

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	653 385.03	4 790 650.38
ORP (B)	653 537.43	4 790 352.30
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999883.

FOR BEARING COMPARISONS, A ROTATION OF 1°17'10" COUNTER-CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON P1, P2 & P3.

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA
1				4924.9 sq.m
2	PART OF 162	M-11	PART OF 46391-0039 (LT)	6007.2 sq.m
3				802.7 sq.m

PLAN 30R-16306

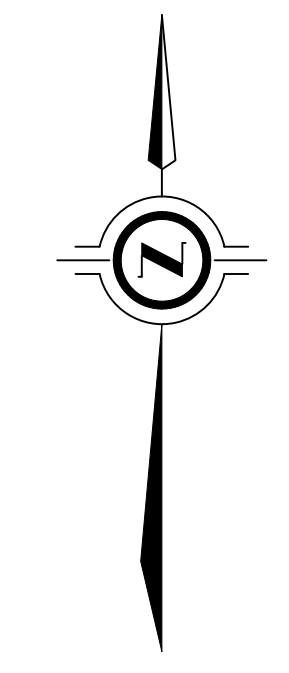
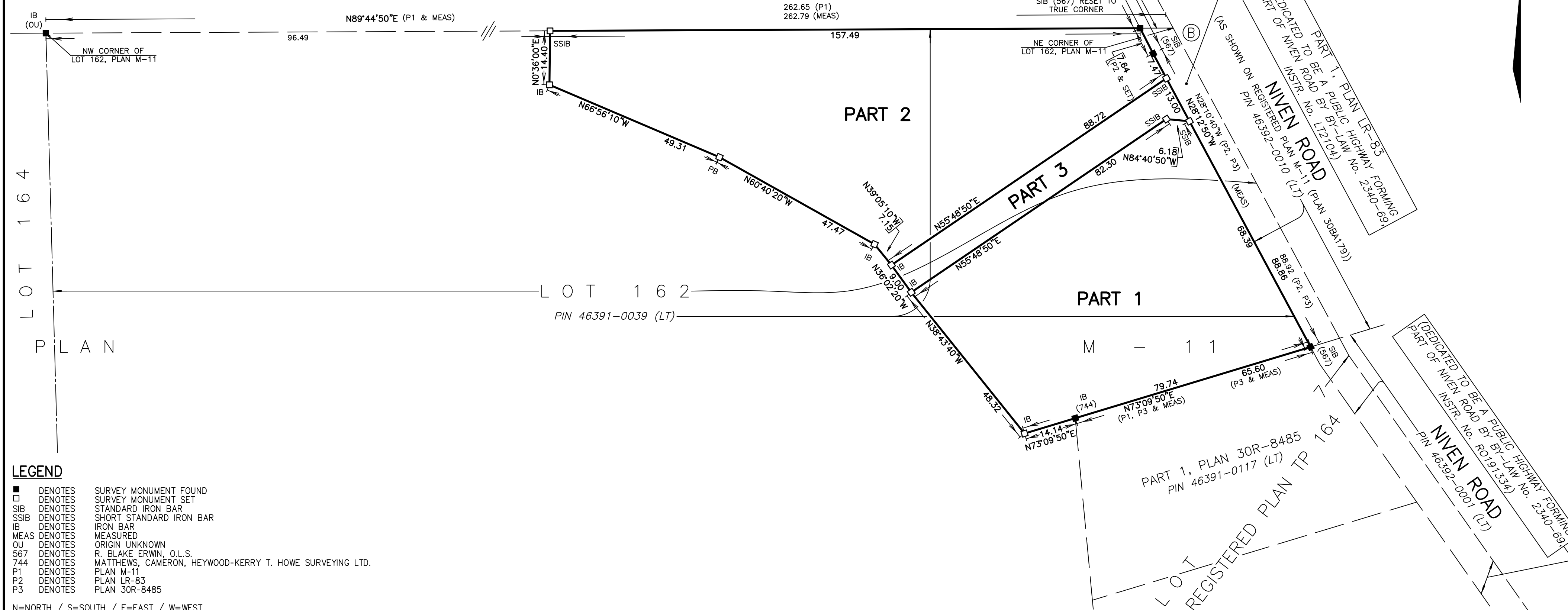
Received and deposited

September 5th, 2024

Maya Fullerton

Representative for the
Land Registrar for the
Land Titles Division of
Niagara North (No.30)

PUBLIC WORKS PLAN 39
PIN 46391-0002 (LT)



PLAN OF SURVEY OF
PART OF LOT 162
PLAN M-11
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 750

THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY 356mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:750

J. D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON JULY 5, 2024

AUGUST 29, 2024.
DATE

Allan J. Heywood
ALLAN J. HEYWOOD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-71506

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - MEAS DENOTES MEASURED
 - OU DENOTES ORIGIN UNKNOWN
 - 567 DENOTES R. BLAKE ERWIN, O.L.S.
 - 744 DENOTES MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD.
 - P1 DENOTES PLAN M-11
 - P2 DENOTES PLAN LR-83
 - P3 DENOTES PLAN 30R-8485
- N=NORTH / S=SOUTH / E=EAST / W=WEST

J.D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY: JUN	CHECKED BY: BM/AH	REFERENCE NO.: 22-16-213-00
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