

LOT 1
REGISTERED PLAN M-99

(format to be used for coordinate points)

(A) (B) (C)

LOT 1
REGISTERED PLAN M-99

PART 1

(use this style for Subject boundaries)

(use this style for Lot Fabric)

Northwest corner of
Lot 17, Concession 6

Rail Fence

overhead wires

MEARNS COURT
(established by Registered Plan 39M-000)

DUNDAS STREET

PIN 40711-1234 SIB
(1056)

PIN 40711-1234

N72°34'00"E (P & M) 100.00 (P & M)
N89°59'05"E 17.71

PART 1, 21R-2222

general format of text for back of curb, sidewalk, etc.

PLAN OF SURVEY OF
PART OF LOTS 3, 4, 5, 6, 8,
10, 11, 12, 13, 15, 16, 17 and 18
BLOCK F2, CADDY PLAN
(Formerly Lot 17, Concession A)
TOWN OF COBOURG
COUNTY OF NORTHUMBERLAND
SCALE 1 : 500
0 2 4 6 8 10 20 40 metres
IVAN B. WALLACE O.L.S. LTD.

PART / SHEET		DATE
PART 1 OF 4 PARTS SHEET 1 OF 5 SHEETS		
INDEX OF PARTS		
PART	SHEET(S)	DESCRIPTION
1	5	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVIENT INTERESTS AND THE DESIGNATION OF UNITS ON LEVEL 1
2	1	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE CONDOMINIUM ON LEVEL 1
3	11	ARCHITECTURAL PLANS
4	5	STRUCTURAL PLANS

NORTHUMBERLAND STANDARD
CONDOMINIUM PLAN No.

LEVEL 1

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION
OF NORTHUMBERLAND (No. 39) AS IN INSTRUMENT No. AT
..... O'CLOCK ON THE DAY OF 2011.
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 June 20, 2011.
- The diagrams of the units shown on this plan are substantially accurate.

Dated this day of 2011

Crystal Cranch
Ontario Land Surveyor

DECLARATION REGISTERED AS No.

THIS PLAN IS COMPRISED OF PART OF PIN 51094-0441

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS FOR THE PHASE

(Under Clauses 8(1)(g) and (h) of the Condominium Act, 1998)

	PART	PLAN	DESCRIBED IN	NOTES
TOGETHER WITH (APPURTENANT INTERESTS)	4,5,6	39R-12493	Declaration	
	3,4,5,6	39R-12493	Declaration	
	7	39R-12493	ND62753	
SUBJECT TO (SERVIENT INTERESTS)	1	39R-12493	Declaration	All Units

INTEGRATION DATA		
Observed reference points derived from GPS observations using the real time Can-Net Network and are referred to UTM Zone 17 (81° west longitude) NAD83 (CSRS).		
Coordinates to URBAN accuracy per Sec. 14(2) of O.Reg. 216/10.		
POINT ID	NORTHING	EASTING
A	4871548.54	727097.97
B	4871436.94	726989.20
CAUTION: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.		

BEARING NOTES

Bearings are UTM Grid, derived from observed reference points A and B, by Real Time Network observations, UTM Zone 17, NAD83(CSRS), having a bearing of N44°45'15"E.

For bearing comparisons, a rotation of 1°55'50" counter-clockwise was applied to bearings on plan 39R-11195.

DISTANCE NOTES

Distances and coordinates shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distances are ground and can be converted to grid by multiplying by the combined scale factor of 0.999768.

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THE PHASE
SHOWN ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON
ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

Dated this day of 2011.

Declarant: 1573454 Ontario Ltd.

JOHN LEE
Senior Vice-President
I HAVE THE AUTHORITY TO BIND THE CORPORATION

IVAN B. WALLACE
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Additional Copies Available at www.landSurveyRecords.com

DWG Name: 4-3764 pt-1 PLOT DATE: June 29, 2011

DRAWN BY: CC CHECKED BY: CC

SPRING STREET

REPRESENTATIVE SECTION SHOWING
RELATIONSHIP OF LEVELS
(NOT TO SCALE)

SSIB	denotes short standard iron bar
SIB	denotes standard iron bar
IB	denotes iron bar
CC	denotes cut cross
CP	denotes concrete pin
¶	denotes round
■	denotes survey monument planted
WIT	denotes witness
M	denotes measured
P1	denotes Plan 39R-11195
1056	denotes Ivan B. Wallace, O.L.S.
1142	denotes K. F. Lashley, O.L.S.
1219	denotes W. R. Brick, O.L.S.
1305	denotes G. L. Parker, O.L.S.

PLANNING APPROVAL

Parts 1 and 2 approved, and Parts 3 and 4 exempted under
Section 9 of the Condominium Act, 1998 and Section 51
(and Section 51.1) of the Planning Act, RSO 1990, C.P. 13
as amended, by the Corporation of the Town of Cobourg

THIS DAY OF 2011

Glenn J. McGlashon
Director of Planning and Development
The Corporation of the Town of Cobourg