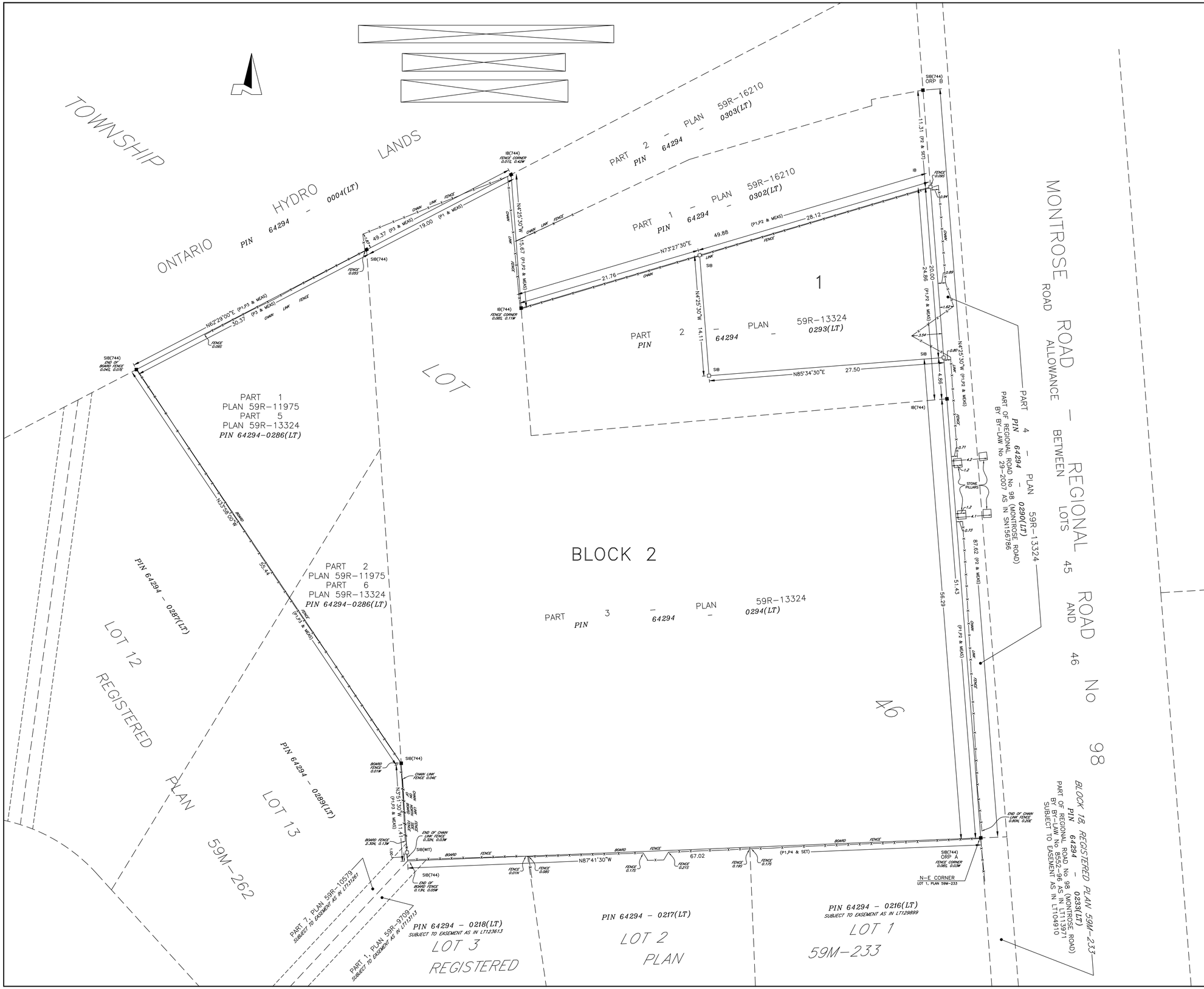

PLAN 59M-_____

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (59) AT ___ O'CLOCK ON THE _____ DAY OF _____, 2023 AND ENTERED IN THE REGISTER FOR PINS 64294-0286(LT), 64294-0288(LT), 64294-0293(LT) AND 64294-0294(LT) AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No SN-_____.

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PINS 64294-0286(LT), 64294-0288(LT), 64294-0293(LT) & 64294-0294(LT).

Approved under Section 51 of THE PLANNING ACT

This ..... day of ....., 2023

.....
Authorized Signature

.....,CITY OF NIAGARA FALLS

PLAN OF SURVEY OF
PART OF LOT 46
GEOGRAPHIC TOWNSHIP OF STAMFORD
IN THE
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 200

0 1 2 3 4 5 10 20 METRES

DONALD G. CHAMBERS
ONTARIO LAND SURVEYOR

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

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010). FOR BEARING COMPARISONS, A ROTATION OF 1°17'30" COUNTERCLOCKWISE WAS APPLIED TO BEARINGS ON P2, P3 AND P4.

DISTANCE NOTE
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999861.

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD 83 (CSRS) (2010). CO-ORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4776507.70	652489.67
ORP B	4776595.05	652482.92

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

—■—	DENOTES	SURVEY MONUMENT FOUND
—○—	"	SURVEY MONUMENT SET
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
IB	"	IRON BAR
CP	"	CONCRETE PIN
RIB	"	ROUND IRON BAR
IP	"	IRON PIPE
MEAS	"	MEASURED
WIT	"	WITNESS
OU	"	ORIGIN UNKNOWN
N/S/E/W	"	NORTH/SOUTH/EAST/WEST
PIN	"	PROPERTY IDENTIFICATION NUMBER
P1	"	DEPOSITED PLAN 59R-13324
P2	"	DEPOSITED PLAN 59R-16210
P3	"	DEPOSITED PLAN 59R-11975
P4	"	REGISTERED PLAN 59M-233
744	"	R. J. MATTHEWS, O.L.S.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1) LOT 1 AND BLOCK 2 HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.

DATE — STEPHEN FISCHER – PRESIDENT
1000441695 ONTARIO INC.
I HAVE AUTHORITY TO BIND THE CORPORATION

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;

2) THE SURVEY WAS COMPLETED ON THE DAY OF SEPTEMBER, 2023.

DATE — DONALD G. CHAMBERS, B. Sc., O.L.S.

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM V-

CHAMBERS AND ASSOCIATES
SURVEYING LTD
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WELLAND ONTARIO
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www.cosl-surveying.com

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D. H. T.	23003_MS	23003_MP	23-03