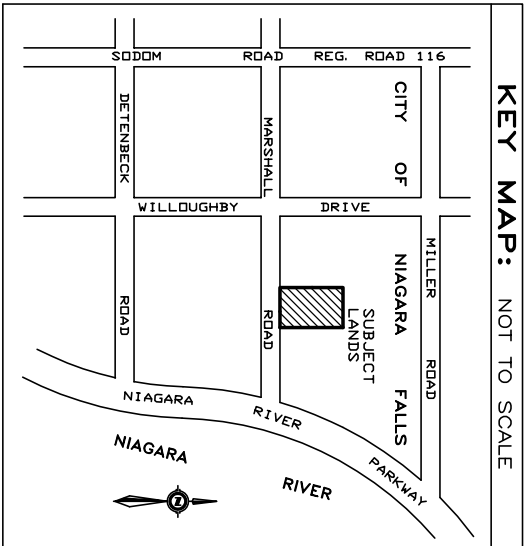
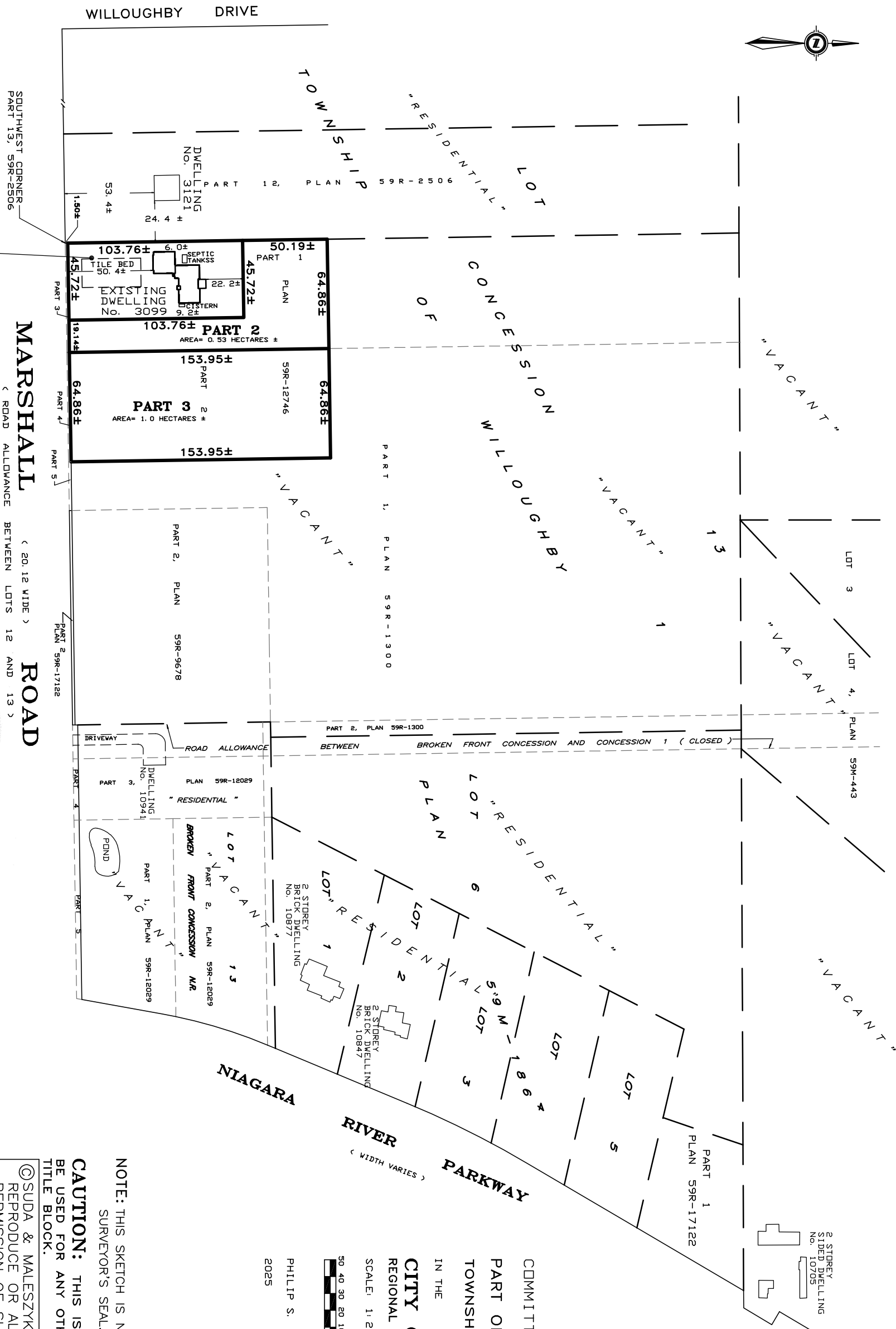




COMMITTEE OF ADJUSTMENT
PART OF LOT 13, CONCESSION 1
TOWNSHIP OF WILLOUGHBY
IN THE
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE: 1"=2500
50 40 30 20 10 0 50 100 150
METRES

PHILIP S. SUDA D. L. S.
2025

NOTE: THIS SKETCH IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS STATED IN THE TITLE BLOCK.

©SUDA & MALESZYK SURVEYING INC. NO PERSON MAY COPY, REPRODUCE OR ALTER THIS SKETCH WITHOUT THE WRITTEN PERMISSION OF SUDA & MALESZYK SURVEYING INC.

SUDA & MALESZYK SURVEYING INC.

ONTARIO LAND SURVEYORS
26 EAST MAIN STREET, SUITE 2
WELLAND, ONTARIO L3B 3W3
TEL: (905) 732-7651 FAX: (905) 732-7660

FILE: 25-30 JOB No: 6467-2

MARSHALL ROAD
< 20.12 WIDE >
< ROAD ALLOWANCE BETWEEN LOTS 12 AND 13 >

PART 1
AREA= 0.47 HECTARES ±
4744 SQ. M. ±
CONCRETE DRIVEWAY
CROSSING 7.6%
BUILDING HEIGHT= 7.01 M±
DWELLING FLOOR AREA= 291.53 SQ. M. ±

PHILIP S. SUDA O.L.S.

APRIL 2, 2025
DATE