



**PLAN 6R-9514**

RECEIVED AND DEPOSITED  
DATE: July 15, 2024  
Eric Roddy  
REPRESENTATIVE FOR LAND REGISTRY FOR THE LAND FILES DIVISION OF COCHRANE #

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT  
DATE: 2024-07-08  
Eric Roddy

PART	LOT	CONCESSION	TWP	RANGE	AREA (Ha)
1					5.921
2	PART OF LOT 15	1		PART OF 65246-0652 (L1)	2.250
3					2.244

**PLAN OF SURVEY OF**  
PART OF  
LOT 15, CONCESSION 1  
TOWNSHIP OF GLACKMEYER  
TOWN OF COCHRANE  
DISTRICT OF COCHRANE  
ERIC RODDY, O.L.S.

SCALE 1 : 1500

METRIC DISTANCES SHOWN BETWEEN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471

**BEARING NOTE**  
BEARINGS AND COORDINATES ARE UTM GRID, DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED USING NATIONAL RESEARCH COUNCIL OF CANADA PRECISE POINT POSITIONING ON NAD 83 AND MONUMENT 47 TO YIELD A GRID BEARING OF N 87°57'30" W, AND 83 CGCS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE) (2011).

**ROTATION NOTE**  
FOR BEARING COMPASSIONS, A ROTATION OF 0°02' (COUNTER CLOCKWISE) WAS APPLIED TO BEARINGS ON P. 1 AND P. 2 TO CONVERT TO UTM BEARINGS.

**SCALE FACTOR NOTE**  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99984.

**LEGEND**

- IB DENOTES - SURVEY MONUMENT FOUND
- IB DENOTES - SURVEY MONUMENT PLANTED
- IB DENOTES - IRON BAR
- SSB DENOTES - SHORT STANDARD IRON BAR
- SB DENOTES - STANDARD IRON BAR
- WT DENOTES - WITNESS MONUMENT
- M10 DENOTES - MINISTRY OF TRANSPORTATION OF ONTARIO
- SPD DENOTES - SUFFOLK BODY QUEBEC INC.
- P DENOTES - PLAN 6R-7847
- P1 DENOTES - PLAN 6R-8197
- P2 DENOTES - MTO PLAN P-3487-3 (LHO C137508)
- MS DENOTES - HEADROD
- LRD DENOTES - LAND REGISTRY OFFICE

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE REGULATION MADE UNDER THEM,  
2. - THE SURVEY WAS COMPLETED ON 2024 04 29

DATE: 2024-07-08  
Eric Roddy  
ONTARIO LAND SURVEYOR  
THIS PLAN OF SURVEY RELATES TO A/LS PLAN SUBMISSION FORM NUMBER V-75143

**RUGGED GEOMATICS INC.**  
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TAVARES, ONTARIO, CANADA  
ONTARIO LAND SURVEYORS  
CANADA LANDS SURVEYORS

PARTY CHECKED BY: RILEY MCBRIDE AND DAN DUNSTAN  
CHECKED BY: ERIC RODDY, O.L.S., C.L.S.  
FILE: ST24025  
DRAWN BY: TAYLOR MCBRIDE

**INTEGRATION COORDINATE TABLE**

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17, AND 83 CGCS (2011).

COORDINATES TO UTM ACCURACY PER SEC. 14 (2) OF REG. 216/05

POINT NO.	NORTHING	EASTING
1	543084.26	501465.80
47	543083.94	501471.29

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

BOREAL REAL ESTATE LTD.

# PT 3 LT 15 CON 1 GLACKMEYER TWP Cochrane Ontario

\$54,900

Dreaming of building your perfect home? Look no further! Check out this stunning 5.54-acre residential vacant lot zoned RU, just 2km from the heart of Cochrane! This prime property along Highway 652 perfectly blends accessibility and tranquility, making it the ideal canvas for your dream house. Picture yourself living near the OFSC snowmobile trails what a fantastic opportunity for winter adventures with family and friends! This lovely lot is situated on a year-round paved road in the organized portion of Cochrane, ensuring easy access throughout the seasons. You'll enjoy the comforts of modern living with hydro available at the HWY and natural gas just across the road! Once you've built your dream home, you'll also benefit from the weekly garbage and recycling services, making life even easier. Don't miss out on this incredible opportunity to create the lifestyle you've always wanted in a community that offers the best of both worlds! \*\*\*\* EXTRAS \*\*\*\* NONE (id:6769)

Listing Presented By:

Originally Listed by:  
BOREAL REAL ESTATE LTD.



**Mirror**

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