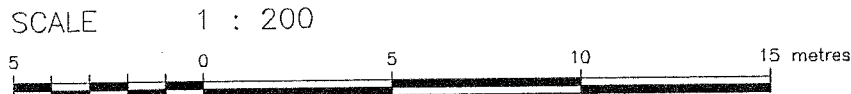
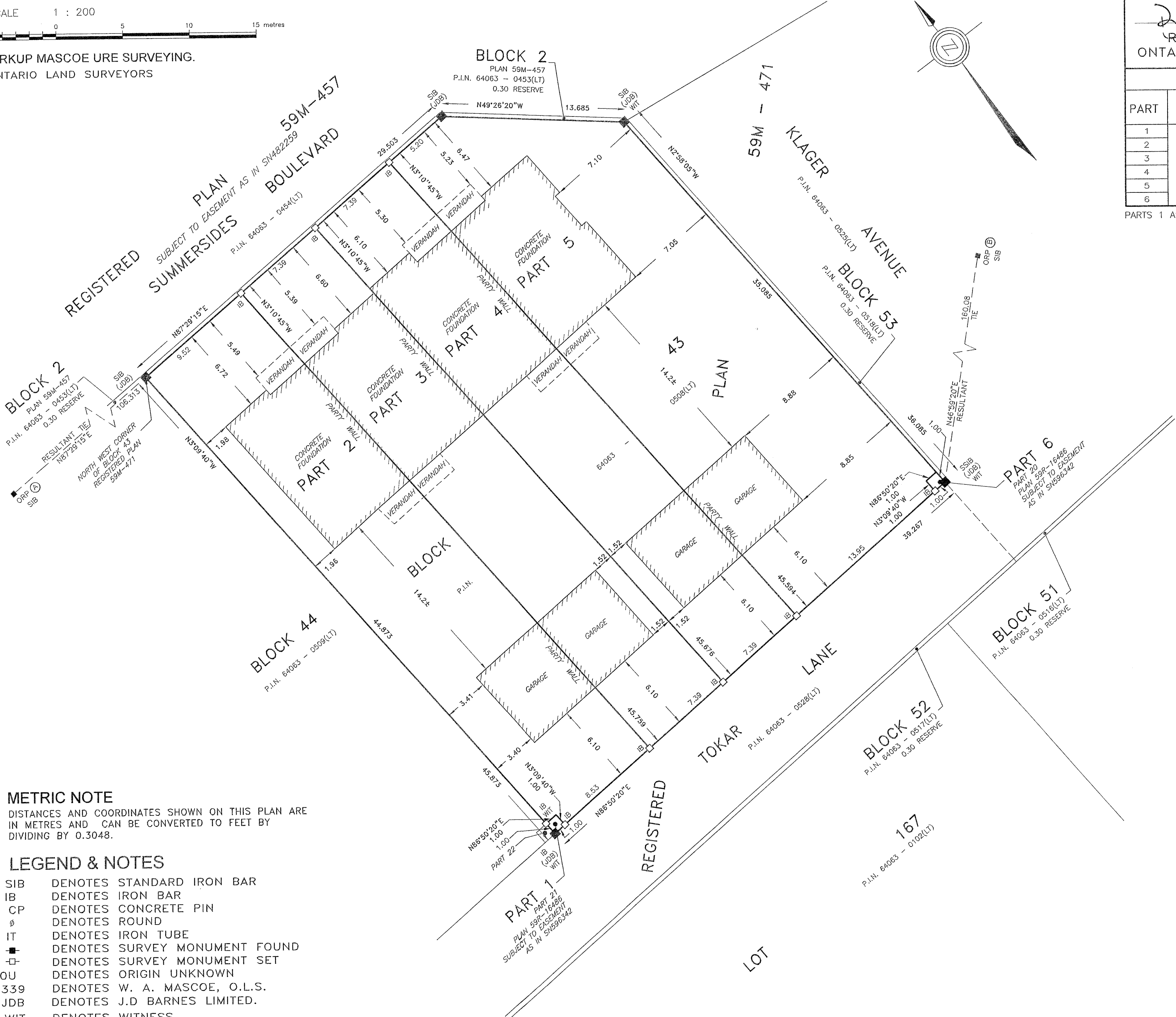


PLAN OF SURVEY OF
OF BLOCK 43
REGISTERED PLAN 59M - 471
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA



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-16984

RECEIVED AND DEPOSITED

June 11, 2021

DATE

R. Lane

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 43	REGISTERED PLAN 59M-471	ALL OF 64063-0508 (LT)	1.0 m ²
2				435.2 m ²
3				337.8 m ²
4				337.2 m ²
5				636.7 m ²
6				1.0 m ²

PARTS 1 AND 6 ARE SUBJECT TO EASEMENT AS IN SN596342

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs) : 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

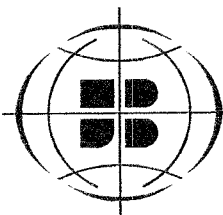
I CERTIFY THAT:

- 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

49 EASTCHESTER AVE., ST. CATHARINES, ON, L2P 2Y6
T: (905) 641-1007 F: (905) 641-4424 www.jdbarnes.com

DRAWN BY: CN	CHECKED BY: RSK	REFERENCE NO.: 20-49-054-00
PLOTTED: MAY 19, 2021	DATED: MAY 19, 2021	