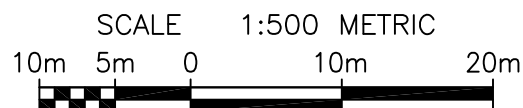


PLAN OF SURVEY
PART OF TOWNSHIP LOT 132
 (GEOGRAPHIC TOWNSHIP OF STAMFORD)
CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA



SCHEDULE - LAND TITLES				
PART	LOT	P.I.N.	AREA (m ²)	NAME OF MOST RECENT TRANSFEREE
1	PART OF TOWNSHIP LOT 132	ALL OF 64418-0080(LT)	6,499.5	LIFESTYLE ON LUNDYS INC.

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

PLAN 59R -

RECEIVED AND DEPOSITED

DATE : JULY 11, 2023

DATE :

O.L.S.
BRENT LAROCQUE

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

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- CM DENOTES CONCRETE MONUMENT
- IP DENOTES IRON PIPE
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR (567)
- (567) DENOTES R. B. ERWIN, O.L.S.
- (MTO) DENOTES MINISTRY OF TRANSPORTATION
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- meas. DENOTES MEASURED
- REG'D DENOTES REGISTERED
- rot. DENOTES ROTATED BEARING COMPARISON
- P1 DENOTES REFERENCE PLAN No. 59R-4169 (1'14'40" COUNTER-CLOCKWISE)
- P2 DENOTES REGISTERED PLAN No. 83
- P3 DENOTES REFERENCE PLAN No. 59R-2982 (1'14'40" COUNTER-CLOCKWISE)

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. 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 0.99986302.

GENERAL NOTES

- ALL FOUND MONUMENTS ARE (MTO) UNLESS SHOWN OTHERWISE.
- ALL FOUND MONUMENTS ARE SHORT STANDARD IRON BARS UNLESS SHOWN OTHERWISE.
- ALL SET MONUMENTS ARE STANDARD IRON BARS UNLESS SHOWN OTHERWISE.

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.
- THIS SURVEY WAS COMPLETED ON THE 11th DAY OF JULY, 2023.

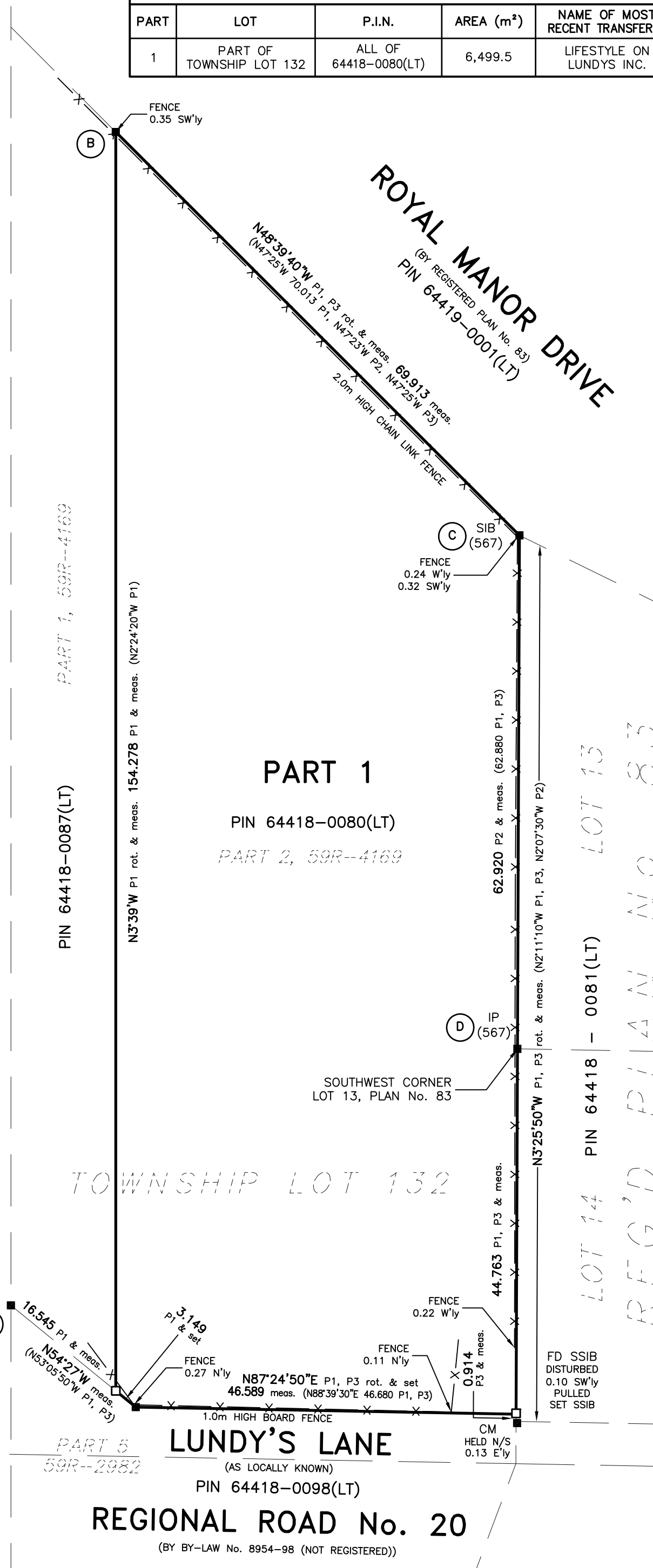
O.L.S.
JULY 11, 2023 BRENT LAROCQUE

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX

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 : JULY 11, 2023 FILE No. : NS2023-015
 DWG.FILE : NS2023-015-01

THE QUEEN ELIZABETH WAY
 (DESIGNATED CONTROLLED ACCESS HIGHWAY BY DEPOSITED PLAN No. P-1915-9)

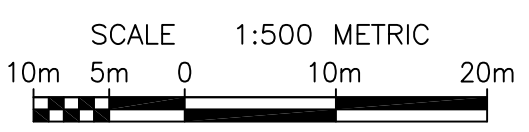


CO-ORDINATE SCHEDULE		
POINT ID.	NORTHING	EASTING
A	4772456.548	653134.205
B	4772600.855	653137.867
C	4772554.675	653190.345
D	4772491.867	653194.098

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.

LUNDY'S LANE
 (AS LOCALLY KNOWN)
 PIN 64418-0098(LT)
REGIONAL ROAD No. 20
 (BY BY-LAW No. 8954-98 (NOT REGISTERED))

SITE CONDITION PLAN
PART OF TOWNSHIP LOT 132
 (GEOGRAPHIC TOWNSHIP OF STAMFORD)
CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA



LEGEND

- CB DENOTES CATCH BASIN
- LS DENOTES LIGHT STANDARD
- MH DENOTES MANHOLE
- MS DENOTES METAL SIGN
- UB DENOTES UTILITY BOX
- WHP DENOTES WOOD HYDRO POLE
- 198.20 DENOTES EXISTING ELEVATION
- DENOTES DECIDUOUS TREE

BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 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.

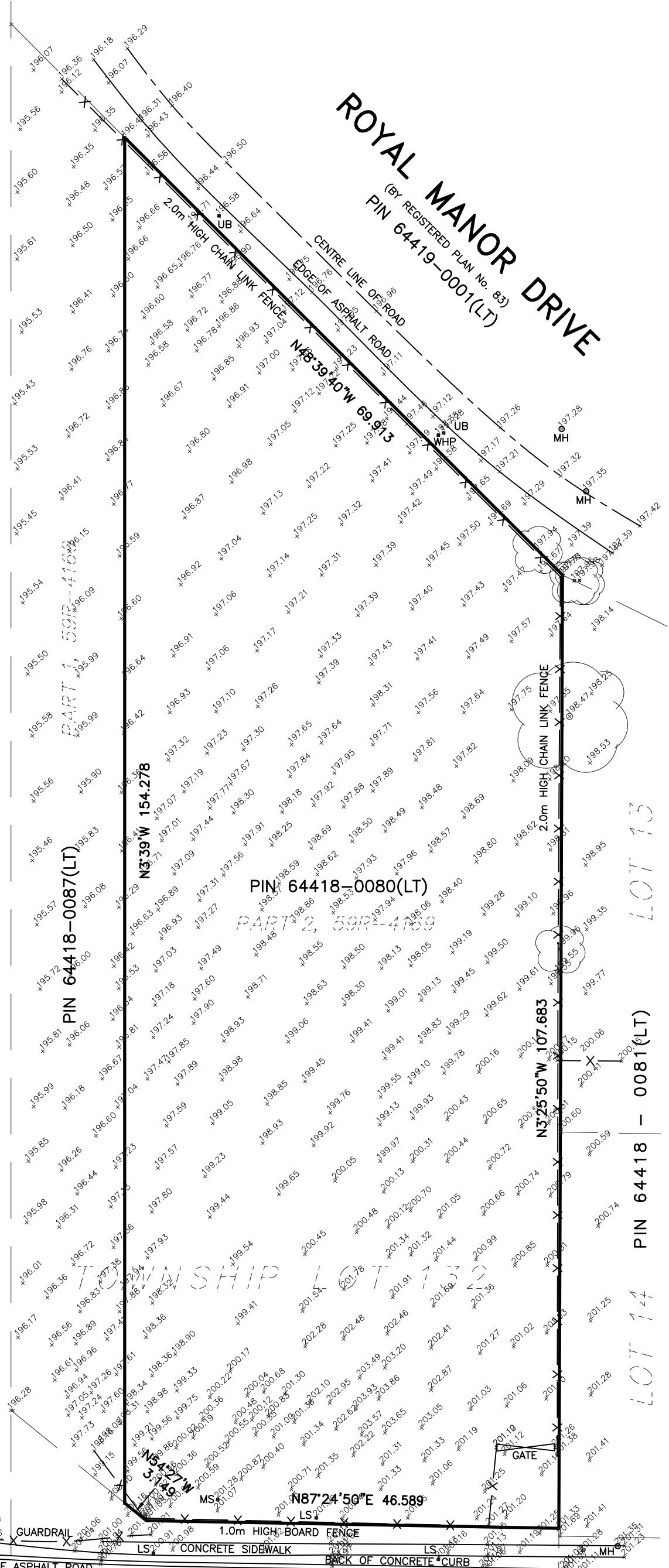
METRIC NOTE

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 0.99986302.

ELEVATION NOTE

ELEVATIONS HEREON ARE ORTHOMETRIC AND ARE RELATED TO CGVD28, HT2, AS PREVIOUSLY ESTABLISHED BY THE LAROCQUE GROUP.

THE QUEEN ELIZABETH WAY
 (DESIGNATED CONTROLLED ACCESS HIGHWAY BY DEPOSITED PLAN No. P-1915-9)



REGIONAL ROAD No. 20
 (BY BY-LAW No. 8954-98 (NOT REGISTERED))

THE LAROCQUE GROUP
 O.L.S./PROJECT CONSULTANTS/LAND MANAGEMENT
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DATE : JULY 11, 2023 FILE No. : NS2023-015
 DWG.FILE : NS2023-015-02