

PLAN OF SUBDIVISION OF  
PART OF LOT 171  
GEOGRAPHIC TOWNSHIP OF THOROLD  
TOWN OF PELHAM  
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 1000  
20m 0 20 40m  
KIRKUP MASCOE URE SURVEYING LTD.  
ONTARIO LAND SURVEYORS

FINAL PLAN OF SUBDIVISION  
Approved under Section 51 of the Planning Act  
This 17th day of May, 2018  
Authorized Signature  
THE CORPORATION OF THE TOWN OF PELHAM

PLAN 59M-456  
CERTIFICATE OF REGISTRATION  
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND  
REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF  
NIAGARA SOUTH (No. 59) AT 10:16 O'CLOCK ON THE  
17th DAY OF JULY 2018 AND ENTERED IN THE  
REGISTER FOR PIN 64067-0232 AND REQUIRED  
CONSENTS ARE REGISTERED AS PLAN DOCUMENT  
No. SN558708  
CANADIAN  
REPRESENTATIVE FOR THE LAND REGISTRAR

THIS PLAN COMPRISES PART OF PIN 64067-0232 (LT)  
PART OF BLOCKS 52 AND 54 (STREET WIDENING) ARE  
SUBJECT TO EASEMENT AS IN SN535152  
PART OF BLOCKS 48, 49, 52, 54 (STREET WIDENING)  
AND LYMBURNER STREET AND ALL OF BLOCK 53 ARE  
SUBJECT TO EASEMENT AS IN  
SN522825

LEGEND & NOTES

SIB DENOTES STANDARD IRON BAR  
SSIB DENOTES SHORT STANDARD IRON BAR  
IB DENOTES IRON BAR  
IT DENOTES IRON TUBE  
● DENOTES SURVEY MONUMENT FOUND  
○ DENOTES SURVEY MONUMENT SET  
WIT DENOTES WITNESS  
P1 DENOTES PLAN 59R-16039  
ORP DENOTES OBSERVED REFERENCE POINT  
M DENOTES MEASURED  
S DENOTES SET  
OU DENOTES ORIGIN UNKNOWN  
1257 DENOTES R. LAROCQUE, O.L.S.  
744 DENOTES R. J. MATTHEWS, O.L.S.  
539 DENOTES D. G. URE, O.L.S.  
1339 DENOTES W. A. MASCOE, O.L.S.

ALL MONUMENTS SET ARE IRON BARS UNLESS SHOWN  
OTHERWISE.

0.30 RESERVES SHOWN ON THIS PLAN ARE NOT DRAWN TO  
SCALE.

SURVEYOR'S CERTIFICATE

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 14TH DAY OF  
MAY, 2018.  
DATE MAY 14, 2018  
WILLIAM A. MASCOE  
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:  
1. LOTS 1 TO 41, BOTH INCLUSIVE, BLOCKS 42 TO 53, BOTH  
INCLUSIVE, THE STREET WIDENING NAMELY BLOCK 54,  
THE 0.30 RESERVES NAMELY BLOCKS 55, 56, 57, 58 & 59  
AND THE STREETS, NAMELY SWAN AVENUE, MYRTLE STREET,  
ACACIA ROAD AND LYMBURNER STREET HAVE BEEN LAID OUT  
IN ACCORDANCE WITH OUR INSTRUCTIONS.  
2. THE STREETS NAMELY SWAN AVENUE, MYRTLE STREET,  
ACACIA ROAD AND LYMBURNER STREET  
ARE HEREBY DEDICATED TO THE CORPORATION OF THE  
TOWN OF PELHAM AS PUBLIC HIGHWAYS.  
3. THE STREET WIDENING NAMELY BLOCK 54 IS HEREBY DEDICATED  
TO THE REGIONAL MUNICIPALITY OF NIAGARA AS PUBLIC HIGHWAY.  
DATED THIS 31ST DAY OF MAY, 2018.

HERT INC.  
RDC  
RICHARD DEKORTE  
(GENERAL MANAGER)  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM GPS OBSERVATIONS  
ON OBSERVED REFERENCE POINTS A 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
F	4766423.66	640766.64

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

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

KIRKUP MASCOE URE  
SURVEYING LTD.  
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DATE : MAY 14, 2018 JOB No. : 15-10078 DWG FILE : 15-10078 M-PLAN