

PLAN 53M-

I CERTIFY THAT THIS PLAN 53M- IS REGISTERED IN THE LAND REGISTRY OFFICE FOR LAND TITLES DIVISION OF SUDBURY AT 11 O'CLOCK ON THE DAY OF 11, 2020 AND ENTERED IN THE REGISTER FOR PIN 73592-0421. REQUIRED CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT No. _____ REPRESENTATIVE FOR THE REGISTRAR FOR THE LAND TITLES DIVISION OF SUDBURY THIS PLAN LAYS OUT PART OF PIN 73592-0421

PLAN OF SUBDIVISION OF PART OF LOT 1, CONCESSION 2 GEOGRAPHIC TOWNSHIP OF MCKIM CITY OF GREATER SUDBURY DISTRICT OF SUDBURY SCALE 1 : 750

RYAN W. SEGUIN, O.L.S. 2020.

- LEGEND
- DENOTES MONUMENT FOUND.
 - DENOTES MONUMENT PLANTED.
 - DENOTES STANDARD IRON BAR.
 - DENOTES SHORT STANDARD IRON BAR.
 - DENOTES IRON BAR.
 - DENOTES ROCK BAR.
 - DENOTES ROUND IRON BAR.
 - DENOTES ROCK PILE.
 - DENOTES STONE CORN.
 - DENOTES MEASURED SET.
 - DENOTES REGISTERED PLAN M-423.
 - DENOTES WITNESS.
 - DENOTES CALCULATED.
 - DENOTES SURVEYED MONUMENT.
 - DENOTES D.L. DORLAND, O.L.S., MONUMENT.
 - DENOTES HOLLAND HOLLER INC., O.L.S., MONUMENT.
 - DENOTES R.T. LANE, O.L.S., MONUMENT.
 - DENOTES ORIGIN UNKNOWING.
 - DENOTES PROPERTY IDENTIFICATION NUMBER.
 - DENOTES NOT TO SCALE.

LOCATION OF WATER'S EDGE	
FROM	TO BEARING DISTANCE (M)
1	N13°42'W 27.5
2	N13°42'W 22.8
3	N8°34'W 13.6
4	N12°15'E 15.8
5	N12°15'E 12.6
6	N8°34'W 12.7
7	N8°34'W 40.1
8	N8°34'W 40.1
9	N8°34'W 40.1
10	N8°34'W 40.1
11	N8°34'W 40.1
12	N8°34'W 40.1
13	N8°34'W 40.1
14	N8°34'W 40.1
15	N8°34'W 40.1
16	N8°34'W 40.1
17	N8°34'W 40.1
18	N8°34'W 40.1
19	N8°34'W 40.1
20	N8°34'W 40.1
21	N8°34'W 40.1
22	N8°34'W 40.1
23	N8°34'W 40.1
24	N8°34'W 40.1
25	N8°34'W 40.1
26	N8°34'W 40.1
27	N8°34'W 40.1
28	N8°34'W 40.1
29	N8°34'W 40.1
30	N8°34'W 40.1
31	N8°34'W 40.1
32	N8°34'W 40.1
33	N8°34'W 40.1
34	N8°34'W 40.1
35	N8°34'W 40.1
36	N8°34'W 40.1
37	N8°34'W 40.1
38	N8°34'W 40.1
39	N8°34'W 40.1
40	N8°34'W 40.1
41	N8°34'W 40.1
42	N8°34'W 40.1
43	N8°34'W 40.1
44	N8°34'W 40.1
45	N8°34'W 40.1
46	N8°34'W 40.1
47	N8°34'W 40.1
48	N8°34'W 40.1
49	N8°34'W 40.1
50	N8°34'W 40.1

LOT	DISTANCE
1	23.000
2	23.000
3	23.000
4	23.000
5	23.380
6	29.560
7	29.760
8	27.270
9	26.880
10	24.640
11	25.030
12	23.370
13	25.190
14	25.460
15	23.780
16	23.300
17	23.400
18	23.290
19	23.270
20	23.310
21	40.000
22	24.870
23	23.270
24	28.240
25	30.670
26	28.540
27	27.410
28	26.180
29	24.470
30	23.500
31	23.280
32	23.230
33	23.370
34	23.400
35	24.770
36	23.610
37	23.600
38	23.010
39	23.380
40	23.220
41	50.860
42	27.670
43	26.920
44	27.230
45	27.380
46	27.010
47	23.030
48	35.190
49	31.300
50	26.520

NOTES:
 BEARINGS ARE UTM GRID DERIVED FROM NETWORK (SMARTNET) GPS OBSERVATIONS ON MONUMENTS (D) AND (E), SHOWN HEREON, HAVING A BEARING OF N0°03'00"W, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010).
 THESE ARE METRIC UTM ZONE 17 COORDINATES BASED ON THE NAD83 - CSRS DATUM.
 DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY A COMBINED SCALE FACTOR OF 0.999845.
 ALL PLANTED MONUMENTS SHOWN HEREON BEAR THE ID "SOS" UNLESS OTHERWISE SHOWN.
 ROAD BLOCKS ARE SHOWN NOT TO SCALE FOR CLARITY.
 CERTAIN SSB'S SHOWN HEREON HAVE BEEN PLANTED IN ACCORDANCE WITH O. REG. 525/01, S.11 (4) DUE TO SHALLOW OVERBURDEN AND/OR THE PROXIMITY OF UNDERGROUND UTILITIES.
 THE LIMIT OF RAMSEY LAKE (LOST LAKE) IS REGULATED BY A DAM CONSTRUCTED AS ITS WESTERLY LIMIT (WHERE LILY CREEK CROSSES PARIS ST.), THE PURPOSE OF THE DAM IS TO MINIMIZE SEASONAL FLUCTUATIONS IN WATER LEVELS. THE MAXIMUM REGULATED ELEVATION (UNDER NORMAL CONDITIONS) IS 249.360 METRES O.S.C. DATUM, WHICH HAS BEEN ACCEPTED AS THE BEST AVAILABLE EVIDENCE OF THE EXTENT OF THE LANDS DESCRIBED IN PIN 73592-0421.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THIS SURVEY WAS COMPLETED ON THE DAY OF 11, 2020.
 Ryan W. Seguin
 ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
 1) LOTS 1 TO 53 (INCLUSIVE) AND THE STREETS NAMED, STREET 'A' AND STREET 'B', HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
 2) THE STREETS NAMED, STREET 'A' AND STREET 'B' ARE HEREBY DEDICATED AS A PUBLIC HIGHWAY.
 Ryan W. Seguin
 PRESIDENT

POINT ID	NORTHING	EASTING
(E)	5 146 399.61	503 492.91
(F)	5 145 764.65	503 493.46
(G)	5 146 491.65	503 826.72

ALL COORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (81° W LONGITUDE) NAD83(CSRS2010) AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF A URBAN AREA AT A 95% CONFIDENCE LEVEL.
 ADJUSTMENT EPOCH:
 NAD83 - CSRS(Ver.6/2010)
 COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES ON THIS PLAN.

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, THIS DAY OF 11, 2020.
 BY-LAW

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.304 8

REVISION 3 - ISSUED MAY 9, 2020
 SOS SURVEYORS ON SITE INC.
 1623 Bancroft Drive
 Sudbury, ON
 N3B 1R7
 705-865-8340
 www.sosurveyorsite.com

PL. DTN SCALE: 1:750
 CTD. BY: RWS DATE: JUNE 2019 FILE: SU02019-010-MPI-3

THIS IS A WORKING COPY OF THE SUBDIVISION PLAN. CERTAIN ITEMS HAVE BEEN SHOWN FOR APPROVAL PURPOSES AND WILL NOT BE SHOWN ON THE FINAL REGISTERED SUBDIVISION AS PER THE APPLICABLE REGULATIONS.

PRELIMINARY