



**PLAN BR-9514**

RECEIVED AND DEPOSITED  
DATE: July 13, 2024  
Eric Roddy  
REPRESENTATIVE FOR LAND REGISTRY FOR THE LAND TITLES DIVISION OF COCHRANE #

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

| PART | LOT            | CONCESSION | PIN                    | AREA (Ha) |
|------|----------------|------------|------------------------|-----------|
| 1    |                |            |                        | 5.921     |
| 2    | PART OF LOT 15 | 1          | PART OF 85246-0248(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 HEREON 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 RESSOURCES CANADA PRECISE POINT POSITIONING ON NAD 11 AND MONUMENT 47 TO YIELD A GRID BEARING OF N 87°57'30" W, AND 83 CGRS 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, P1 AND P2 TO CONVERT TO UTM BEARINGS.

**SCALE FACTOR NOTE**  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.99994.

**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
- SPQ DENOTES - SUFFLITE BODY QUENEL INC.
- P DENOTES - PLAN BR-7847
- P1 DENOTES - PLAN BR-8197
- P2 DENOTES - MTO PLAN P-3487-3 (LHO C137508)
- MS DENOTES - MEASURED
- LRD DENOTES - LAND REGISTRY OFFICE

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE ACT AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON 2024 04 29

DATE: 2024 07 08  
Eric Roddy  
ERIC RODDY  
ONTARIO LAND SURVEYOR  
THIS PLAN OF SURVEY RELATES TO A/LP PLAN SUBMISSION FORM NUMBER V-78163

**RUGGED GEOMATICS INC.**  
WWW.RUGGEDGEOMATICS.COM  
ERIC.RODDY@RUGGEDGEOMATICS.COM  
720.765.9328  
88 THIRD AVENUE  
TAVINS, ONTARIO, CANADA  
ONTARIO LAND SURVEYORS  
CANADA LANDS SURVEYORS

PARTY CHEF: RILEY MCBRIDE AND DAN DUNSTAN  
CHECKED BY: ERIC RODDY, O.L.S., C.L.S.  
FILE: S724025  
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 CGRS (2011).

COORDINATES TO UTM GRID ACCURACY PER SEC. 14 (2) OF REG. 216/03

| POINT NO. | NORTHING  | EASTING   |
|-----------|-----------|-----------|
| 1         | 543054.36 | 507465.80 |
| 47        | 543055.96 | 507471.29 |

PRECISION: ± 0.001 METRES, BE USED TO ESTABLISH POINT BEARINGS OR BOUNDARIES SHOWN ON THIS PLAN.

BOREAL REAL ESTATE LTD.

# PT 2 LT 15 CON 1 GLACKMEYER TWP Cochrane Ontario

\$54,900

Dreaming of building your perfect home? Look no further! Check out this stunning 5.56-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.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca