

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSER
ORIGINAL COPY
ISSUED BY THE SURVEYOR
Regulation 1026, Section 29 (3)



PLAN OF SURVEY
OF
PART OF LOT 180 AND 181
GEOGRAPHIC TOWNSHIP OF NIAGARA
NOW IN THE
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE = 1:1000
0 10.00 20.00 40.00 60.00 100.00 METRES

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

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	NORTHING	EASTING
ORP-A	4780271.89	650048.11
ORP-B	4780516.33	650032.83

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS
OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISONS THE FOLLOWING
ROTATIONS WERE APPLIED TO CONVERT
TO GRID BEARINGS

PLAN	COUNTER CLOCKWISE
P	01°17'10"
P2	01°15'00"

LEGEND AND 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 ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.999863.

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB DENOTES 16mm X 16mm X 0.61m IRON BAR
IB Ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CO DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
PB DENOTES PLASTIC BAR
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS I DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. No.
ORP DENOTES OBSERVED REFERENCE POINT
ALL SET SSIB AND PB 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.
(NI) DENOTES NOT IDENTIFIABLE (OU) DENOTES ORIGIN UNKNOWN
(S/P) DENOTES SET PROPORTIONALLY (DH) DENOTES BOREHOLE
(1339) DENOTES W.A. MASCOE, O.L.S.
(744) DENOTES MATTHEWS, CAMERON, HEYWOOD & HOWE, SURVEYING LTD. O.L.S.
(URE) DENOTES D.G. URE, O.L.S.
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
(P) DENOTES PLAN 30R-9813
(P1) DENOTES PLAN 30R-10065
(P2) DENOTES PLAN 30M-371
(P3) DENOTES PLAN 30R-14151
N.E.S.W DENOTES NORTH, EAST, SOUTH AND WEST

THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2 AS SHOWN BELOW
THIS REPORT WAS PREPARED FOR KANEFF GROUP

SURVEYOR'S REAL PROPERTY REPORT PART 2 OF 2 PARTS
Please note the following:
1. Iron Survey Monuments mark all corners of the parcel.
2. The parcel has an Area of 11.338 Hectares.
3. The fence along the west boundary and north boundary of property.
4. The location of the concrete pads along the north property line.
5. The location of 6 mile creek was plotted as per aerial imagery.

SURVEYOR'S CERTIFICATE

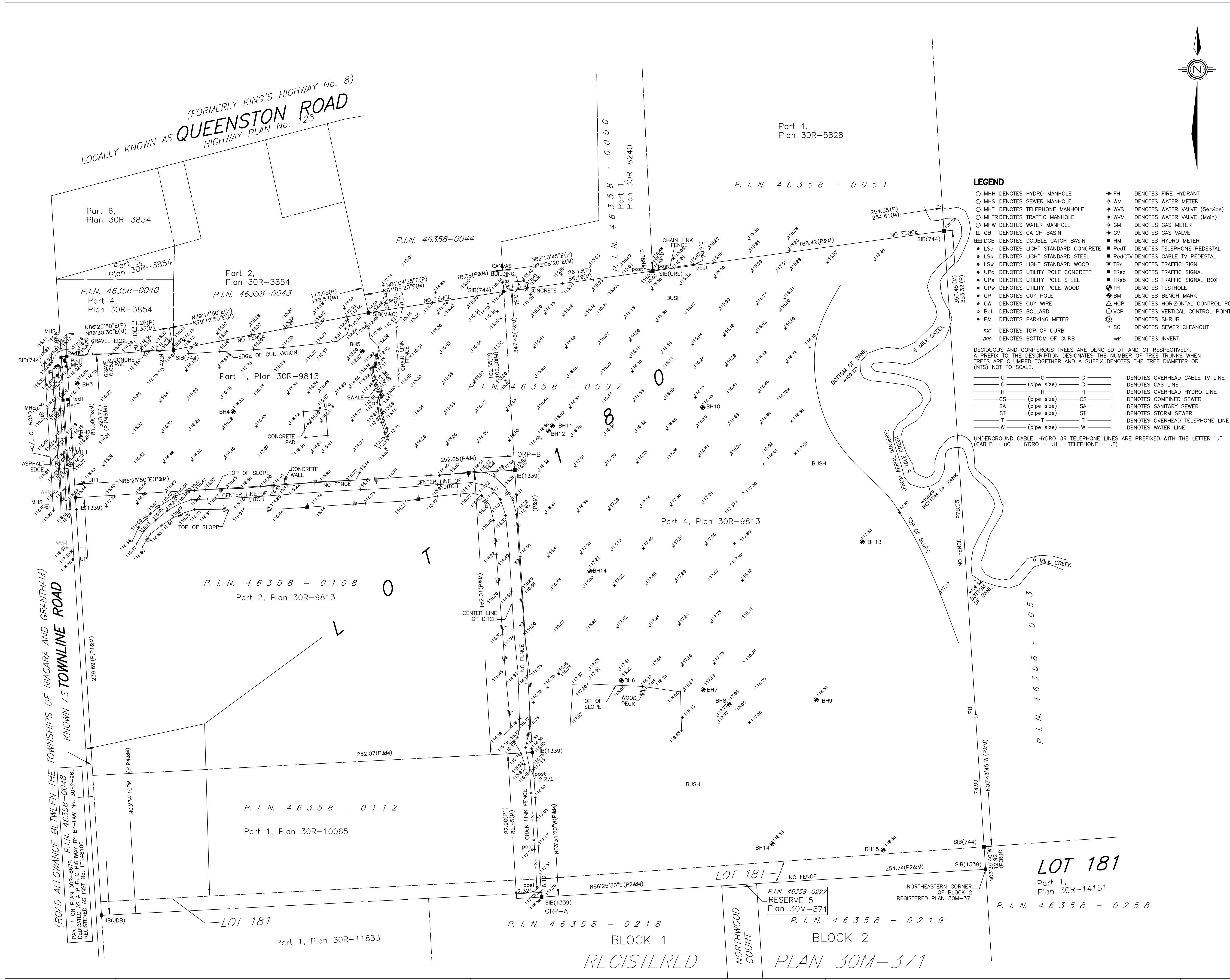
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 8th DAY OF SEPTEMBER, 2022

DATE SEPTEMBER 9th, 2022

Alec S. Mantha
ALEC S. MANTHA
ONTARIO LAND SURVEYOR

J.D.BARNES 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: SP CHECKED BY: AM REFERENCE NO.: 22-16-129-00
PLOTTED: 2022-09-09



LEGEND

- MHH DENOTES HYDRO MANHOLE
 - MHS DENOTES SEWER MANHOLE
 - MHT DENOTES TELEPHONE MANHOLE
 - MHR DENOTES TRAFFIC MANHOLE
 - MHW DENOTES WATER MANHOLE
 - IB CB DENOTES CATCH BASIN
 - IB DCB DENOTES DOUBLE CATCH BASIN
 - LSc DENOTES LIGHT STANDARD CONCRETE
 - LSt DENOTES LIGHT STANDARD WOOD
 - UPc DENOTES UTILITY POLE CONCRETE
 - UPs DENOTES UTILITY POLE STEEL
 - UPw DENOTES UTILITY POLE WOOD
 - GP DENOTES GUY POLE
 - GW DENOTES GUY WIRE
 - Bol DENOTES BOLLARD
 - PM DENOTES PARKING METER
 - 7oc DENOTES TOP OF CURB
 - 8oc DENOTES BOTTOM OF CURB
 - ◆ FH DENOTES FIRE HYDRANT
 - ◆ WM DENOTES WATER METER
 - ◆ WVS DENOTES WATER VALVE (Service)
 - ◆ WVM DENOTES WATER VALVE (Main)
 - ◆ GM DENOTES GAS METER
 - ◆ GV DENOTES GAS VALVE
 - ◆ HM DENOTES HYDRO METER
 - ◆ PedT DENOTES TELEPHONE PEDESTAL
 - ◆ PedTV DENOTES CABLE TV PEDESTAL
 - ◆ TRs DENOTES TRAFFIC SIGN
 - ◆ TRsg DENOTES TRAFFIC SIGNAL
 - ◆ TRsb DENOTES TRAFFIC SIGNAL BOX
 - ◆ TH DENOTES TESTHOLE
 - ◆ BM DENOTES BENCH MARK
 - △ HCP DENOTES HORIZONTAL CONTROL POINT
 - VCP DENOTES VERTICAL CONTROL POINT
 - ◆ DENOTES SHRUB
 - SC DENOTES SEWER CLEANOUT
 - ◆ DENOTES INVERT
- DECIDUOUS AND CONIFEROUS TREES ARE DENOTED DT AND CT RESPECTIVELY.
A PREFIX TO THE DESCRIPTION DESIGNATES THE NUMBER OF TREE TRUNKS WHEN
TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR
(NTS) NOT TO SCALE.
- UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "U"
(CABLE = uC HYDRO = uH TELEPHONE = uT)
- C — C — C DENOTES OVERHEAD CABLE TV LINE
 - G — (pipe size) — G — DENOTES GAS LINE
 - H — H — H DENOTES OVERHEAD HYDRO LINE
 - CS — (pipe size) — CS — DENOTES COMBINED SEWER
 - SA — (pipe size) — SA — DENOTES SANITARY SEWER
 - ST — (pipe size) — ST — DENOTES STORM SEWER
 - T — T — T DENOTES OVERHEAD TELEPHONE LINE
 - W — (pipe size) — W — DENOTES WATER LINE

Part 1,
Plan 30R-5828
P. I. N. 46358 - 0051

Part 4, Plan 30R-9813

Part 2, Plan 30R-9813

Part 1, Plan 30R-10065

Part 1, Plan 30R-11833

LOT 181
Part 1,
Plan 30R-14151

BLOCK 1
REGISTERED

BLOCK 2
PLAN 30M-371

P. I. N. 46358 - 0258

P. I. N. 46358 - 0218

P. I. N. 46358 - 0219

LOCALLY KNOWN AS
QUEENSTON ROAD
HIGHWAY PLAN No. 125
(FORMERLY KING'S HIGHWAY No. 8)

(ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF NIAGARA AND GRANTHAM)
KNOWN AS TOWNLINE ROAD

PART 1 ON PLAN 30R-8878 P.I.N. 46358-0048
REGISTERED AS INST. No. L11-48100

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