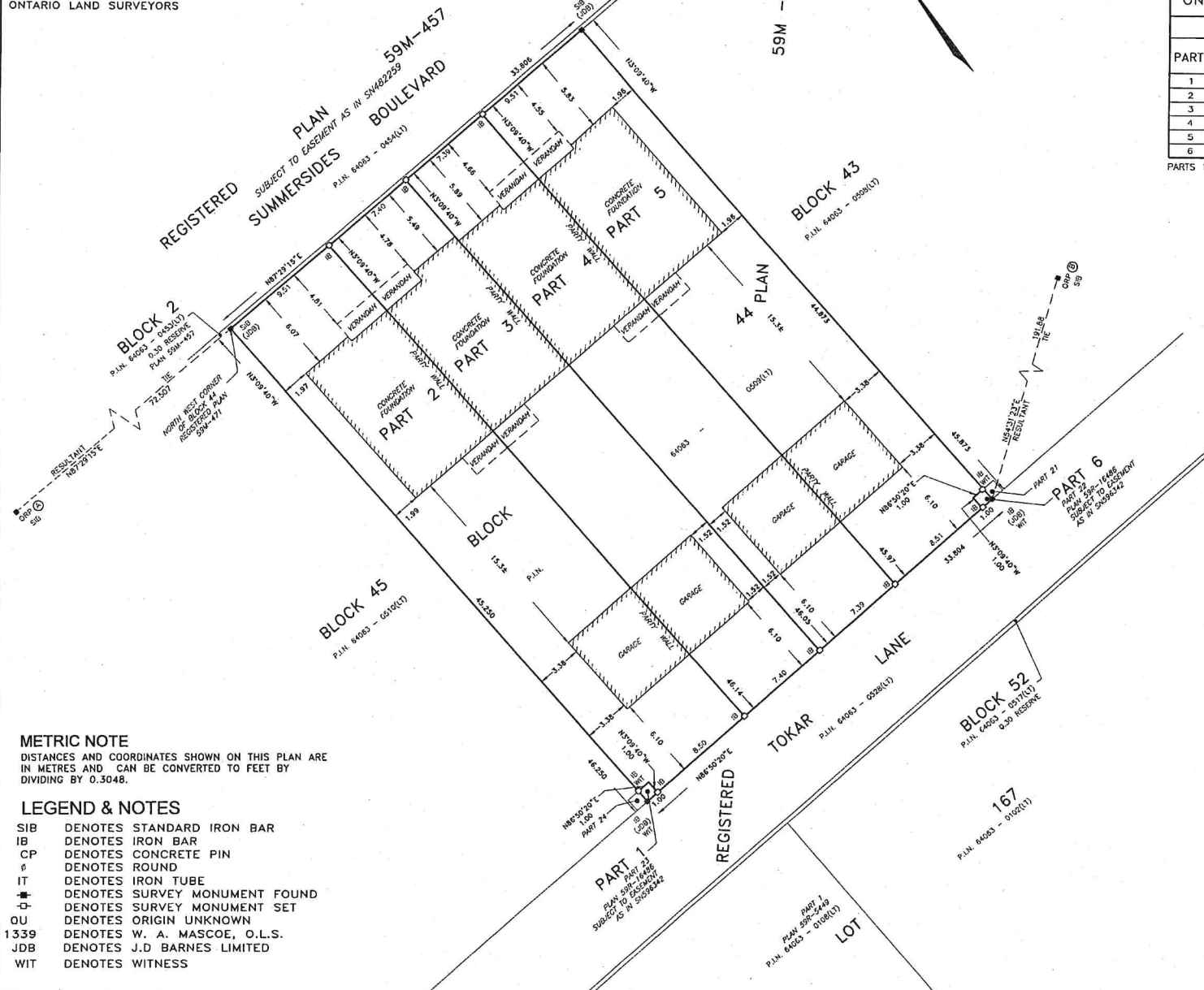


**PLAN OF SURVEY OF
OF BLOCK 44
REGISTERED PLAN 59M - 471
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA**

SCALE 1 : 200
0 5 10 15 metres

KIRKUP MASCOE URE SURVEYING,
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.

LEGEND & NOTES

SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
CP DENOTES CONCRETE PIN
Ø DENOTES ROUND
IT DENOTES IRON TUBE
+ DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
OU DENOTES ORIGIN UNKNOWN
1339 DENOTES W. A. MASCOE, O.L.S.
JDB DENOTES J.D. BARNES LIMITED
WIT DENOTES WITNESS

DEPOSITED UNDER THE LAND
TITLES ACT.

MAY 19, 2021

DATE

ROY S. KIRKUP
ONTARIO LAND SURVEYOR

PLAN 59R-16978

RECEIVED AND DEPOSITED

June 7, 2021
DATE

REPRESENTATIVE FOR THE LAND
REGISTRAR FOR THE LAND
TITLES DIVISION OF NIAGARA
SOUTH (No. 59)

SCHEDULE

PART	BLOCK	PLAN	P.I.N.	AREA
1	ALL OF BLOCK 44	REGISTERED PLAN 59M-471	ALL OF 64063-0509 (LT)	1.0 m ²
2				437.8 m ²
3				341.1 m ²
4				340.0 m ²
5				435.7 m ²
6				1.0 m ²

PARTS 1 AND 6 ARE SUBJECT TO EASEMENT AS IN S596342

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP_a) : UTM ZONE 17,
NAD83 (ORIGINAL) (2010.0).

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

ORP	NORTHING	EASTING
(A)	640283.55	4767149.54
(B)	640548.53	4767219.78

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

BEARING NOTE

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

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING THE COMBINED SCALE FACTOR OF 0.999827.

SURVEYOR'S CERTIFICATE


I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 19TH
DAY OF MAY, 2021.

MAY 19, 2021

DATE

ROY S. KIRKUP
ONTARIO LAND SURVEYOR

 Kirkup Mascoe Ure Surveying A Division of J.D. Barnes Limited			SURVEYING MAPPING GIS
49 EASTCHESTER AVE., ST. CATHARINES, ON L2P 1Y6 T: (905) 641-1007 F: (905) 641-4124 www.jdbarnes.com			
DRAWN BY:	CN	CHECKED BY:	RSK
PLOTTED: MAY 19, 2021		REFERENCE NO.: 20-49-054-00	
		DATED: MAY 19, 2021	