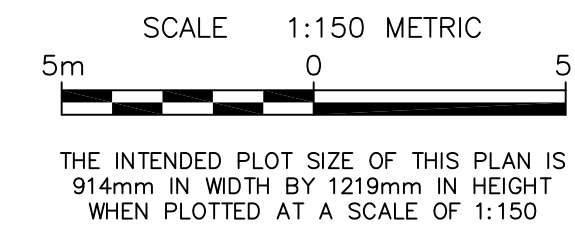


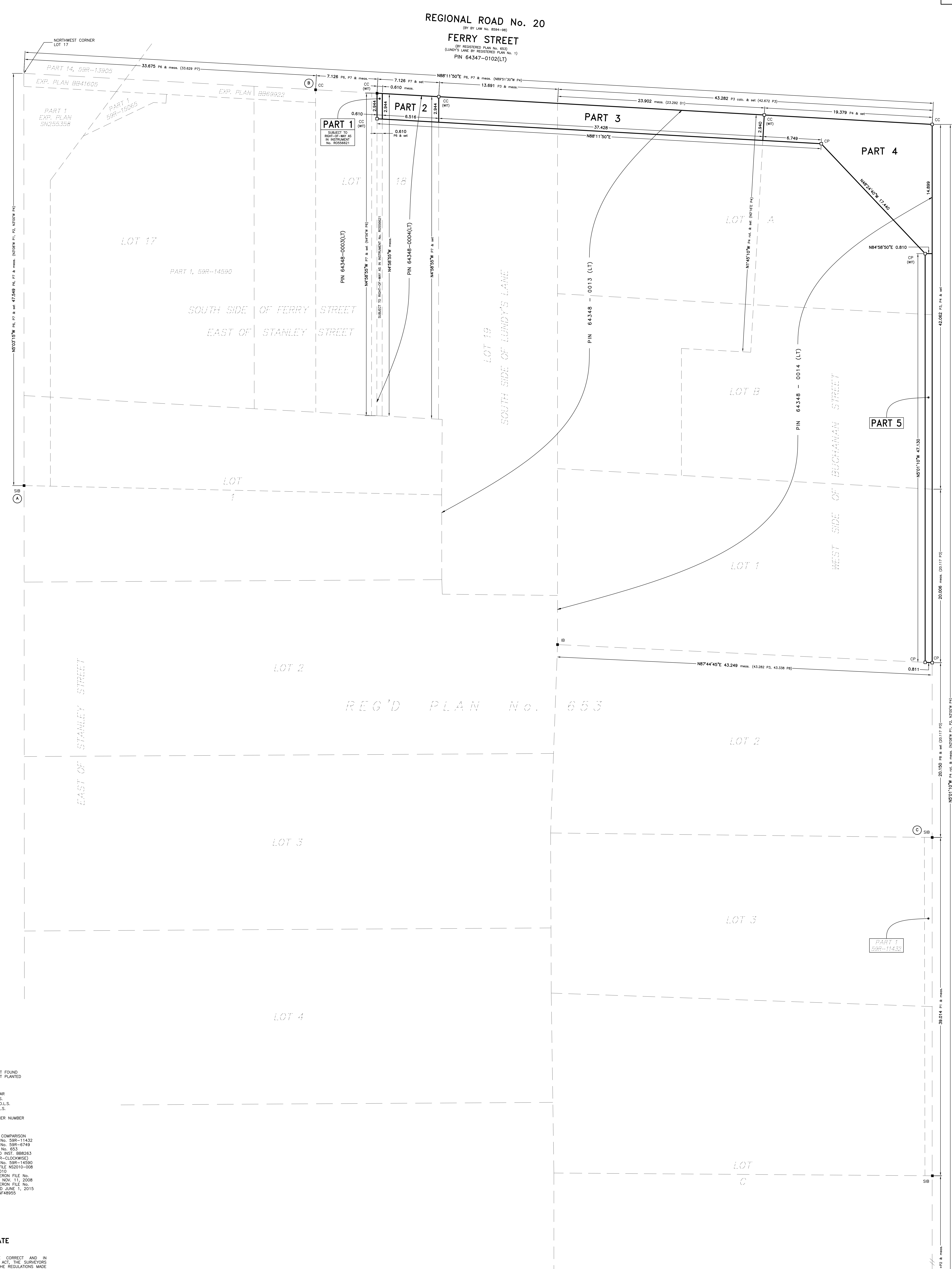
PLAN OF SURVEY
 PART OF LOT 18
 SOUTH SIDE OF FERRY STREET
 EAST OF STANLEY STREET
 PART OF LOT 19
 SOUTH SIDE OF LUNDY'S LANE
 PART OF LOT 1 AND LOTS A & B
 WEST SIDE OF BUCHANAN STREET
 REGISTERED PLAN No. 653
 CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA



SCALE 1:150 METRIC
 THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 1219mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150

SCHEDULE - LAND TITLES				
PART	PLAN	P.I.N.	AREA (m ²)	NAME OF MOST RECENT TRANSFEREE
1	PART OF LOT 18 SOUTH SIDE OF FERRY STREET EAST OF STANLEY STREET	PART OF 64348-0004(LT)	1.8	1788618 ONTARIO INC.
2			19.2	
3	PART OF LOT 19, SOUTH SIDE OF LUNDY'S LANE PART OF LOT A, WEST SIDE OF BUCHANAN STREET	PART OF 64348-0013(LT)	110.3	
4	PART OF LOT A WEST SIDE OF BUCHANAN STREET		138.8	
5	PART OF LOT 1 AND LOTS A & B WEST SIDE OF BUCHANAN STREET	PART OF 64348-0014(LT)	38.2	

PART 1 IS SUBJECT TO A RIGHT-OF-WAY AS IN INSTRUMENT No. R0556021.



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - CC DENOTES CUT-CROSS
 - CP DENOTES CONCRETE PLUG
 - IB DENOTES IRON BAR
 - SB DENOTES STANDING IRON BAR
 - (567) DENOTES R. B. ERWIN, O.L.S.
 - (744) DENOTES R. J. MATTHEWS, O.L.S.
 - (1188) DENOTES C. A. SEXTON, O.L.S.
 - (WIT) DENOTES WITNESS
 - PN DENOTES PROPERTY IDENTIFIER NUMBER
 - calc. DENOTES CALCULATED
 - meas. DENOTES MEASURED
 - REG'D DENOTES REGISTERED
 - rot. DENOTES ROTATED BEARING COMPARISON
 - P1 DENOTES REFERENCE PLAN No. 598-11432
 - P2 DENOTES REFERENCE PLAN No. 598-6749
 - P3 DENOTES REGISTERED PLAN No. 653
 - P4 DENOTES PLAN ATTACHED TO REG. 888263 (201'10" COUNTER-CLOCKWISE)
 - P5 DENOTES REFERENCE PLAN No. 598-14059
 - P6 DENOTES LAROCQUE GROUP FILE NS2010-008 DATED MAY 14, 2010
 - P7 DENOTES MATTHEWS & CAMERON FILE No. 2008-354 DATED NOV. 11, 2008
 - P8 DENOTES MATTHEWS & CAMERON FILE No. 15-16-598 DATED JUNE 1, 2015
 - D1 DENOTES INSTRUMENT No. NF48955

SURVEYOR'S CERTIFICATE
 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. THIS SURVEY WAS COMPLETED ON THE 11th DAY OF NOVEMBER, 2022.
 DATE: NOVEMBER 11, 2022 **BRENT LAROCQUE**
 ONTARIO LAND SURVEYOR
 THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX

RICHARD LAROCQUE LIMITED
 ONTARIO LAND SURVEYORS & CONSULTANTS
 12 LYMAN STREET, ST. CATHARINES, ONTARIO
 905-888-1413
 6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO
 905-358-8400
 www.larocquegroup.ca

DATE: NOVEMBER 11, 2022 FILE No.: NS2022-051
 DWG FILE: NS2022-051-01

BEARING NOTE
 BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (Q) AND (D) BY REAL-TIME NETWORK OBSERVATIONS (LEICA SMARTNET) AND ARE REFERRED TO THE CENTRAL MERIDIAN SIXTH LONGITUDE, ZONE 17, UNIVERSAL TRANSVERSE MERCATOR (U.T.M.). THESE VALUES ARE BASED (CGRS-87) EPOCH 2010.0 REFERENCE SYSTEM.
 FOR BEARING COMPARISONS, A ROTATION EITHER COUNTER-CLOCKWISE OR CLOCKWISE WAS APPLIED TO THE BEARINGS AS SHOWN IN THE LEGEND.

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 0.9998475.

GENERAL NOTE
 ALL FOUND MONUMENTS ARE (744) UNLESS SHOWN OTHERWISE.

CO-ORDINATE SCHEDULE		
POINT ID.	NORTHING	EASTING
A	4772482.241	655882.701
B	4772530.641	655912.188
C	4772450.988	655990.545
D	4772199.564	656012.624

ALL CO-ORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (81W LONGITUDE) NAD83 (CGRS-87) 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.

REG'D PLAN
 No. 270
 LOT 9

ROBINSON STREET

FALLSVIEW BOULEVARD
 (RECORDED AS PART OF REGISTERED PLAN No. 1)
 PN 64348-0103(LT)