

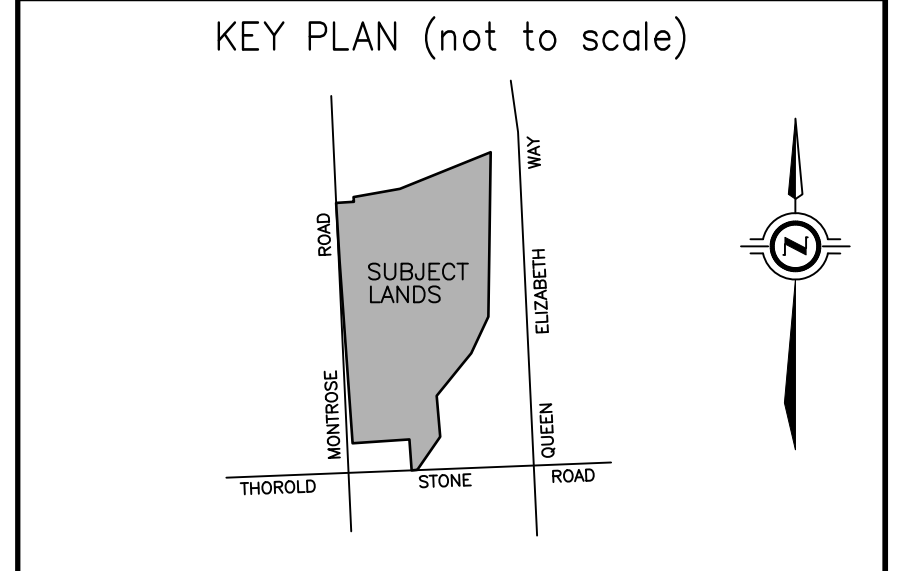
NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY  
**3370 MONTROSE ROAD**  
 CITY OF NIAGARA FALLS  
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 1000  
 20 0 20 40 60 metres

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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**  
 PART OF LOTS 3 AND 4, REGISTERED PLAN 147, PART OF STAMFORD TOWNSHIP LOTS 62 AND 71.  
 BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.

**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.

**PARTS 1, 2, 3 & 4**  
 TOTAL AREA=5.451 Ha.

**PARTS 5, 6, 7 & 8**  
 TOTAL AREA=6.807 Ha.  
 BUILDING COVERAGE=10215 sq.m (15.0%)  
 LANDSCAPE/OPEN SPACE=15185 sq.m (22.3%)

DATE \_\_\_\_\_ ALLAN J. HEYWOOD  
 ONTARIO LAND SURVEYOR

FILE: G:\PROJECTS\21-16-135\000\_Drawing\21-16-135-000\_LDC.dwg PLOT DATE: 7/9/2024 2:48 PM