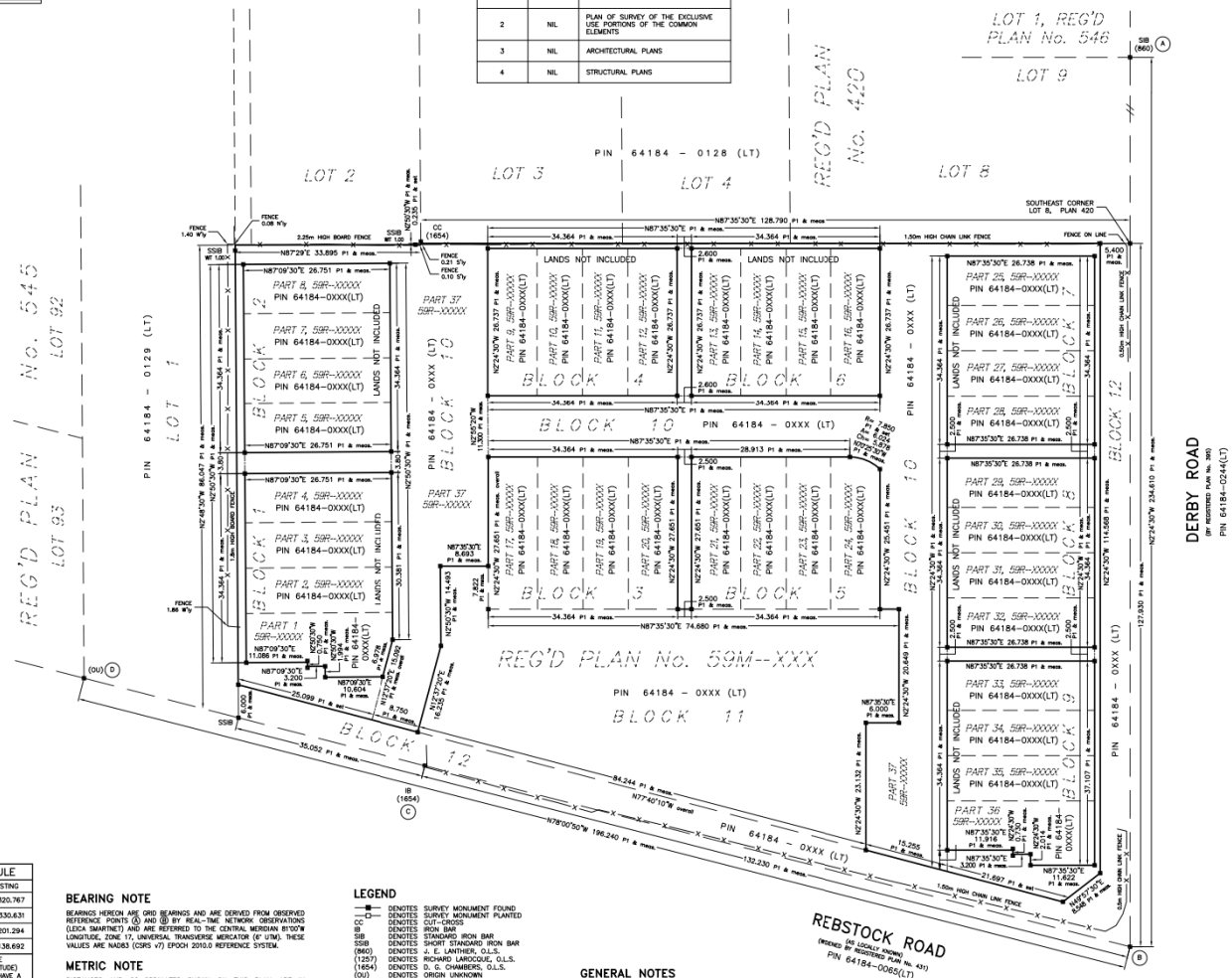
PLAN OF CONDOMINIUM
BLOCK 10
REGISTERED PLAN No. 59M–XXX
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:400 METRIC
10m 0 10m 20m

INDEX OF PARTS

PART	SHEET(S)	DESCRIPTION
1	1	PLAN OF SURVEY OF THE COMMON ELEMENTS ON THE CONDOMINIUM PROPERTY
2	NIL	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
3	NIL	ARCHITECTURAL PLANS
4	NIL	STRUCTURAL PLANS



CO–ORDINATE SCHEDULE		
POINT ID.	NORTHING	EASTING
A	4748557.785	658320.767
B	4748323.449	658330.631
C	4748350.931	658201.294
D	4748364.202	658138.692

ALL CO–ORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (81°W LONGITUDE) NAD83 (CSRS v7) EPOCH 2010.0 AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF AN URBAN AREA AT 95% CONFIDENCE LEVEL. THE CO–ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) BY REAL–TIME NETWORK OBSERVATIONS (LEICA SMARTNET) AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00'W LONGITUDE, ZONE 17, UNIVERSAL TRANSVERSE MERCATOR (6° UTM). THESE VALUES ARE NAD83 (CSRS v7) EPOCH 2010.0 REFERENCE SYSTEM.

METRIC NOTE

DISTANCES AND CO–ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO–ORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.99980826.

LEGEND

—■—	DENOTES SURVEY MONUMENT FOUND
—□—	DENOTES SURVEY MONUMENT PLANTED
CC	DENOTES CUT–CROSS
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
(860)	DENOTES J. E. LANTHIER, O.L.S.
(1257)	DENOTES RICHARD LAROCQUE, O.L.S.
(1654)	DENOTES D. G. CHAMBERS, O.L.S.
(OU)	DENOTES ORIGIN UNKNOWN
(WIT)	DENOTES WITNESS
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
meas.	DENOTES MEASURED
REG'D	DENOTES REGISTERED
P1	DENOTES REFERENCE PLAN No. 59R–XXXXX

GENERAL NOTES

1. ALL FOUND MONUMENTS ARE (1257) UNLESS SHOWN OTHERWISE.
2. ALL FOUND MONUMENTS ARE STANDARD IRON BARS UNLESS SHOWN OTHERWISE.

PART/SHEET
PART 1 OF 4 PARTS SHEET 1 OF 1 SHEETS

NIAGARA SOUTH COMMON ELEMENT CONDOMINIUM PLAN No. _____

REGISTERED IN THE LAND REGISTRY OFFICE FOR
THE LAND TITLES DIVISION OF NIAGARA SOUTH (No. 59)
AT ..... O'CLOCK ON THE ..... DAY OF ....., 2026

_____
REPRESENTATIVE FOR THE LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THE SURVEY AND PLAN ARE CORRECT IN ACCORDANCE WITH THE CONDOMINIUM ACT, 1998, THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF FEBRUARY, 2026.

Brent Larocque ..... O.L.S. FEBRUARY 2, 2026
BRENT LAROCQUE

DECLARATION REGISTERED AS No.

THIS PLAN COMPRISES ALL OF PIN 64184–0XXX (LT)

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS
(PURSUANT TO CLAUSES 8 (I) (G) AND (H) OF THE CONDOMINIUM ACT 1998)

	PARTS	PLAN	DESCRIBED IN	NOTES
TOGETHER WITH (Appurtenant Interests)	–	–	–	–
SUBJECT TO (Servient Interests)	–	–	–	–

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V–XXXXX

CERTIFICATE OF APPROVAL

PARTS 1 AND 2 APPROVED AND PARTS 3 AND 4 EXEMPTED UNDER SECTION 9 OF THE CONDOMINIUM ACT 1998 AND SECTION 51 OF THE PLANNING ACT, BY THE COUNCIL OF THE CORPORATION OF THE TOWN OF FORT ERIE

.....
WAYNE H. REDEKOP – MAYOR
THE CORPORATION OF THE TOWN OF FORT ERIE

DATED AT FORT ERIE THIS ..... DAY OF ....., 2026.

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED ON THIS PLAN HAS BEEN LAID OUT INTO COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT : G & G DEVELOPMENTS INC.

DATED AT FORT ERIE
THIS _____ DAY OF _____, 2026.

_____
GUY PELLEGRINO, PRESIDENT
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO BIND THE CORPORATION

RICHARD LAROCQUE LIMITED
ONTARIO LAND SURVEYORS & CONSULTANTS
12 LYMAN STREET, ST. CATHARINES, ONTARIO
905–688–1413
6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO
905–358–8400
www.larocquegroup.ca

DATE : FEBRUARY 2, 2026 FILE No. : NS2018–057A
DWG.FILE : NS2018–057A–06

Appendix 4