

PLAN OF SURVEY WITH TOPOGRAPHIC DETAILS
PART OF RANGES 9, 10, 11 & 12
 AND
PART OF PAVILION LOT
 AND
PART OF DIXON ROAD
 (CLOSED BY BY-LAW 96-133, INSTR. No. R0715997)
REGISTERED PLAN 1
CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 200

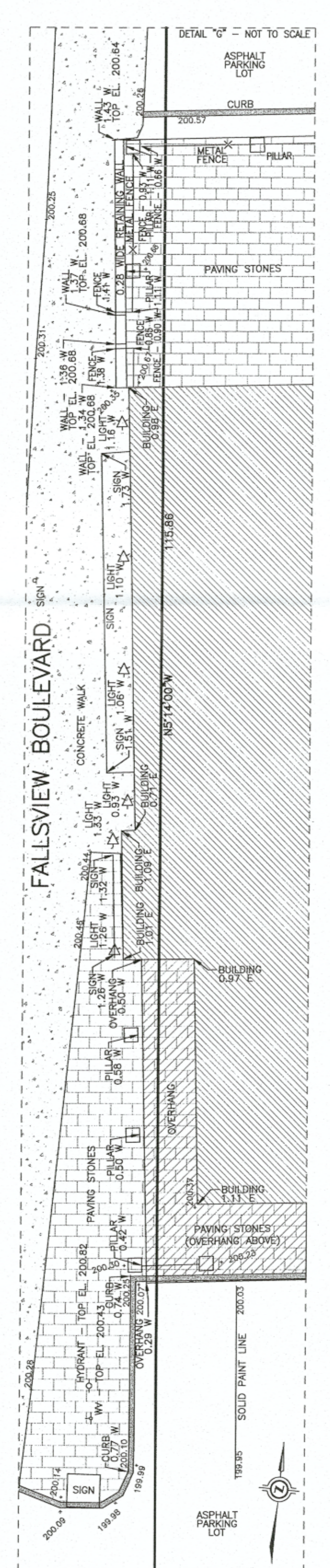
J.D. BARNES LIMITED
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 METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CGRS) (2011.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999874.
 FOR BEARING COMPARISONS, A ROTATION OF 191607 COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P4 & P5.
 ABOVE DENOTES GEODETIC ELEVATION ABOVE 196.49 AT THE SOUTH END & 196.73 AT THE NORTH END.
 BELOW DENOTES GEODETIC ELEVATION ABOVE 196.49 AT THE SOUTH END & 196.73 AT THE NORTH END.

ELEVATION NOTE
 ELEVATIONS ARE OF GEODETIC ORIGIN (CGO-1928.76), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S 250M MODEL HT2.0.

TOPOGRAPHIC LEGEND

□ CB	DENOTES CATCHBASIN
□ MH	DENOTES MANHOLE
□ HJB	DENOTES HYDRO JUNCTION BOX
□ TMH	DENOTES TELEPHONE MANHOLE
□ BH	DENOTES BORE HOLE
□ BS	DENOTES BOLLARD
• LS	DENOTES LIGHT STANDARD
• TL	DENOTES TRAFFIC SIGNAL
• WV	DENOTES WATER VALVE
DA	DENOTES DIAMETER
EL	DENOTES ELEVATION
— X — X —	DENOTES FENCE
(Tree symbol)	DENOTES DECIDUOUS TREE



LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
□	DENOTES STANDARD IRON BAR
□	DENOTES IRON BAR
□	DENOTES CUT CROSS
□	DENOTES CONCRETE PIN AND WASHER
□	DENOTES WITNESS
□	DENOTES PLAN 59R-11757
□	DENOTES PLAN 59R-11757
□	DENOTES PLAN OF SURVEY BY RICHARD LAROCQUE LIMITED, DATED DECEMBER 16, 2016, FILE NO. NS2016-030
□	DENOTES PLAN OF SURVEY BY MATTHEW CAMERON HEWWOOD, HERRY T. HOME SURVEYING LTD., DATED OCTOBER 27, 2003, FILE: 99-2748
□	DENOTES MEASURED
744	DENOTES MATTHEW CAMERON HEWWOOD-KERRY T. HOME SURVEYING LTD.
1227	DENOTES R. LAROCQUE, S.L.S.
□	DENOTES ORIGIN UNKNOWN
□	DENOTES CHANGES
N-NORTH / S-SOUTH / E-EAST / W-WEST	

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON JANUARY 12, 2024.

JANUARY 16, 2024
 DATE: _____
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADS PLAN SUBMISSION FROM NUMBER V-57802 AND IS NOT VALID UNLESS EMPLOYED BY A SURVEYOR'S SEAL.

J.D. BARNES LIMITED SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 4318 PORTAGE ROAD - UNIT 22, NIAGARA FALLS, ON L2E 4A4
 T: (905) 338-5893 F: (905) 338-4234 www.jdbarnes.com

DRAWN BY: BC CHECKED BY: BM/DP REFERENCE NO: 23-16-373-00
 FILE: C:\JDB\23-16-373-00 - 23-16-373-00\Drawings\23-16-373-00-Plan01.dwg
 PLOT DATE: 1/16/2024 11:35 AM