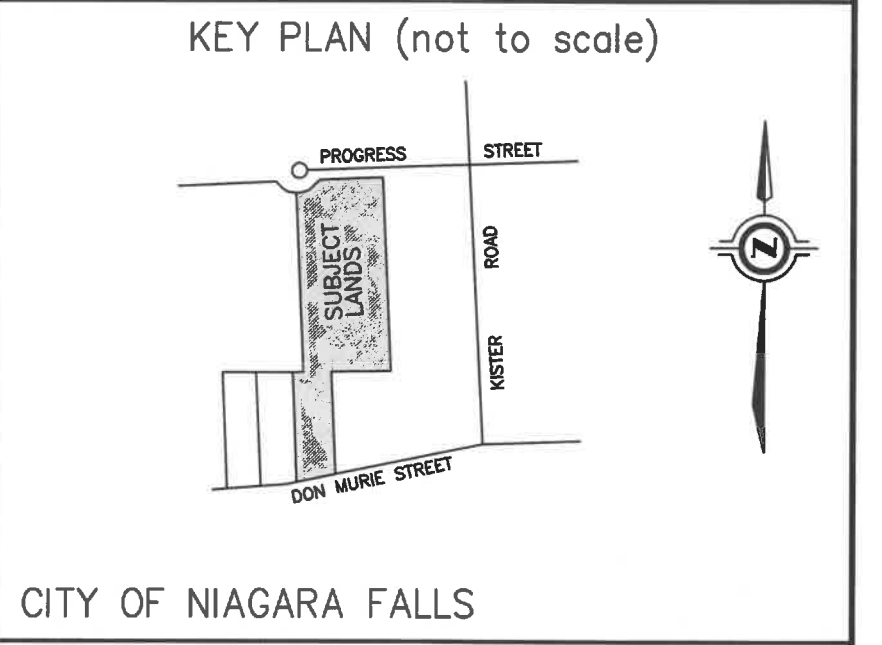


NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY
 SKETCH FOR PLANNING PURPOSES ONLY
6199 DON MURIE STREET
 CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 1500

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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



CITY OF NIAGARA FALLS
LEGAL DESCRIPTION
 LOTS 7 & 16, REGISTERED PLAN M-67
 BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.

BOUNDARY RE-ALIGNMENT
 PART 1 TO BE ADDED TO PART 2
 PORTION OF PART 3 ZONED "L1"=5080.1 sq.m
 BUILDING COVERAGE ON "L1" PORTION=51.7%
 PORTION OF PART 3 ZONED "G1"=2931.2 sq.m
 REQUIRED FRONT YARD AREA =457.9 sq.m
 LANDSCAPE AREA (FRONT YARD) PART 3=254 sq.m (55.5%)
 APPROX. 46± PARKING SPACES (SOME ARE UNLINED)

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.

APRIL 25, 2024 DATE

 ALLAN J. HEYWOOD
 ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
 LAND INFORMATION SPECIALISTS
 4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
 T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

| | |
|--------------------------|---------|
| TS | DRAWN |
| AH | CHECKED |
| DATED: APR.25/24 | |
| Ref. No. 23-16-182-00 | |