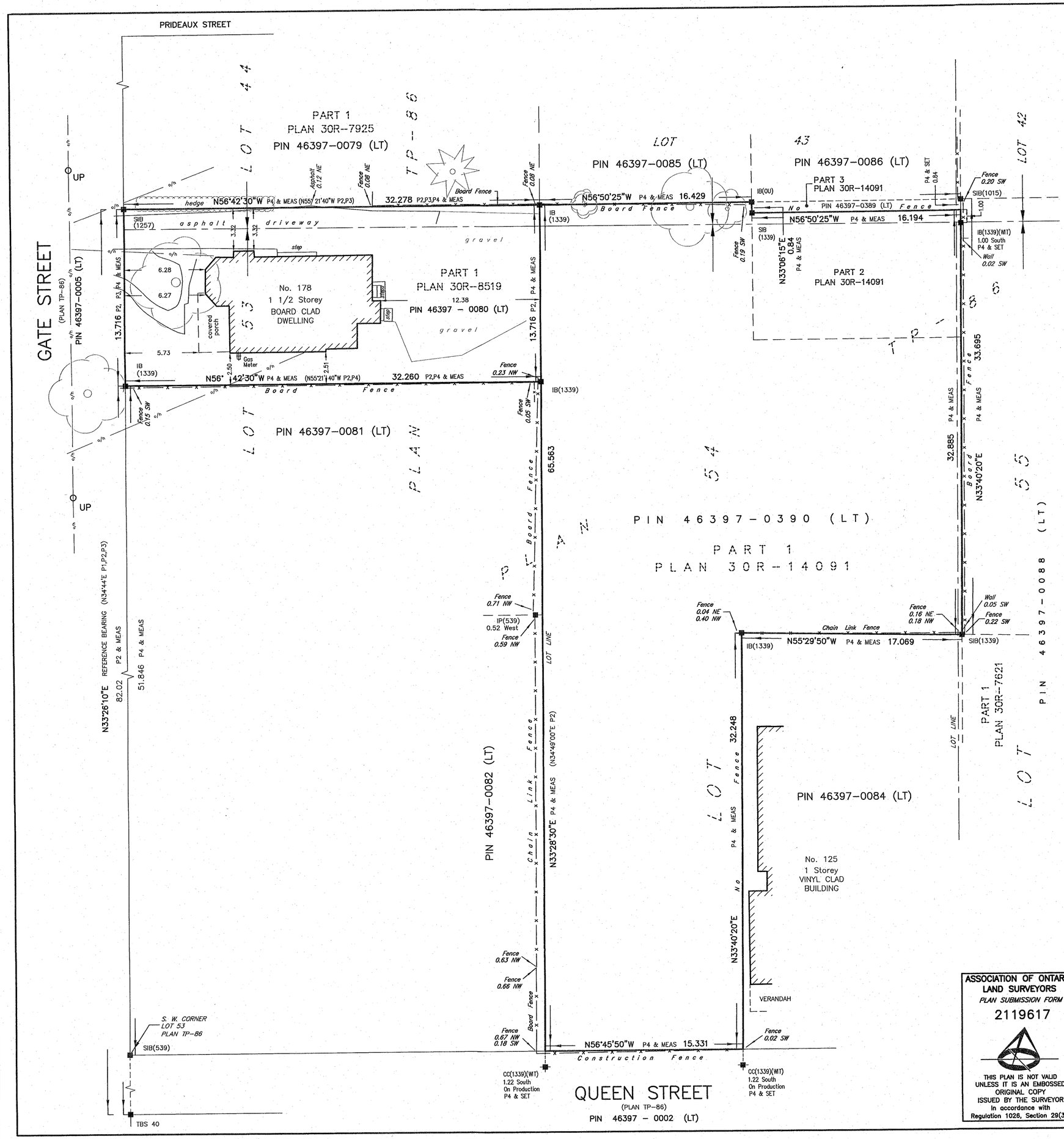

SURVEYOR'S REAL PROPERTY REPORT

PART 1 – PLAN OF

PART OF LOTS 42, 43, 44, 53, 54 AND 55
PLAN TP–86
TOWN OF NIAGARA–ON–THE–LAKE

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 200

5 0 5 10 metres

KIRKUP MASCOE URE SURVEYING LTD.
ONTARIO LAND SURVEYORS

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PART 2 – REPORT

DESCRIPTION OF LAND

175 GATE STREET
PART OF LOTS 44 AND 53, PLAN TP–86, KNOWN AS MUNICIPAL No. 135 QUEEN STREET, TOWN OF NIAGARA–ON–THE–LAKE
DESIGNATED AS PART 1 ON PLAN 30R–8519
BEING ALL OF PIN 46397–0080 (LT)

135 GATE STREET
PART OF LOTS 42, 43, 54 AND 55, PLAN TP–86, KNOWN AS MUNICIPAL No. 135 QUEEN STREET, TOWN OF NIAGARA–ON–THE–LAKE
DESIGNATED AS PARTS 1 AND 2 ON PLAN 30R–14091
BEING ALL OF PIN 46397–0390 (LT)

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY
NONE

BOUNDARY FEATURES
AS SHOWN IN PART 1

COMPLIANCE WITH MUNICIPAL ZONING BY–LAWS
NOT CERTIFIED BY THIS REPORT.

ADDITIONAL REMARKS
NONE

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	"	SURVEY MONUMENT PLANTED
WIT	"	WITNESS MONUMENT
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
IB	"	IRON BAR
IP	"	IRON PIPE
CC	"	CUT CROSS
meas./m.	"	MEASURED
N,S,E,W	"	NORTH, SOUTH, EAST, WEST
(OU)	"	ORIGIN UNKNOWN
PIN	"	PROPERTY IDENTIFIER NUMBER
P1	"	PLAN TP–86
P2	"	PLAN 30R–8519
P3	"	PLAN 30R–7925
P4	"	PLAN 30R–14091
TBS	"	TOWN BOUNDARY STONE
(539)	"	D. G. URE, O.L.S.
(1257)	"	RICHARD LAROCQUE, O.L.S.
(1339)	"	W. A. MASCOE, O.L.S.
UP	"	UTILITY POLE
o/h	"	OVERHEAD WIRES

BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS AND ARE RELATED TO A PREVIOUSLY INTEGRATED SURVEY AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF GATE STREET AS SHOWN ON PLAN 30R–14091, HAVING A BEARING OF N33°26'10"E.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE

THIS REPORT WAS PREPARED FOR SOLMAR NIAGARA INC.. NO ADDITIONAL PRINTS OF THIS REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON FEBRUARY 5, 2020

DATE : MARCH 23, 2020

ROY S. KIRKUP
ONTARIO LAND SURVEYOR

THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE ORIGINAL SURVEYORS SEAL

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2119617

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

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www.niagarasurveyors.com

JOB No. : 2017–0241 | DWG FILE : 17–0241_5srpr

L2(14"x16.5")