



PLAN BR-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	PIN	AREA (ha)
1				5.921
2	PART OF LOT 15	1	PART OF 85246-0209(L)	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 RESOURCES 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 CONVERSIONS, 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 0.999984.

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 - SUFFLITE BODY QUEBEC 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:
1. - 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.
2. - 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/LS PLAN SUBMISSION FORM NUMBER V-78163

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TAVARES, 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: ST24025
DRAWN BY: TAYLOR MCBRIDE

INTEGRATION COORDINATE TABLE

DERIVED REFERENCE POINTS (DPR) 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. 216/05

POINT NO.	NORTHING	EASTING
1	543084.36	501465.80
47	543085.94	501471.29

COORDINATES, BEARING, AND DISTANCES, BE USED TO RE-ESTABLISH POINTS 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.



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