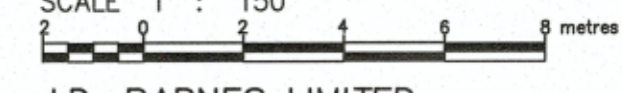




PLAN OF SURVEY WITH TOPOGRAPHIC DETAILS
PART OF RANGES 10, 11 & 12,
REGISTERED PLAN 1
CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 150

 J.D. BARNES LIMITED
 © COPYRIGHT 2024
 METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2011.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99973.
 FOR BEARING COMPARISONS, A ROTATION OF 1°20'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P6 & P7.
 ABOVE DENOTES GEODETIC ELEVATION ABOVE 140.208.
 BELOW DENOTES GEODETIC ELEVATION BELOW 140.208.

ELEVATION NOTE
 ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928/78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HTZ.0.

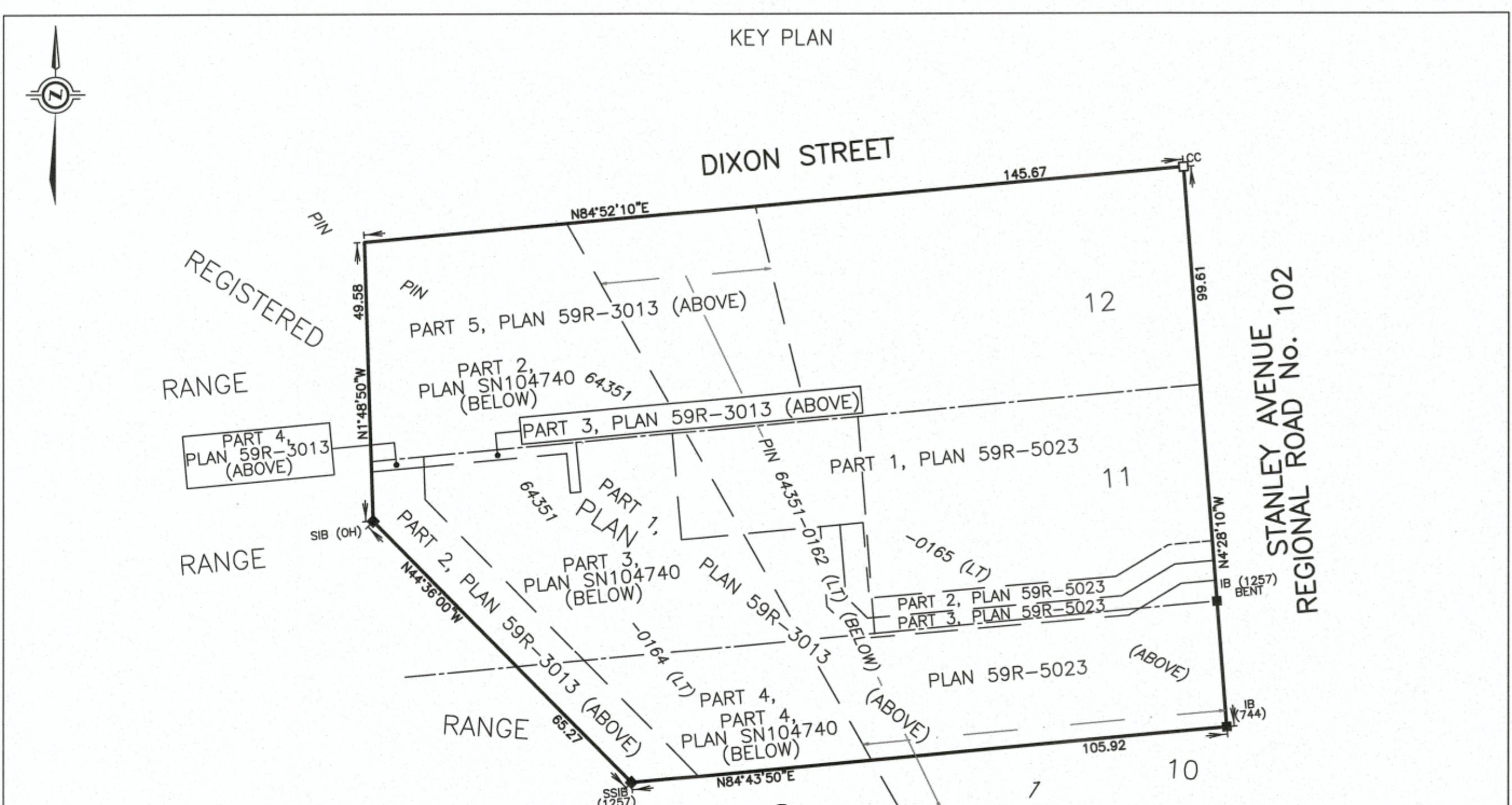
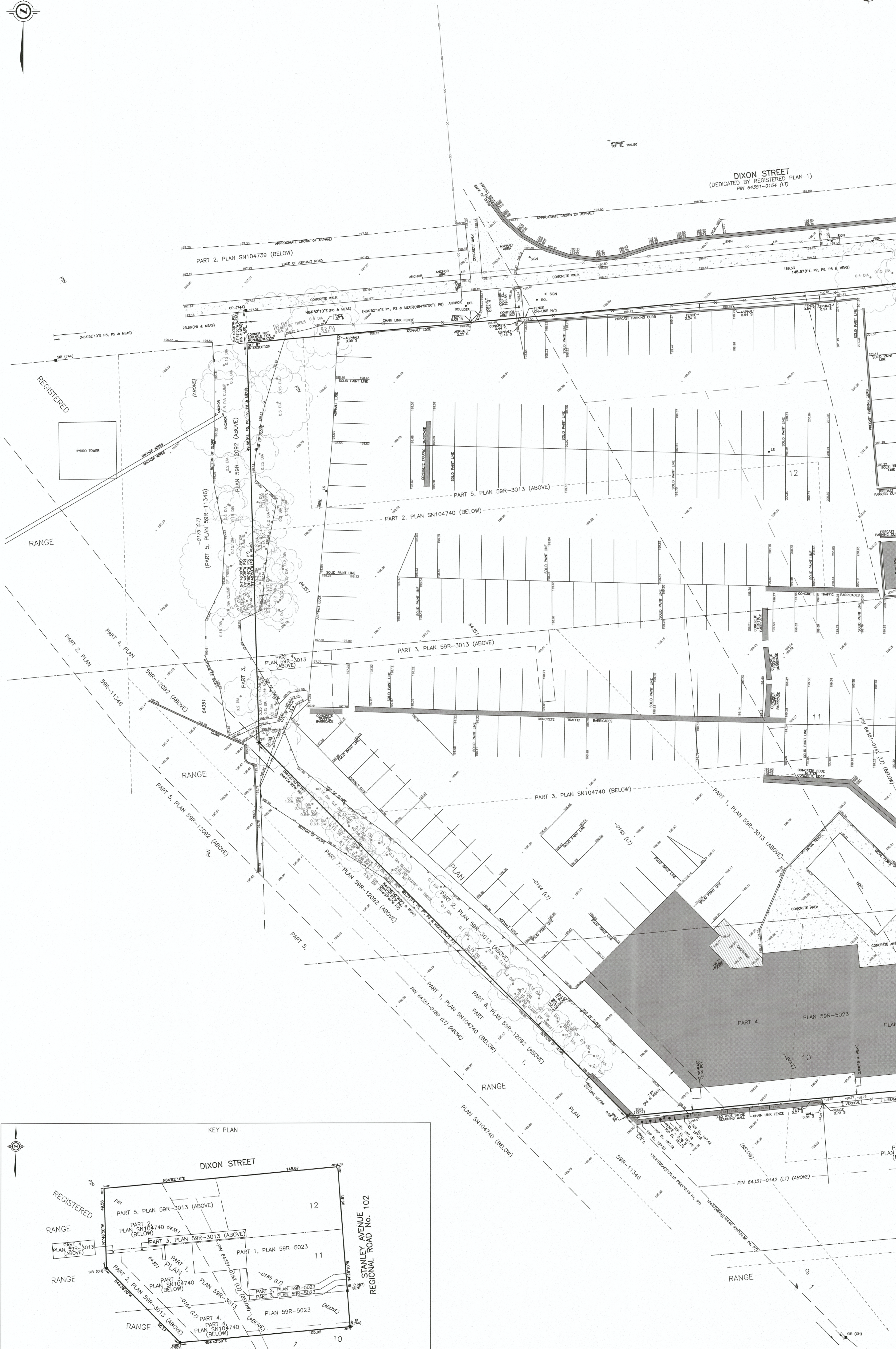
TOPOGRAPHIC LEGEND

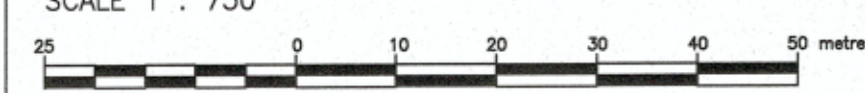
○ CB	DENOTES CATCHBASIN
○ MH	DENOTES MANHOLE
○ HJ	DENOTES HYDRO JUNCTION BOX
○ M	DENOTES PARKING METER
○ B	DENOTES BOLLARD
○ UP	DENOTES UTILITY POLE
○ LS	DENOTES LIGHT STANDARD
○ TL	DENOTES TRAFFIC SIGNAL
○ TP	DENOTES TELEPHONE PEDESTAL
○ GM	DENOTES GAS METER
○ WV	DENOTES WATER VALVE
○ C/L	DENOTES CENTERLINE
○ DA	DENOTES DIAMETER
○ EL	DENOTES ELEVATION
○ HT	DENOTES HYDRO TRANSFORMER
○ OC	DENOTES OVERHEAD CABLE
○ FC	DENOTES FENCE
○ DT	DENOTES DECIDUOUS TREE

LEGEND

○ SM	DENOTES SURVEY MONUMENT FOUND
○ SM	DENOTES SURVEY MONUMENT SET
○ SM	DENOTES STANDARD IRON BAR
○ SM	DENOTES SHORT STANDARD IRON BAR
○ SM	DENOTES IRON BAR
○ SM	DENOTES CUT CROSS
○ SM	DENOTES PLAN 59R-14029
○ SM	DENOTES PLAN 59R-1346
○ SM	DENOTES PLAN OF SURVEY BY MATTHEWS, CAMERON, HEYWOOD
○ SM	DENOTES PLAN OF SURVEY BY MATTHEWS, CAMERON, HEYWOOD
○ SM	DENOTES PLAN OF SURVEY BY MATTHEWS, CAMERON, HEYWOOD
○ SM	DENOTES PLAN OF SURVEY BY MATTHEWS, CAMERON, HEYWOOD
○ SM	DENOTES PLAN OF SURVEY BY RICHARD LAROUCHE LIMITED
○ SM	DENOTES MEASURED
○ SM	DENOTES WITNESS
○ SM	DENOTES R. BLAKE ERWIN, O.L.S.
○ SM	DENOTES MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOME SURVEYING LTD.
○ SM	DENOTES R. LAROUCHE, O.L.S.
○ SM	DENOTES ONTARIO HYDRO
○ SM	DENOTES PROPERTY LINE

N-NORTH / S-SOUTH / E-EAST / W-WEST



SCALE 1 : 750


SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON JANUARY 31, 2024.
 DATE: Feb 1, 2024
 SURVEYOR: DASHA PATE
 ONTARIO LAND SURVEYOR
 AND IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL.

J.D. BARNES SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 4118 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
 T: (905) 355-5001 F: (905) 358-0224 www.jdbarnes.com

DRAWN BY: BC CHECKED BY: BM/JP REFERENCE NO.: 23-16-372-00
 SHEET 1 OF 2
 FILE: G:\3023\23-16-372\00 - 23-16-372\Drawings\23-16-372-00-Plan05.dwg PLOT: 2/2/2024 9:14 AM



J.D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999873.
FOR BEARING COMPARISONS, A ROTATION OF 1°20'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P6 & P7.
ABOVE DENOTES GEODETIC ELEVATION ABOVE 140.208.
BELOW DENOTES GEODETIC ELEVATION BELOW 140.208.

ELEVATION NOTE
ELEVATIONS ARE OF GEODETIC ORSN (GVD-1928.78) AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GSDM MODEL, HTZL.

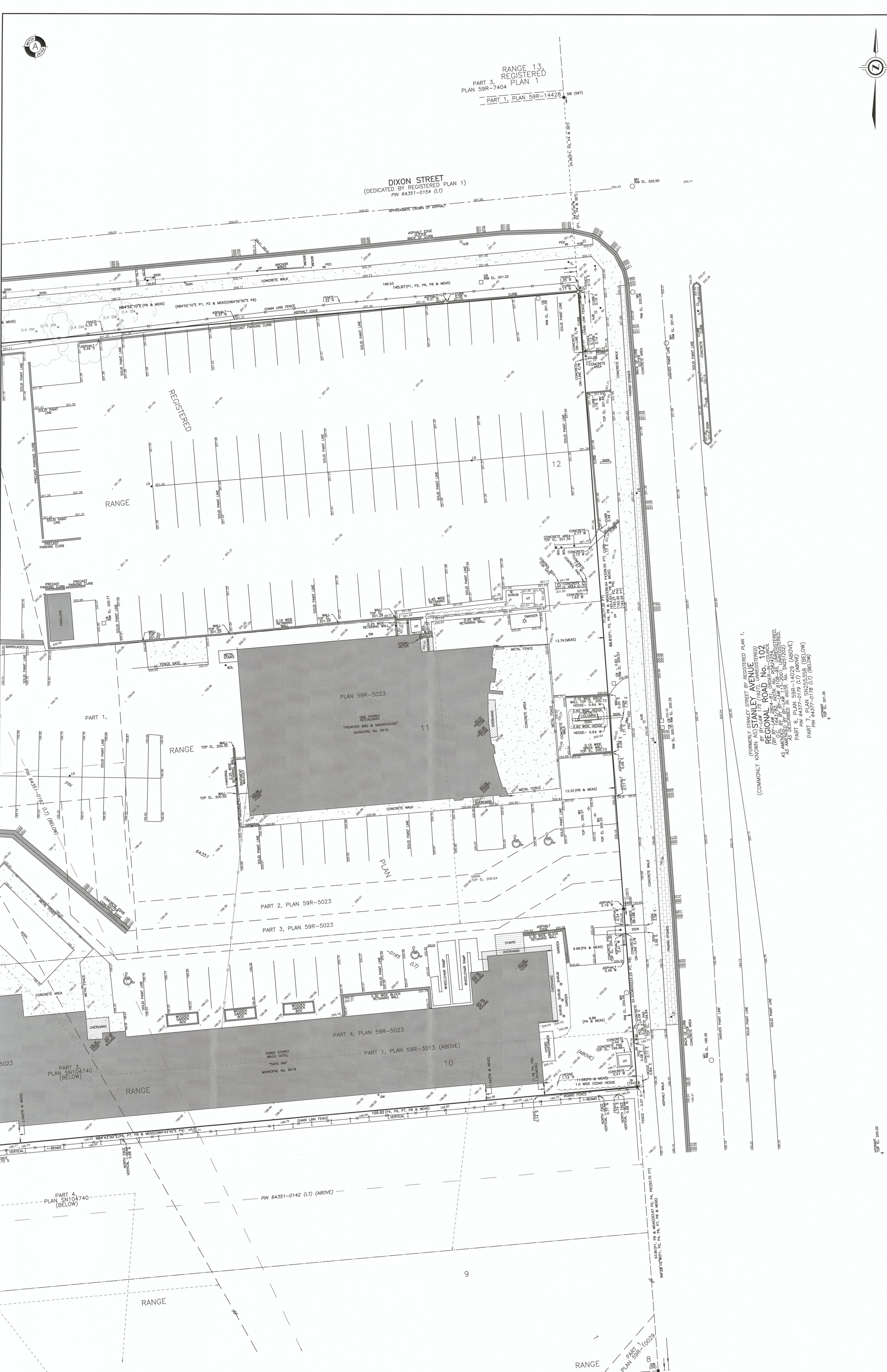
TOPOGRAPHIC LEGEND

- DENOTES CATHOBASIN
- DENOTES MANHOLE
- DENOTES HYDRO JUNCTION BOX
- DENOTES PARKING METER
- DENOTES BOLLARD
- DENOTES UTILITY POLE
- DENOTES LIGHT STANDARD
- DENOTES TRAFFIC SIGNAL
- DENOTES TELEPHONE PEDESTAL
- DENOTES GAS METER
- DENOTES WATER VALVE
- DENOTES CENTERLINE
- DENOTES DIAMETER
- DENOTES ELEVATION
- DENOTES HYDRO TRANSFORMER
- DENOTES OVERHEAD CABLE
- DENOTES FENCE
- DENOTES DECIDUOUS TREE

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- DENOTES STANDARD IRON BAR
- DENOTES SHORT STANDARD IRON BAR
- DENOTES IRON BAR
- DENOTES CUT CROSS
- DENOTES CONCRETE PIN AND WASHER
- DENOTES PLAN 598-1429
- DENOTES PLAN 598-1346
- DENOTES PLAN 598-1346
- DENOTES PLAN 598-1346
- DENOTES PLAN OF SURVEY BY MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOME SURVEYING LTD. DATED FEBRUARY 19, 2019, REF: 19-16-015-00
- DENOTES PLAN OF SURVEY BY MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOME SURVEYING LTD. DATED FEBRUARY 8, 2019, REF: 19-16-016-00
- DENOTES PLAN OF SURVEY BY MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOME SURVEYING LTD. DATED NOVEMBER 20, 1997, FILE: 97-480
- DENOTES PLAN 598-3013
- DENOTES PLAN OF SURVEY BY RICHARD LAROUCHE LIMITED DATED MAY 5, 2016, FILE NO.: NS2016-011
- DENOTES MEASURED
- DENOTES WITNESS
- DENOTES B. LAKE ERWIN, O.L.S.
- DENOTES MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOME SURVEYING LTD.
- DENOTES R. LAROUCHE, O.L.S.
- DENOTES OASIS WIRE
- DENOTES PROPERTY LINE

N=North / S=South / E=East / W=West



FORMERLY STANLEY STREET BY REGISTERED PLAN 1,
(COMMONLY KNOWN AS STANLEY AVENUE REGISTERED)
BY PLAN 1775
REGIONAL MUNICIPALITY OF NIAGARA
ROAD NO. 102
AS SHOWN ON THE PLAN OF SURVEY BY MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOME SURVEYING LTD. DATED FEBRUARY 19, 2019, REF: 19-16-015-00.
AS SHOWN ON THE PLAN OF SURVEY BY MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOME SURVEYING LTD. DATED FEBRUARY 8, 2019, REF: 19-16-016-00.
AS SHOWN ON THE PLAN OF SURVEY BY RICHARD LAROUCHE LIMITED DATED MAY 5, 2016, FILE NO.: NS2016-011.
PART 6, PLAN 598-1429 (BELOW)
PART 7, PLAN 598-1346 (BELOW)
PART 8, PLAN 598-1346 (BELOW)
PART 9, PLAN 598-1346 (BELOW)
PART 10, PLAN 598-1346 (BELOW)
PART 11, PLAN 598-1346 (BELOW)
PART 12, PLAN 598-1346 (BELOW)