

PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION
PART OF LOT 11, REGISTERED PLAN TP-86
GEOGRAPHIC TOWN OF NIAGARA
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1: 200
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS

AS CONSTRUCTED GRADING

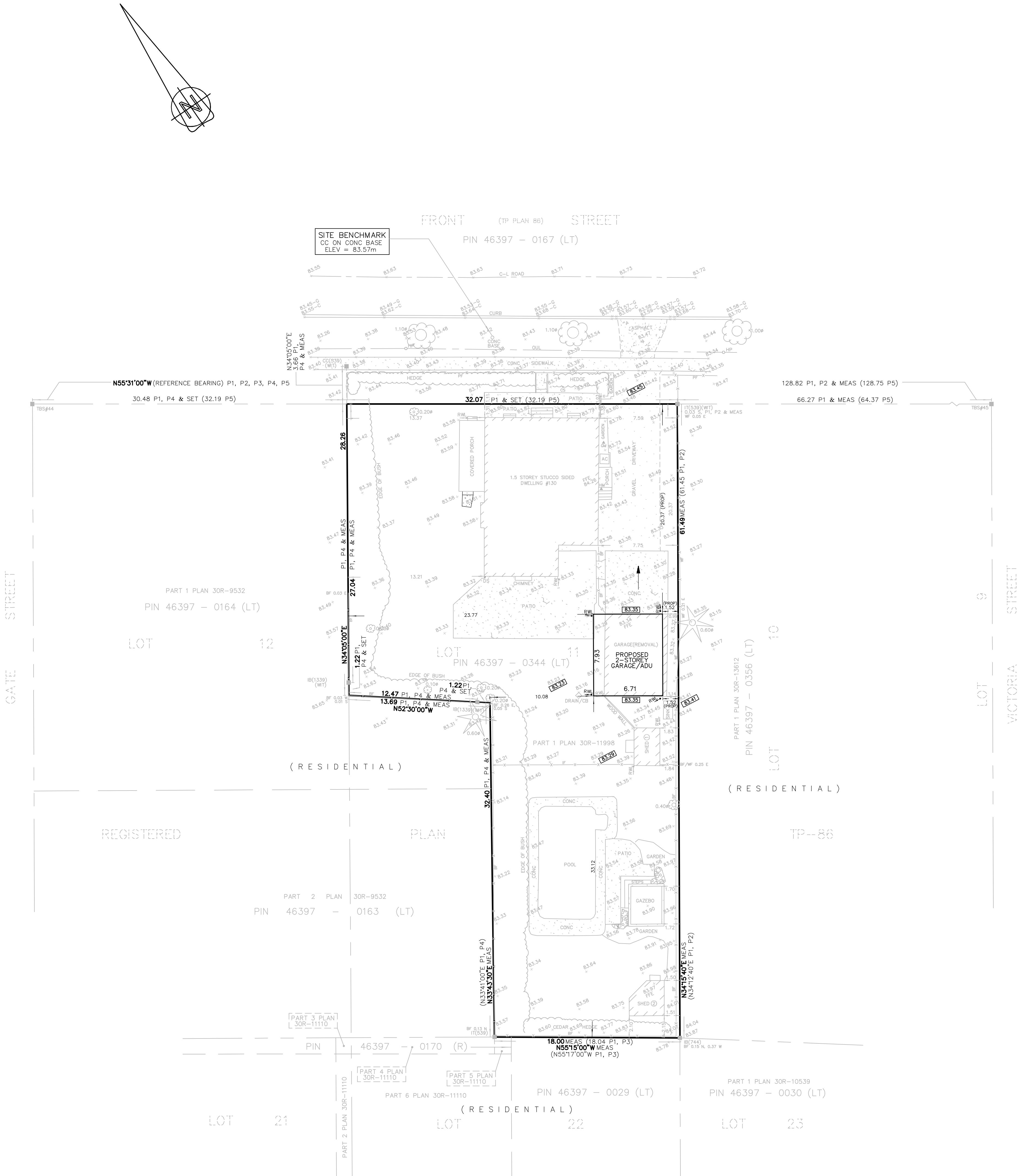
I HEREBY CERTIFY THAT I HAVE TAKEN THE
FINISHED ELEVATIONS SHOWN () WITH
RESPECT TO THE GRADING OF THIS LOT.
FURTHER, I HEREBY CERTIFY THAT THE LOT GRADING
AS CONSTRUCTED SATISFIES THE OBJECTIVES OF THE
MUNICIPALITY.

DATE LEVELS TAKEN _____
NAME _____
SIGNATURE _____
DATE _____
ACCEPTED BY MUNICIPALITY _____
DATE _____

PROPOSED GRADING

I HEREBY CERTIFY THAT THE PROPOSED BUILDING WILL
BE COMPATIBLE WITH THE PROPOSED GRADING AND THE
OBJECTIVES OF THE LOT GRADING AND DRAINAGE POLICY.
FURTHER, I CERTIFY THAT THE EXISTING DRAINAGE
ONTO THIS PROPERTY HAS BEEN ACCOMMODATED AND
THAT ALL DRAINAGE SHALL BE DIRECTED TO AN
ACCEPTABLE OUTLET.

DATE LEVELS TAKEN OCTOBER 10, 2024
NAME HAROLD D. HYDE O.L.S.
SIGNATURE *Harold Hyde*
DATE AUGUST 26, 2025
ACCEPTED BY MUNICIPALITY _____
DATE _____



LEGEND & NOTES

- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
 - SSIB DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
 - IB DENOTES IRON BAR (15mmX15mmX60cm)
 - IB# DENOTES ROUND IRON BAR (20mm DIA X 60cm)
 - CC DENOTES CUT CROSS
 - CM DENOTES CONCRETE MONUMENT
 - CP DENOTES CONCRETE PIN
 - PB DENOTES PLASTIC BAR
 - TBS DENOTES TOWN BOUNDARY STONE
 - WT DENOTES WITNESS
 - OU DENOTES ORIGIN UNKNOWN
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - (539) DENOTES D. G. URE O.L.S.
 - (744) DENOTES MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LIMITED
 - (1339) DENOTES W. A. MASCOE O.L.S.
 - P1 DENOTES PLAN 30R-11998
 - P2 DENOTES PLAN 30R-13612
 - P3 DENOTES PLAN 30R-10539
 - P4 DENOTES PLAN 30R-9532
 - P5 DENOTES TP PLAN 86
 - AC DENOTES AIR CONDITIONER
 - BF DENOTES BOARD FENCE
 - CS DENOTES CURB STOP
 - C-L DENOTES CENTRELINE
 - EP DENOTES EDGE OF PAVEMENT
 - FFE DENOTES FINISHED FLOOR ELEVATION
 - GM DENOTES GAS METER
 - HM DENOTES HYDRO METER
 - HP DENOTES HYDRO/UTILITY POLE
 - IF DENOTES IRON FENCE
 - OUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
 - PF DENOTES PICKET FENCE
 - WF DENOTES WIRE FENCE
 - * DENOTES CONIFEROUS TREE (CANOPY NOT TO SCALE)
 - DENOTES DECIDUOUS TREE (CANOPY NOT TO SCALE)
 - 100.00 DENOTES EXISTING GROUND ELEVATION
 - 100.00 DENOTES PROPOSED ELEVATION
 - DENOTES DIRECTION OF DRAINAGE
 - RWL DENOTES RAIN WATER LEADER
- N= NORTH, S= SOUTH, E= EAST, W= WEST

GRADING NOTES

- NO ADVERSE IMPACT ON ADJACENT PROPERTIES
- MATCH EXISTING @ PROPERTY LINES
- MAINTAIN EXISTING DRAINAGE PATTERN

LOT COVERAGE INFORMATION

TOTAL LOT AREA:	1512.3 s.m.
EXISTING HOUSE:	159.4 s.m. (10.5%)
EXISTING COVERED PORCH:	16.9 s.m. (1.1%)
EXISTING GARAGE:	48.5 s.m. (3.2%) (REMOVAL)
EXISTING SHED ①:	9.2 s.m. (0.6%)
EXISTING SHED ②:	10.2 s.m. (0.7%)
EXISTING GAZEBO:	11.0 s.m. (0.7%)
PROPOSED GARAGE/ADU:	53.1 s.m. (3.5%)

ELEVATION NOTE

ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS, REFERRED TO GEODETIC SURVEY OF CANADA BENCHMARK 0011963U3533 HAVING AN ELEVATION OF 91.861m (CGVD28:78)

LOCATION : VIRGIL PUBLIC SCHOOL ON THE SOUTHEAST CORNER OF THE INTERSECTION OF CREEK ROAD WITH FIELD ROAD, 0.3 KM NORTH ON CREEK ROAD FROM NIAGARA STONE ROAD, TABLET IN NORTH SIDE CONCRETE FOUNDATION WALL OF ENCLOSURE AROUND THE 'GIRLS ENTRANCE' OF THE NEW PORTION OF BUILDING, 91 CM EAST OF NORTHWEST CORNER, 10 CM BELOW SIDING.

ALL FUTURE GRADE WORK ON SITE TO BE BASED ON SITE BENCHMARK.
ANY ELEVATION DISCREPANCIES TO BE REPORTED TO RASCH & HYDE LTD.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF FRONT STREET AS SHOWN ON PLAN 30R-11998 HAVING A BEARING OF N55°31'00"W.

BEARING ROTATION

FOR BEARING COMPARISONS, THE ASTRONOMIC BEARINGS ON P2 HAVE BEEN ROTATED 00°01'20" COUNTER-CLOCKWISE
THE ASTRONOMIC BEARINGS ON P3, P4 AND P5 HAVE NOT BEEN ROTATED.

METRIC NOTE

DISTANCES and ELEVATIONS 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 AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 10th DAY OF OCTOBER 2024.

NOVEMBER 22, 2024
DATE
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

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RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNNVILLE, ONT. N1A 2X1
DUNNVILLE: 905-774-7188 FORT ERIE: 905-871-9757
(FAX 905-774-4000)

HAROLD D. HYDE O.L.S.

SCALE 1 : 200 | SURVEY : 24F071 | DRWN BY : T. Matheson