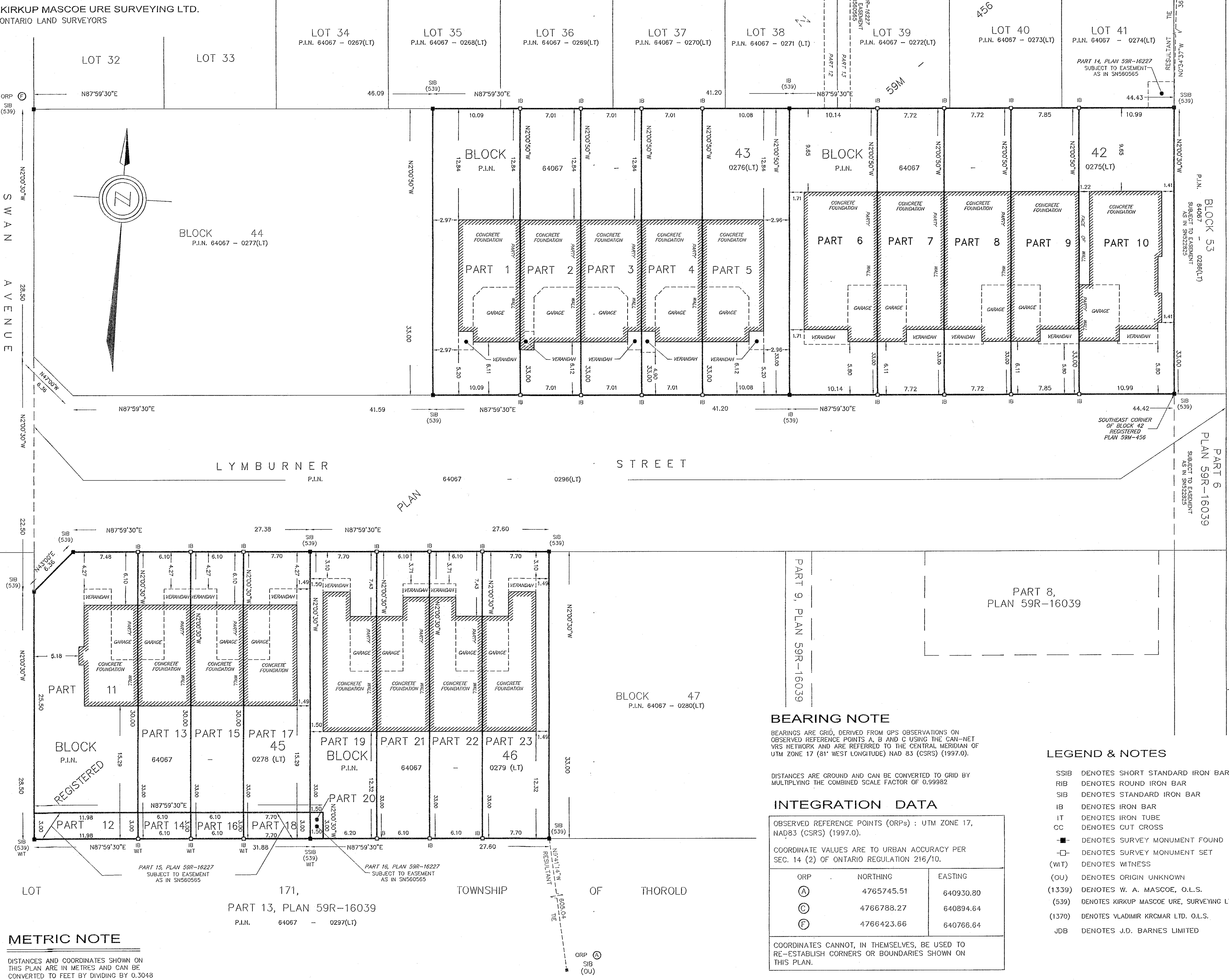


PLAN OF SURVEY
BLOCKS 42, 43, 45 AND 46
REGISTERED PLAN 59M - 456
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 300
KIRKUP MASCOE URE SURVEYING LTD.
ONTARIO LAND SURVEYORS



METRIC NOTE

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

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
JULY 30, 2019
WILLIAM A. MASCOE
ONTARIO LAND SURVEYOR

RECEIVED AND DEPOSITED
DATE July 31, 2019
N. P. KSON
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (No. 59)

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA
1	ALL OF BLOCK 43		ALL OF 64067-0276(LT)	332.9m ²
2				231.3m ²
3				231.3m ²
4				231.3m ²
5	ALL OF BLOCK 42		ALL OF 64067-0275(LT)	332.6m ²
6				334.6m ²
7				254.7m ²
8				254.7m ²
9	ALL OF BLOCK 45	REGISTERED PLAN 59M - 456	ALL OF 64067-0278(LT)	362.7m ²
10				348.9m ²
11				35.9m ²
12				183.0m ²
13	ALL OF BLOCK 46		ALL OF 64067-0279(LT)	18.3m ²
14				183.0m ²
15				18.3m ²
16				231.0m ²
17	ALL OF BLOCK 46		ALL OF 64067-0279(LT)	23.1m ²
18				249.6m ²
19				4.5m ²
20				201.3m ²
21	ALL OF BLOCK 46		ALL OF 64067-0279(LT)	201.3m ²
22				201.3m ²
23	ALL OF BLOCK 46		ALL OF 64067-0279(LT)	254.1m ²
24				254.1m ²

PARTS 12, 14, 16, 18 AND 20 ARE SUBJECT TO EASEMENT AS IN SN560565

REGIONAL ROAD No. 54, (RICE ROAD)
BY BY-LAW No. 100-2008, SUSSEX
TOWNSHIP OF THOROLD

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 30TH DAY OF JULY, 2019.

JULY 30, 2019
DATE
WILLIAM A. MASCOE
ONTARIO LAND SURVEYOR

KIRKUP • MASCOE • URE
SURVEYING LTD.
49 EASTCHESTER AVENUE, ST. CATHARINES, ONTARIO L2P 2Y6
TELEPHONE (905) 641-1007, FAX: (905) 641-4424
E-MAIL info@niagarasurveyors.com
www.niagarasurveyors.com

FILE : 19-0001 FILE : 19-0001_R-PLAN-BLOCKS 42, 43, 45 & 46

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM GPS OBSERVATIONS ON OBSERVED REFERENCE POINTS A, B AND C USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (1997.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE COMBINED SCALE FACTOR OF 0.99982

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs) : UTM ZONE 17, NAD83 (CSRS) (1997.0).

COORDINATE VALUES ARE TO URBAN ACCURACY PER SEC. 14 (2) OF ONTARIO REGULATION 216/10.

ORP	NORTHING	EASTING
(A)	4765745.51	640930.80
(C)	4766788.27	640894.64
(E)	4766423.66	640766.64

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

LEGEND & NOTES

- SSIB DENOTES SHORT STANDARD IRON BAR
- RIB DENOTES ROUND IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- IT DENOTES IRON TUBE
- CC DENOTES CUT CROSS
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- (WIT) DENOTES WITNESS
- (OU) DENOTES ORIGIN UNKNOWN
- (1339) DENOTES W. A. MASCOE, O.L.S.
- (539) DENOTES KIRKUP MASCOE URE, SURVEYING LTD
- (1370) DENOTES VLADIMIR KROMAR LTD. O.L.S.
- JDB DENOTES J.D. BARNES LIMITED