

PART 1, PLAN 59R-16519

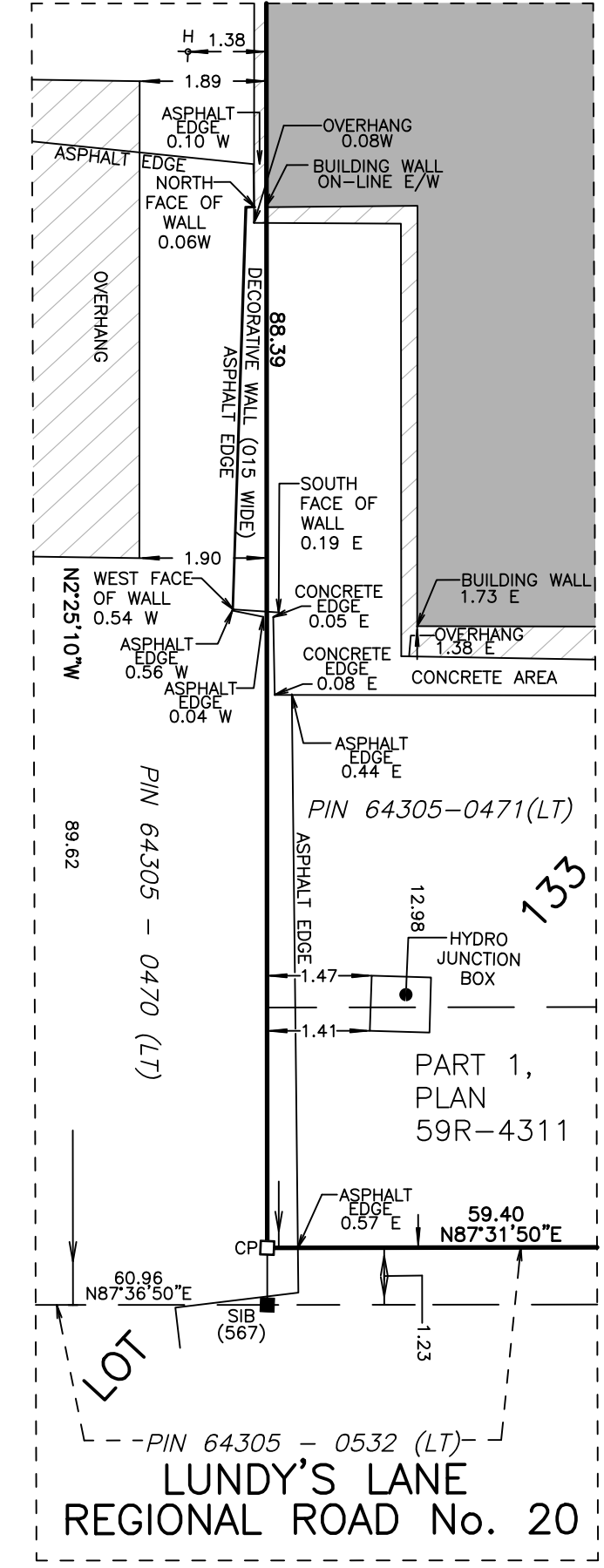
PART 1, PLAN 59R-17662

DETAIL "A" - NOT TO SCALE

PLAN OF SURVEY OF
PART OF LOT 133
 GEOGRAPHIC TOWNSHIP OF STAMFORD
 NOW IN THE
CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 300

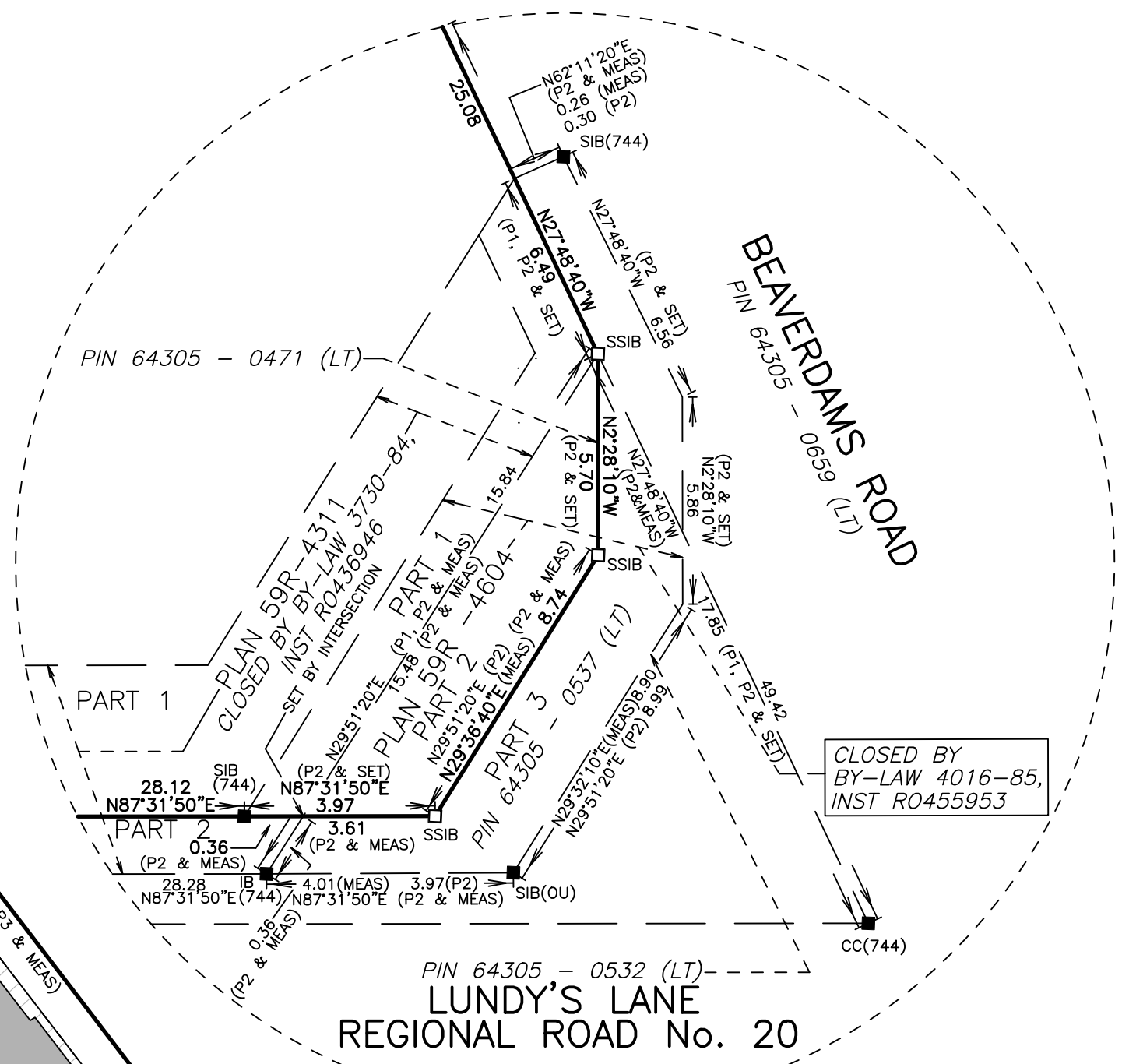
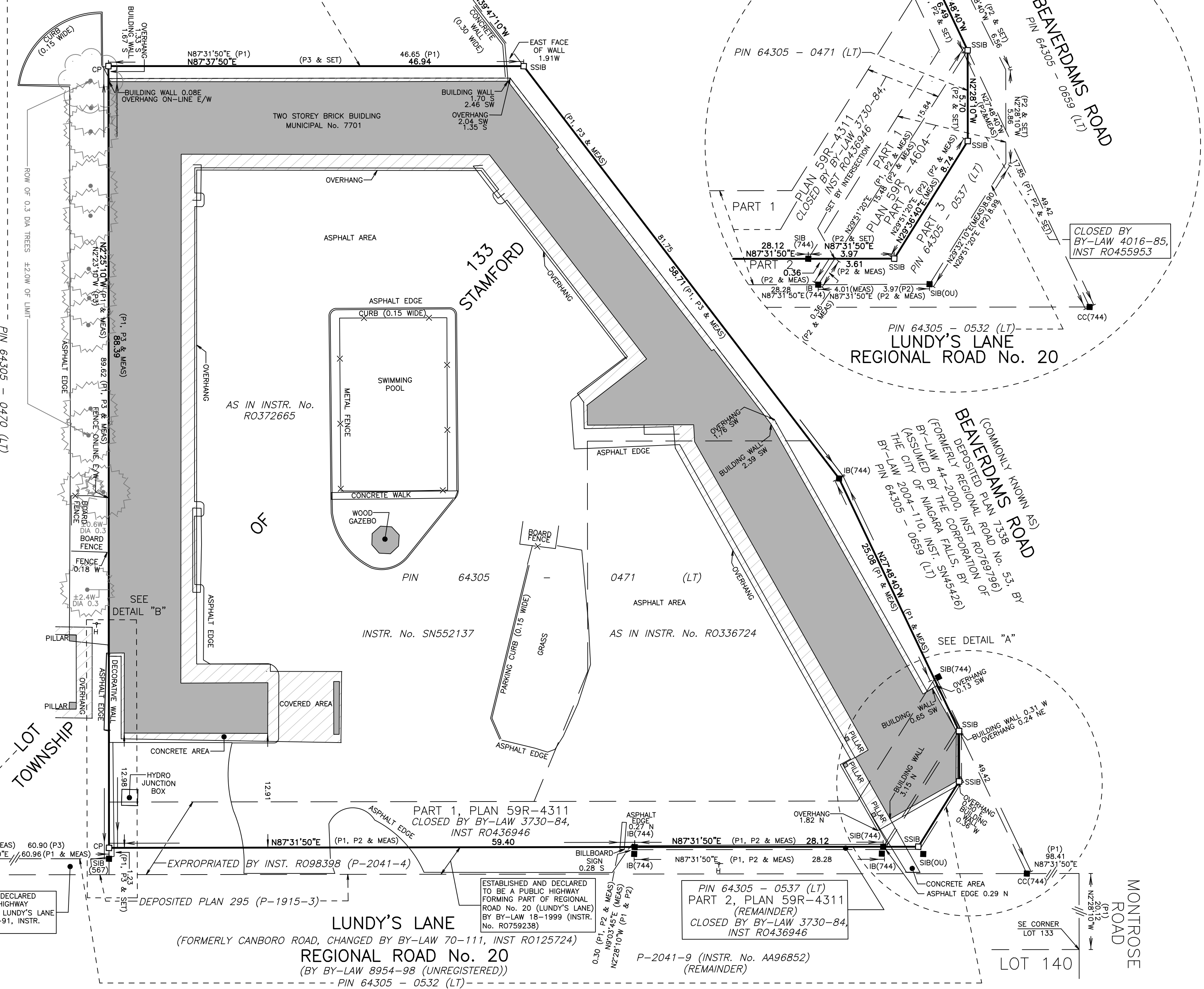
J.D. BARNES LIMITED
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 DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC UNITS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DETAIL "B" - NOT TO SCALE



AS IN INSTR. NO. R0521749 (SECONDLY)

LOT TOWNSHIP



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 0.999860.
 FOR BEARING COMPARISONS, A ROTATION OF 01'19"40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P2, AND P3.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- CP DENOTES CONCRETE PIN
- OU DENOTES ORIGIN UNKNOWN
- 539 DENOTES D.G. URE, O.L.S.
- 567 DENOTES R.B. ERWIN, O.L.S.
- 744 DENOTES MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.
- MTC DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATIONS, ONTARIO
- P1 DENOTES PLAN 59R-4311
- P2 DENOTES PLAN 59R-4604
- P3 DENOTES PLAN BY MATTHEWS & CAMERON LTD. DATED JULY 4, 1988. FILE No. 88-372.
- MEAS DENOTES MEASURED
- DIA DENOTES DIAMETER
- DENOTES PROPERTY LINE
- H DENOTES FIRE HYDRANT
- X DENOTES FENCE
- ☼ DENOTES CONIFEROUS TREE
- ☼ DENOTES DECIDUOUS TREE

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

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

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 FEBRUARY 7, 2024.

FEBRUARY 8, 2024
 DATE

 ANDREW HANDSPIKER
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-57852 AND IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL.

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

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
AR	AJGH	23-16-377-00

FILE: G:\2023\23-16-377\00 - 23-16-377\Drawing\23-16-377-00 Plan of Survey.dwg
 PLOT DATE: 2/8/2024 1:45 PM

ESTABLISHED AND DECLARED TO BE A PUBLIC HIGHWAY FORMING PART OF LUNDY'S LANE BY BY-LAW 6302-91, INSTR. No. R0611730

ESTABLISHED AND DECLARED TO BE A PUBLIC HIGHWAY FORMING PART OF REGIONAL ROAD No. 20 (LUNDY'S LANE) BY BY-LAW 18-1999 (INSTR. No. R0759238)

PIN 64305 - 0537 (LT)
 PART 2, PLAN 59R-4311 (REMAINDER)
 CLOSED BY BY-LAW 3730-84, INSTR R0436946

P-2041-9 (INSTR. No. A496852) (REMAINDER)

LUNDY'S LANE
 REGIONAL ROAD No. 20
 (FORMERLY CANBORO ROAD, CHANGED BY BY-LAW 70-111, INSTR R0125724)
 (BY BY-LAW 8954-98 (UNREGISTERED))
 -- PIN 64305 - 0532 (LT) --