



SURVEYOR'S REAL PROPERTY REPORT  
PART 1 - PLAN OF SURVEY OF  
**PART OF TOWNSHIP LOT 179**

GEOGRAPHIC TOWNSHIP OF NIAGARA

NOW IN THE

**TOWN OF NIAGARA-ON-THE-LAKE**  
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 300



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

**ELEVATION NOTE**

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928-78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HT2.0.

**NOTES**

BEARINGS ARE UTM GRID, DERIVED FROM GNSS 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 0.999867.

FOR BEARING COMPARISONS, A ROTATION OF 112°30' COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

**PART 2 - SURVEY REPORT**

**- DESCRIPTION**

PART OF TOWNSHIP LOT 179, GEOGRAPHIC TOWNSHIP OF NIAGARA (BEING PART 1, PLAN 30R-9999)

**- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**

NONE

**- BOUNDARY FEATURES**

NONE

**- ZONING COMPLIANCE**

NOT VERIFIED BY THIS SURVEY

**- ADDITIONAL REMARKS**

PLAN PREPARED FOR GATTA HOMES

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
P1	DENOTES	PLAN 30R-9999
MEAS	DENOTES	MEASURED
539	DENOTES	KIRKUP & URE SURVEYING LTD. O.L.S.
1037	DENOTES	B.P. REDEKOPP O.L.S.
—	DENOTES	PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON NOVEMBER 11, 2024.

FEBRUARY 10, 2025

DATE

*Andrew Handspiker*  
ANDREW HANDSPIKER  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-86467 AND IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL

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