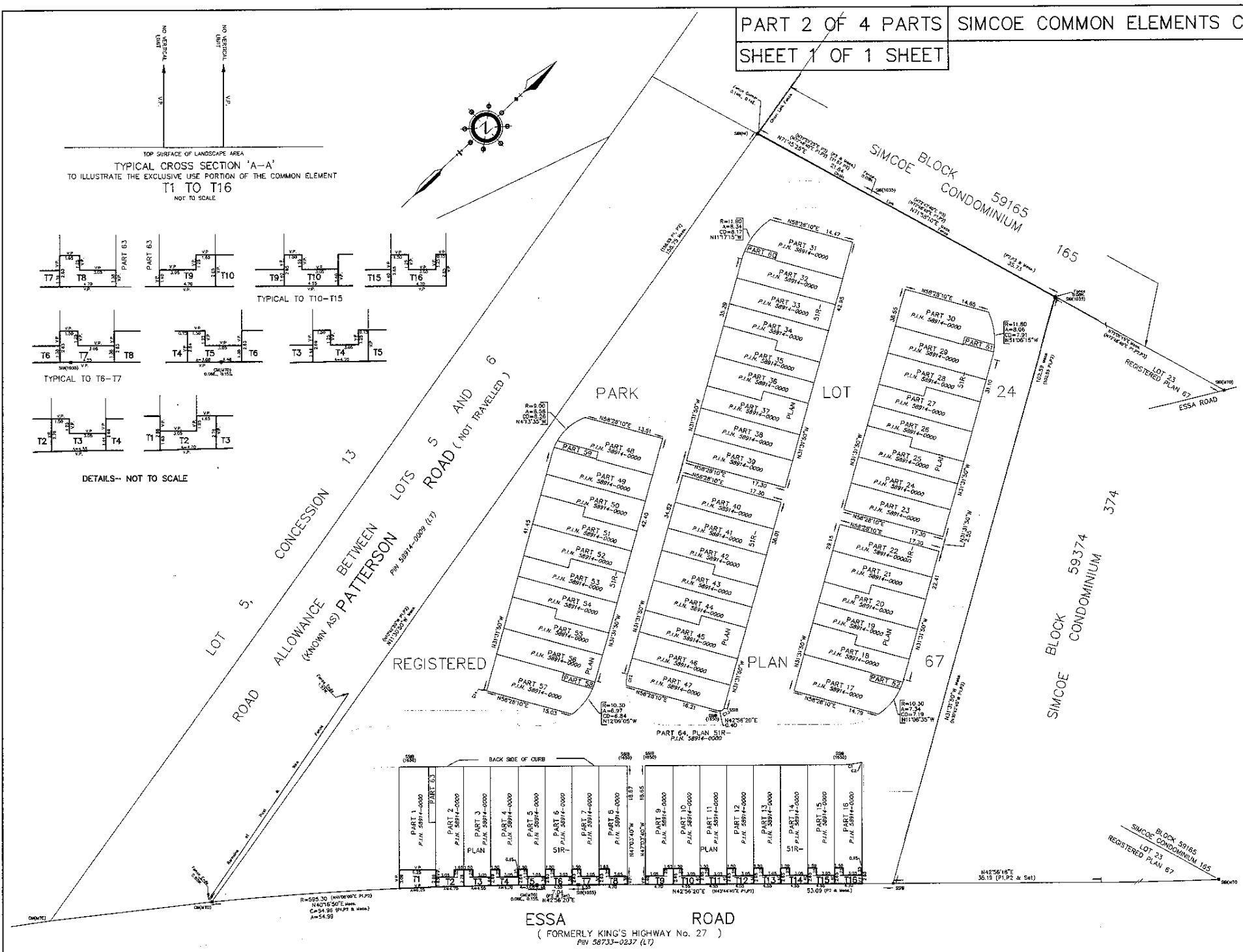
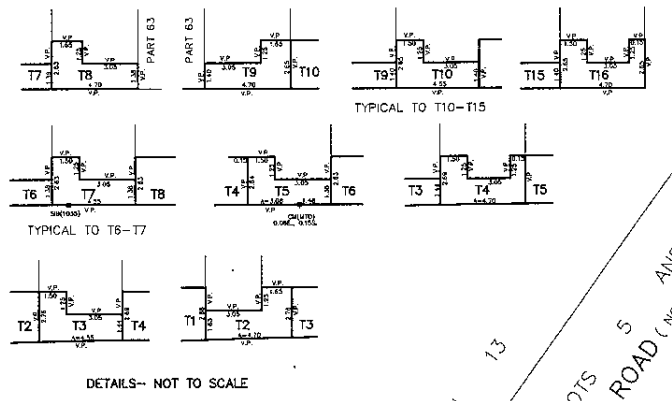
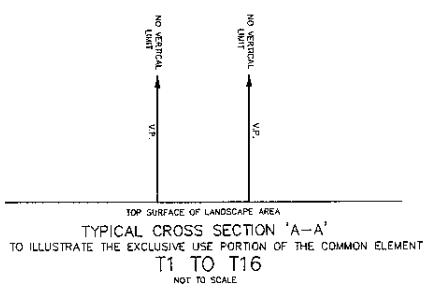
DINO R.S. ASTRI, O.L.S.

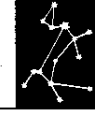
LEGEND

- | | | |
|--------|---------|--|
| ■ | DENOTES | FOUND SURVEY MONUMENT |
| □ | DENOTES | PLANTED SURVEY MONUMENT |
| ▣ | DENOTES | STANDARD IRON BAR |
| SSIB | DENOTES | SHORT STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| WT | DENOTES | WITNESS |
| + | DENOTES | FENCING |
| (1035) | DENOTES | ROGER RAIKES WELSMAN, O.L.S. |
| (1850) | DENOTES | DINO R.S. ASTRI, O.L.S. |
| (MTO) | DENOTES | MINISTRY OF TRANSPORTATION ONTARIO |
| CM | DENOTES | CONCRETE MONUMENT |
| (NI) | DENOTES | NO IDENTIFICATION |
| V.P. | DENOTES | VERTICAL PLANE AS ESTABLISHED BY MEASUREMENT |

METRIC

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





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DRAWN BY: LS	CHECKED BY: ORSA	PROJECT NO: 9121_CONDO(SHEET 2)
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