

PLAN 57M -

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF VICTORIA No. 57 AT ..... O'CLOCK ON THE ..... DAY OF ....., 2024 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 63200 - ..... AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. ....

REPRESENTATIVE FOR LAND REGISTRAR

FILE No. D38-375

THIS PLAN COMPRISES OF ALL OF PIN 63200 -

**PLAN OF SUBDIVISION**  
OF PART OF LOT 6, AND PART OF LOT 7, CONCESSION 2,  
GEOGRAPHIC TOWNSHIP OF OPS,  
NOW IN THE,  
**CITY OF KAWARTHA LAKES**  
SCALE - 1 : 750 METRES  
RALPH F. GRANDER O.L.S. - 2024.

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

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

FOR BEARING COMPARISONS, A ROTATION OF 1°33'20" COUNTER-CLOCKWISE WAS APPLIED TO THE BEARINGS ON P1.

FOR BEARING COMPARISONS, A ROTATION OF 4°47'00" COUNTER-CLOCKWISE WAS APPLIED TO THE BEARINGS ON P2.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR : 0.9999.....

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4,904,098.29	678,908.54
ORP B	4,904,058.81	678,799.31

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

CURVE TABLE			
LOT / BLOCK	RADIUS	ARC	BEARING
1	68.50	29.486	N07°32'25"W
7	16.85	19.374	N37°43'45"E
7	23.40	11.139	N57°01'50"E
8	23.40	52.523	N20°54'30"W
BLOCK 11	23.40	3.751	N80°37'00"W
BLOCK 12	91.50	39.386	N07°32'25"W
STREET A	23.40	48.772	N16°18'55"W

CURVE DISTANCES SHOWN ON PLAN ARE ARCS.

- NOTES.**
- SIB - STANDARD IRON BAR 120cm LONG
  - SSIB - SHORT STANDARD IRON BAR 60cm LONG
  - IB - IRON BAR 16mm SQUARE 60cm LONG
  - IBØ - IRON BAR 19mm ROUND 60cm LONG
  - IP - IRON PIPE
  - PB - PLASTIC BAR
  - - DENOTES FOUND □ - DENOTES PLANTED
  - ALL LOT CORNERS PLANTED ARE IRON BARS UNLESS OTHERWISE SHOWN.
  - ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.
  - SHORE TIES ARE AT RIGHT ANGLES TO TRAVERSE LINE UNLESS OTHERWISE NOTED.
  - P1 - REGISTERED PLAN No. 469
  - P2 - PLAN 57R - 9797
  - P3 - PLAN 57R -
  - WIT - WITNESS
  - MSD - MEASURED
  - - - - - FENCE
  - 902 - DENOTES COE FISHER CAMERON O.L.S.
  - 1183 - DENOTES H.F. GRANDER O.L.S. Co. Ltd.

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, C.P. 13, THIS DATE OF ....., 2024.

DIRECTOR OF DEVELOPMENT SERVICES  
CITY OF KAWARTHA LAKES

**OWNER'S CERTIFICATE.**

THIS IS TO CERTIFY THAT:  
1. LOTS 1 TO 8, BOTH INCLUSIVE, THE BLOCKS 9 & 10, 0.30 RESERVES NAMELY BLOCK 11 AND BLOCK 12 AND THE STREET NAMELY STREET 'A' HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.  
2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF KAWARTHA LAKES, AS A PUBLIC HIGHWAY.

DATED: .....

....., PRESIDENT  
I HAVE AUTHORITY TO BIND THE CORPORATION

OCTOBER 31, 2024

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-.....

H. F. GRANDER Co. Ltd.  
ONTARIO LAND SURVEYOR  
1575 HIGHWAY 7A WEST, UNIT 2A  
POST OFFICE BOX 616  
PORT PERRY, ONTARIO  
L9L 1A6  
TEL. (905) 985-3600 FAX. (905) 985-2347  
CADD FILE: 72157-S-1.DPD  
PROJECT No. 72157-5

