

5m 0 5 10 15
SCALE 1 : 250
KIRKUP MASCOE URE SURVEYING LTD.
ONTARIO LAND SURVEYORS

SCALE 1 : 250

KIRKUP MASCOE URE SURVEYING LTD.
ONTARIO LAND SURVEYORS

DATE _____

WILLIAM A. MASCOE
ONTARIO LAND SURVEYOR

DATE August 24, 2015

REPRESENTATIVE FOR THE LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF NIAGARA NORTH (No.30)

PART	LOT	PLAN	PIN	AREA
1	ALL OF BLOCK 35	REGISTERED PLAN 30M-404	ALL OF 46383 - 0387 (LT)	52.5 m ²
2				312.0 m ²
3				299.2 m ²
4				300.0 m ²
5				372.7 m ²
6				27.3 m ²
7				28.0 m ²
8				29.3 m ²

PARTS 1, 6, 7 AND 8 ARE SUBJECT TO AN EASEMENT
AS IN NR308351.

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.

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ORP	NORTHING	EASTING
(A)	4786584.22	651702.00
(B)	4786411.30	651613.70

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

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) (1997.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999836.

SSIB	DENOTES	
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
IT	DENOTES	IRON TUBE
CC	DENOTES	CUT CROSS
	DENOTES	SURVEY MONUMENT FOUND
	DENOTES	SURVEY MONUMENT SET
(WIT)	DENOTES	WITNESS
(OU)	DENOTES	ORIGIN UNKNOWN
(1339)	DENOTES	W. A. MASCOE, O.L.S.

I CERTIFY THAT:

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 17TH DAY OF AUGUST, 2015.

AUGUST 17, 2015

DATE _____

WILLIAM A. MASCOE
ONTARIO LAND SURVEYOR

KIRKUP • MASCOE • URE
SURVEYING LTD.

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www.niagarasurveyors.com

DATE: AUGUST 17, 2015	FILE : 15-10206
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DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.