

PLAN OF SURVEY OF
 LOTS 173, 174 175 & 176
 REGISTERED PLAN No. 436
 TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA



KIRKUP MASCOE URE SURVEYING LTD.
 ONTARIO LAND SURVEYORS

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

JULY 20, 2020
 DATE

William A. Mascoe
 WILLIAM A. MASCOE
 ONTARIO LAND SURVEYOR

PLAN 59R-16750

RECEIVED AND DEPOSITED

July 27, 2020
 DATE

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

SCHEDULE

PART	PART/ALL OF	PLAN	P.I.N.	AREA
1	LOT 176 AND PART OF LOT 175	REGISTERED PLAN 436	ALL OF 64189-0199(LT)	559 m ²
2	PART OF LOT 175			279 m ²
3	PART OF LOT 174		ALL OF 64189-0199(LT)	280 m ²
4	LOT 173 AND PART OF LOT 174			560 m ²

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP_s) : UTM ZONE 17, NAD83 (CSRS) (2010).

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

ORP	NORTHING	EASTING
Ⓐ	4749107.93	660045.36
Ⓑ	4748895.44	660055.15

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

LEGEND & NOTES

- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- ⊙ 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.
- 539 DENOTES D. G. URE, O.L.S.
- WIT DENOTES WITNESS
- JEL DENOTES J. EDWARD LANTHIER O.L.S.

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 (CSRS) (2010).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE COMBINED SCALE FACTOR OF 0.999992.

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 11TH DAY OF JUNE, 2020.

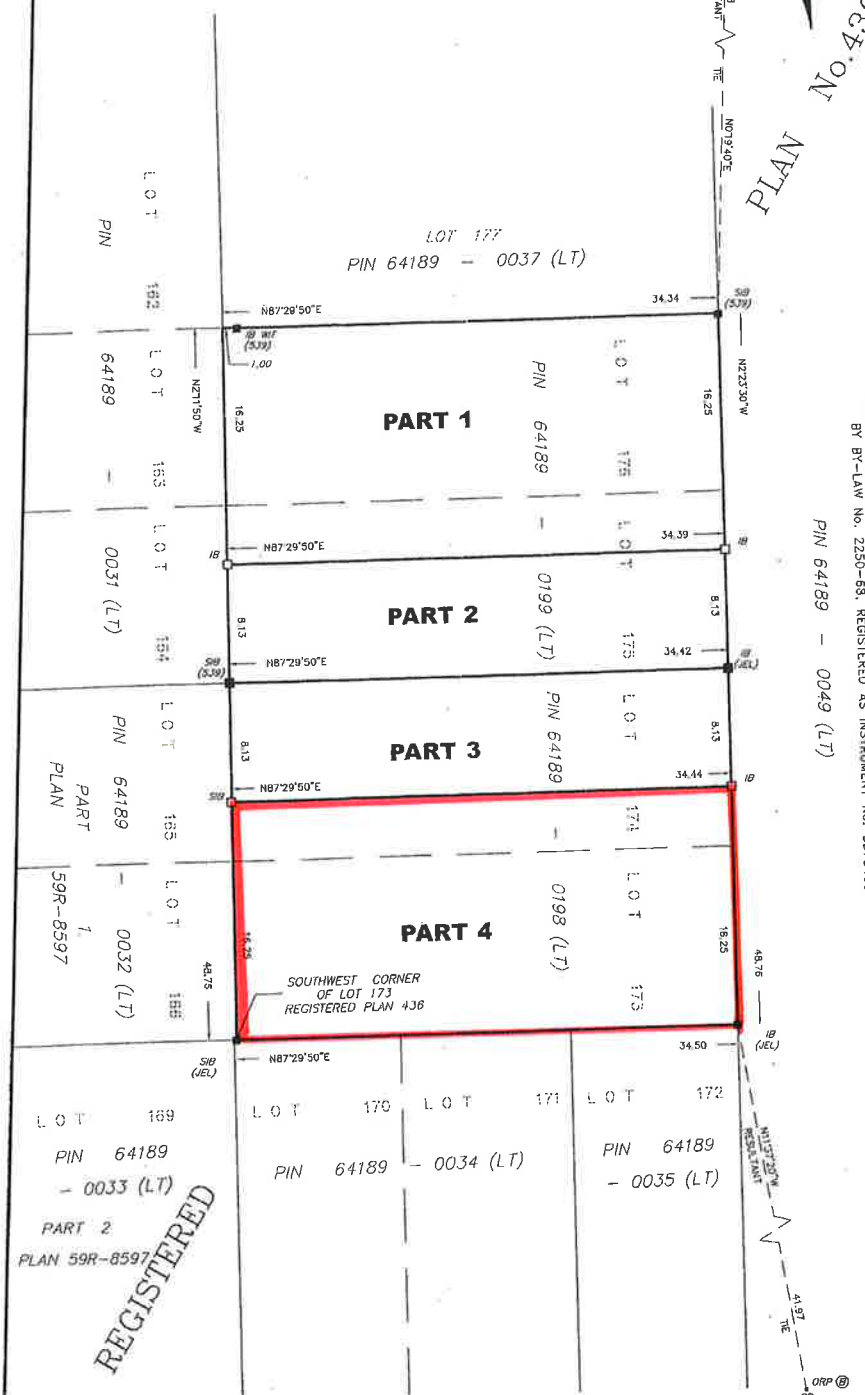
JULY 20, 2020
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William A. Mascoe
 WILLIAM A. MASCOE
 ONTARIO LAND SURVEYOR



PLAN No. 436

PLEASANT AVENUE NORTH
 BY BY-LAW No. 2250-88, REGISTERED AS INSTRUMENT No. B078466
 PIN 64189 - 0049 (LT)



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.

49 EASTCHESTER AVENUE, ST. CATHARINES, ONTARIO L2P-2Y6
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 E-MAIL bill@niagasurveyors.com

JOB No. : 2018-0059

DWG FILE : 18-0059CSRS-RPLAN

REGISTERED

PLAN 59R-8597