

PLAN OF SUBDIVISION OF
PART OF LOTS 2 AND 3
CONCESSION 11
AND PART OF LOT 2
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF MUSKOKA
NOW IN THE

TOWN OF BRACEBRIDGE
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE
1 : 1000
0 20 40 60 80 METRES

C. D. BUNKER, O.L.S.
2014

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

BEARINGS ARE GIVEN FROM THE TRUE NORTH (NAD83) AND ARE REFERRED TO THE
CENTRAL MERIDIAN OF ZONE 17 (81°00'W LONGITUDE) AND ARE DERIVED
FROM SIMULTANEOUS RTN OBSERVATIONS AT THE DISTRICT OF MUSKOKA
LEICA BASE AND SITE POINTS D AND E, WITH SITE POINTS D AND E
HAVING A GRID BEARING OF N192°54'W BETWEEN THEM.

NOTE: FOR BEARING COMPARISONS, A ROTATION OF 1°10'40" COUNTERCLOCKWISE
WAS APPLIED TO PLAN 35R-22589 & 35R-22531 TO CONVERT TO UTM BEARINGS.

POINT	NORTHING	EASTING	DESCRIPTION
A	4,985,101.440	632,794.511	SB
B	4,985,252.896	632,498.596	SB
C	4,984,692.283	632,935.237	SB

ALL MEAN COORDINATES ARE IN METRES, ARE RELATED TO
UTM ZONE 17 (81°00'W LONGITUDE) NAD83 COGS 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.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES
AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING
BY THE AVERAGE COMBINED SCALE FACTOR OF 0.99978161

LEGEND

SB DENOTES STANDARD IRON BAR (0.025mX0.025mX1.2m)
SIB DENOTES SHORT STANDARD IRON BAR (0.025mX0.025mX0.60m)
IB DENOTES IRON BAR (0.016mX0.016mX0.60m)
RIB DENOTES ROCK POST
RB DENOTES ROCK POST
PB DENOTES PLASTIC BARK (0.025mX0.025mX0.40m)
P1 DENOTES PLAN 35R-22589
P2 DENOTES PLAN 35R-22589
P3 DENOTES PLAN 35R-22589
P4 DENOTES PLAN 35R-22589
P5 DENOTES PLAN 35R-22589
P6 DENOTES PLAN 35R-22589
P7 DENOTES PLAN 35R-22589
P8 DENOTES PLAN 35R-22589
P9 DENOTES PLAN 35R-22589
P10 DENOTES PLAN 35R-22589
P11 DENOTES PLAN 35R-22589
P12 DENOTES PLAN 35R-22589
P13 DENOTES PLAN 35R-22589
P14 DENOTES PLAN 35R-22589
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P99 DENOTES PLAN 35R-22589
P100 DENOTES PLAN 35R-22589

35M-739

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE
LAND REGISTRY OFFICE FOR THE LAND TITLES
DIVISION OF MUSKOKA AT 18:08 O'CLOCK ON
THE 24TH DAY OF NOVEMBER, 2014 AND ENTERED
IN THE REGISTER FOR PIN 48171-0536
AND THE REQUIRED CONSENTS ARE REGISTERED
AS PLAN DOCUMENT NO. M176730.

"CONNIE CHASSE"
REPRESENTATIVE FOR LAND REGISTRY

THIS PLAN COMPRESES PART OF PIN 48171-0536 (LT)
PART OF KIRKILL DRIVE AND PART OF LOTS 3, 4, 5, 14 AND 15 AND
PART OF BLOCKS 23 & 25 ARE SUBJECT TO EASEMENT IN DM69444.
PART OF KIRKILL DRIVE IS SUBJECT TO EASEMENT IN M166976.
PART OF LOT 22 IS SUBJECT TO EASEMENT IN M166976 & M151242.
PART OF BLOCK 23 IS SUBJECT TO EASEMENT IN DM61175.

CURVE TABLE

NUM	ARC	RADIUS	BEARING	DISTANCE
C1	24.433	14712.231	N47°23'0"E	24.441
C2	45.803	688.546	N11°50'0"E	45.795
C3	73.649	688.546	N34°01'0"W	73.614
C4	74.053	688.546	N89°50'0"W	74.077
C5	54.212	688.546	N159°10'0"W	54.188
C6	39.869	688.546	N10°10'0"E	39.883
C7	85.472	240.000	N40°54'0"W	85.023
C8	41.434	240.000	N50°10'0"W	41.382
C9	126.908	240.000	N45°30'0"E	126.836
C10	33.664	21.000	N79°35'0"W	36.173
C11	44.918	21.000	N26°45'0"E	240.8
C12	78.107	21.000	N19°17'42"W	40.289
C13	30.038	116.081	N18°50'0"E	7.879
C14	30.089	116.081	N43°00'0"E	30.005
C15	3.487	116.081	N4°42'0"W	3.486
C16	63.871	116.081	N01°20'0"E	62.876
C17	26.552	144.089	N01°20'0"E	26.514
C18	30.088	144.089	N10°10'0"E	30.003
C19	30.087	144.089	N23°21'50"E	30.013
C20	39.100	144.089	N37°08'10"E	38.980
C21	2.307	144.089	N45°30'0"E	2.305
C22	128.076	144.089	N20°10'0"E	123.901
C23	8.155	9.000	N18°50'0"E	1.183
C24	24.882	21.000	N27°50'20"E	23.452
C25	26.784	21.000	N81°00'0"W	25.005
C26	18.420	21.000	N20°10'0"W	17.835
C27	70.087	21.000	N89°30'0"E	41.809
C28	7.866	9.000	N10°10'0"E	7.709
C29	16.461	95.000	N40°38'40"W	16.440
C30	5.358	9.000	N10°10'0"E	5.355
C31	30.546	21.000	N27°49'40"E	27.924
C32	14.534	21.000	N33°22'40"E	14.548
C33	23.342	21.000	N84°45'20"E	22.160
C34	18.525	21.000	N27°09'40"W	17.932
C35	80.775	21.000	N49°48'50"E	34.866
C36	5.311	9.000	N18°50'0"E	5.234
C37	12.191	15.000	N10°10'0"E	11.935
C38	114.018	124.089	N22°01'20"E	110.058
C39	1.154	124.089	N41°01'0"E	1.154
C40	115.798	124.089	N10°10'0"E	111.633
C41	69.374	136.081	N02°30'0"E	68.625
C42	30.100	260.000	N49°30'0"E	30.135
C43	39.188	260.000	N49°30'0"E	39.158
C44	38.601	260.000	N33°28'50"W	38.565
C45	25.358	260.000	N33°28'50"W	25.347
C46	133.301	260.000	N45°22'40"W	131.846
C47	45.102	187.745	N69°10'0"E	45.361
C48	37.998	187.745	N53°46'40"W	37.932
C49	38.840	187.745	N41°30'0"E	38.766
C50	143.540	187.745	N57°45'20"W	140.073
C51	109.108	688.546	N10°10'0"E	109.108
C52	127.948	21.000	N07°54'31"W	4.018
C53	154.373	187.745	N62°50'0"E	150.082
C54	4.028	21.000	N62°50'0"E	4.000

LINE TABLE

NUM	BEARING	DISTANCE
L1	N84°03'0"E	23.336
L2	N25°40'20"E	10.911
L3	N80°41'10"W	12.763
L4	N80°41'10"W	12.763
L5	N80°10'20"E	8.336
L6	N1°09'40"E	15.777
L7	N1°09'40"E	15.777
L8	N1°09'40"E	15.777
L9	N44°43'40"E	20.520
L10	N44°43'40"E	20.520
L11	N10°16'20"W	25.870
L12	N10°16'20"W	25.870
L13	N7°02'40"W	26.970
L14	N52°49'00"E	15.179
L15	N4°02'00"W	7.254
L16	N21°24'10"W	15.270
L17	N7°14'20"W	7.250
L18	N4°03'00"E	10.044
L19	N34°29'00"E	15.114
L20	N50°05'00"W	18.111
L21	N58°41'40"W	17.864
L22	N60°28'10"W	16.669
L23	N78°20'20"E	23.801
L24	N46°23'30"E	15.983
L25	N21°18'00"W	28.445
L26	N43°44'00"W	17.864
L27	N43°44'00"W	16.098
L28	N89°01'00"E	14.321
L29	N43°00'00"W	14.286
L30	N48°15'40"E	9.427
L31	N84°26'50"E	18.035
L32	N81°42'30"W	21.016
L33	N68°03'30"E	18.005
L34	N24°10'10"E	24.449
L35	N48°44'10"W	22.247
L36	N48°44'10"W	13.716
L37	N25°38'10"W	18.885
L38	N24°51'30"W	12.612
L39	N68°43'00"W	20.776
L40	N7°55'40"W	20.156
L41	N4°36'30"W	30.385
L42	N74°33'30"W	18.071
L43	N84°30'20"E	18.449
L44	N55°30'30"W	18.843
L45	N55°30'30"W	18.888
L46	N60°05'10"W	14.033
L47	N23°34'20"W	12.768
L48	N4°18'30"E	14.286
L49	N55°02'00"W	9.143
L50	N10°20'00"E	16.304
L51	N0°16'10"W	14.012
L52	N47°41'50"E	9.540
L53	N13°34'00"E	12.055
L54	N20°19'20"W	11.485
L55	N51°47'10"W	5.578
L56	N89°09'10"W	11.608
L57	N19°02'30"W	19.618
L58	N40°36'30"W	4.862
L59	N40°36'30"W	30.006
L60	N40°36'30"W	30.006
L61	N13°59'40"E	34.866
L62	N64°03'40"E	21.195
L63	N64°03'40"E	25.331
L64	N01°51'00"E	10.659
L65	N69°07'10"E	6.233
L66	N69°08'30"E	4.279

TIES TO THE TOP OF BANK

RADIAL TIES TO THE TOP OF BANK FROM STATION @			
STATION	BEARING	DISTANCE	STATION
119	467.2	128°29'	188
120	467.2	128°29'	189
121	467.2	128°29'	190
122	467.2	128°29'	191
123	467.2	128°29'	192
124	467.2	128°29'	193
125	467.2	128°29'	194
126	467.2	128°29'	195
127	467.2	128°29'	196
128	467.2	128°29'	197
129	467.2	128°29'	198
130	467.2	128°29'	199
131	467.2	128°29'	200
132	467.2	128°29'	201
133	467.2	128°29'	202
134	467.2	128°29'	203
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136	467.2	128°29'	205
137	467.2	128°29'	206
138	467.2	128°29'	207
139	467.2	128°29'	208
140	467.2	128°29'	209
141	467.2	128°29'	210
142	467.2	128°29'	211
143	467.2	128°29'	212
144	467.2	128°29'	213
145	467.2	128°29'	214
146	467.2	128°29'	215
147	467.2	128°29'	216
148	467.2	128°29'	217
149	467.2	128°29'	218
150	467.2	128°29'	219
151	467.2	128°29'	220
152	467.2	128°29'	221
153	467.2	128°29'	222
154	467.2	128°29'	223
155	467.2	128°29'	224
156	467.2	128°29'	225
157	467.2	128°29'	226
158	467.2	128°29'	227
159	467.2	128°29'	228
160	467.2	128°29'	229
161	467.2	128°29'	230
162	467.2	128°29'	231
163	467.2	128°29'	232
164	467.2	128°29'	233
165	467.2	128°29'	234
166	467.2	128°29'	235
167	467.2	128°29'	236
168	467.2	128°29'	237
169	467.2	128°29'	238
170	467.2	128°29'	239
171	467.2	128°29'	240
172	467.2	128°29'	241
173	467.2	128°29'	242
174	467.2	128°29'	243
175	467.2	128°29'	244
176	467.2	128°29'	245
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179	467.2	128°29'	248
180	467.2	128°29'	249
181	467.2	128°29'	250
182	467.2	128°29'	251
183	467.2	128°29'	252
184	467.2	128°29'	253
185	467.2	128°29'	254
186	467.2	128°29'	255
187	467.2	128°29'	256
188	467.2	128°29'	257
189	467.2	128°29'	258
190	467.2	128°29'	259
191	467.2	128°29'	260
192	467.2	128°29'	261
193	467.2	128°29'	262
194	467.2	128°29'	263
195	467.2	128°29'	264
196	467.2	128°29'	265