

NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY

6870 WARDEN AVENUE
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 250



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METRIC NOTE

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

KEY PLAN (not to scale)



LEGAL DESCRIPTION

PART OF TOWNSHIP LOT 162, GEOGRAPHIC TOWNSHIP OF STAMFORD BEING PARTS 1 AND 2, PLAN 59R-2289

BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.

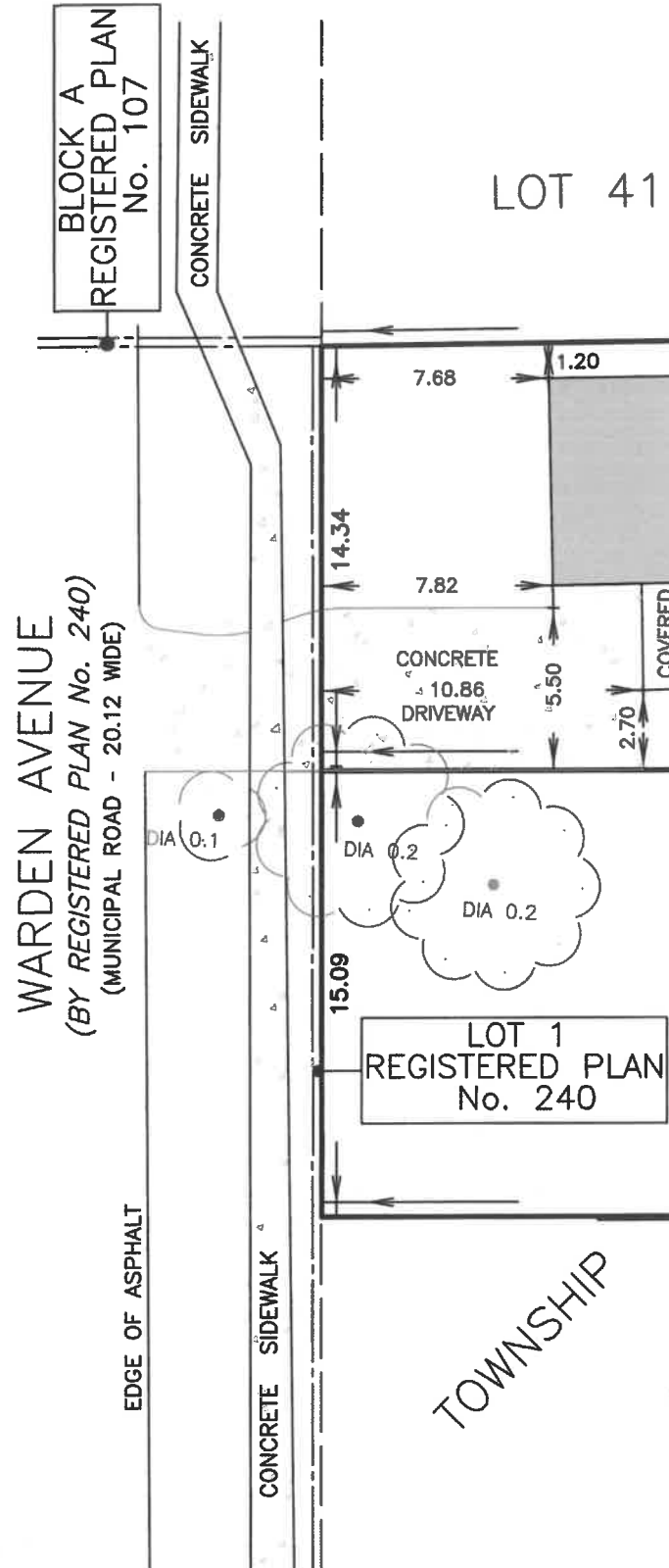
DECEMBER 19, 2023
DATE

Alan J. Heywood
ALLAN HEYWOOD
ONTARIO LAND SURVEYOR



J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
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TW/TS	DRAWN
AH	CHECKED
DATED:	DEC 19, 2023
Ref. No.	23-16-289-00



LOT 41, REGISTERED PLAN No. 107
"RESIDENTIAL"

LOT 15
"RESIDENTIAL"

PART 1, PLAN 59R-2289
PART 1
668.4 Sq.m.

PART 1,
PLAN 59R-4475
"RESIDENTIAL"

PART 2, PLAN 59R-2289
PART 2
690.0 Sq.m.

LOT 15
PART 2,
PLAN 59R-4475
"RESIDENTIAL"

"RESIDENTIAL"
PART 3, PLAN 59R-2289

PART 3,
PLAN 59R-4475
"RESIDENTIAL"

PART 1- LOT COVERAGE=26.9%
LANDSCAPING=63.8%
DRIVEWAY AREA =9.2%

CAUTION

- (A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- (B) THIS SKETCH IS PROTECTED BY COPYRIGHT.

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