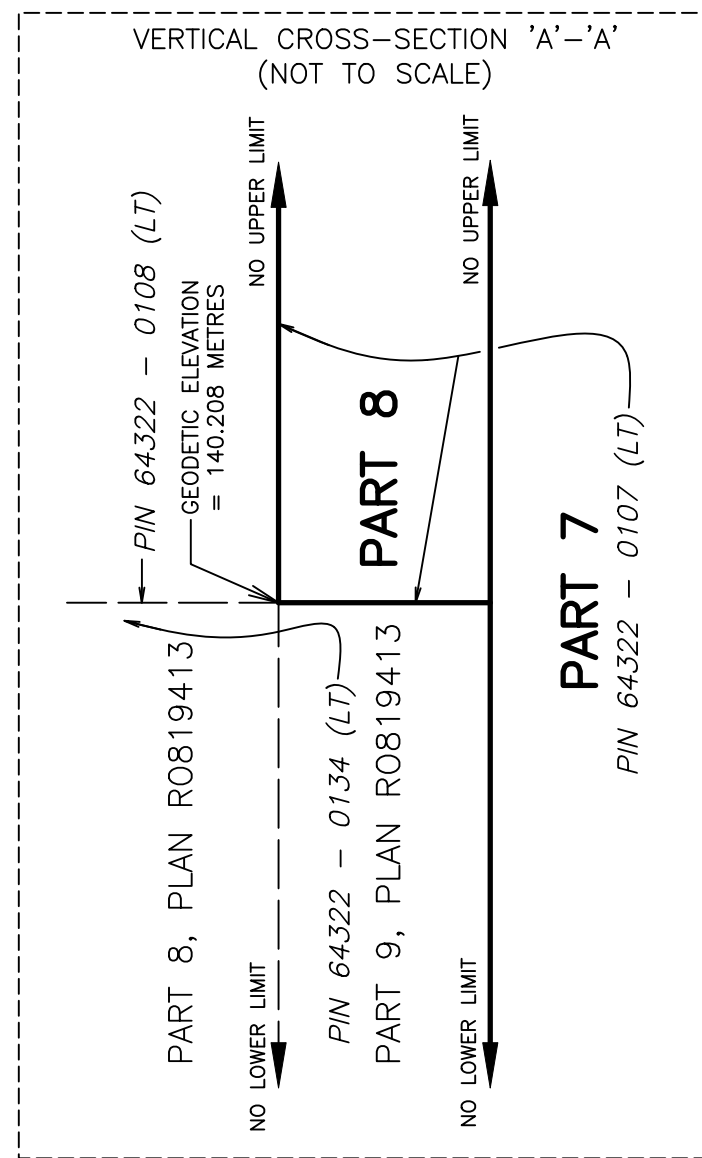


BENCHMARK NOTE

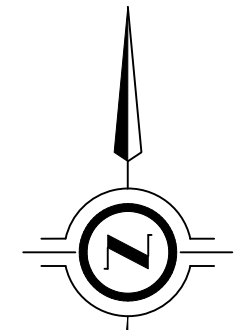
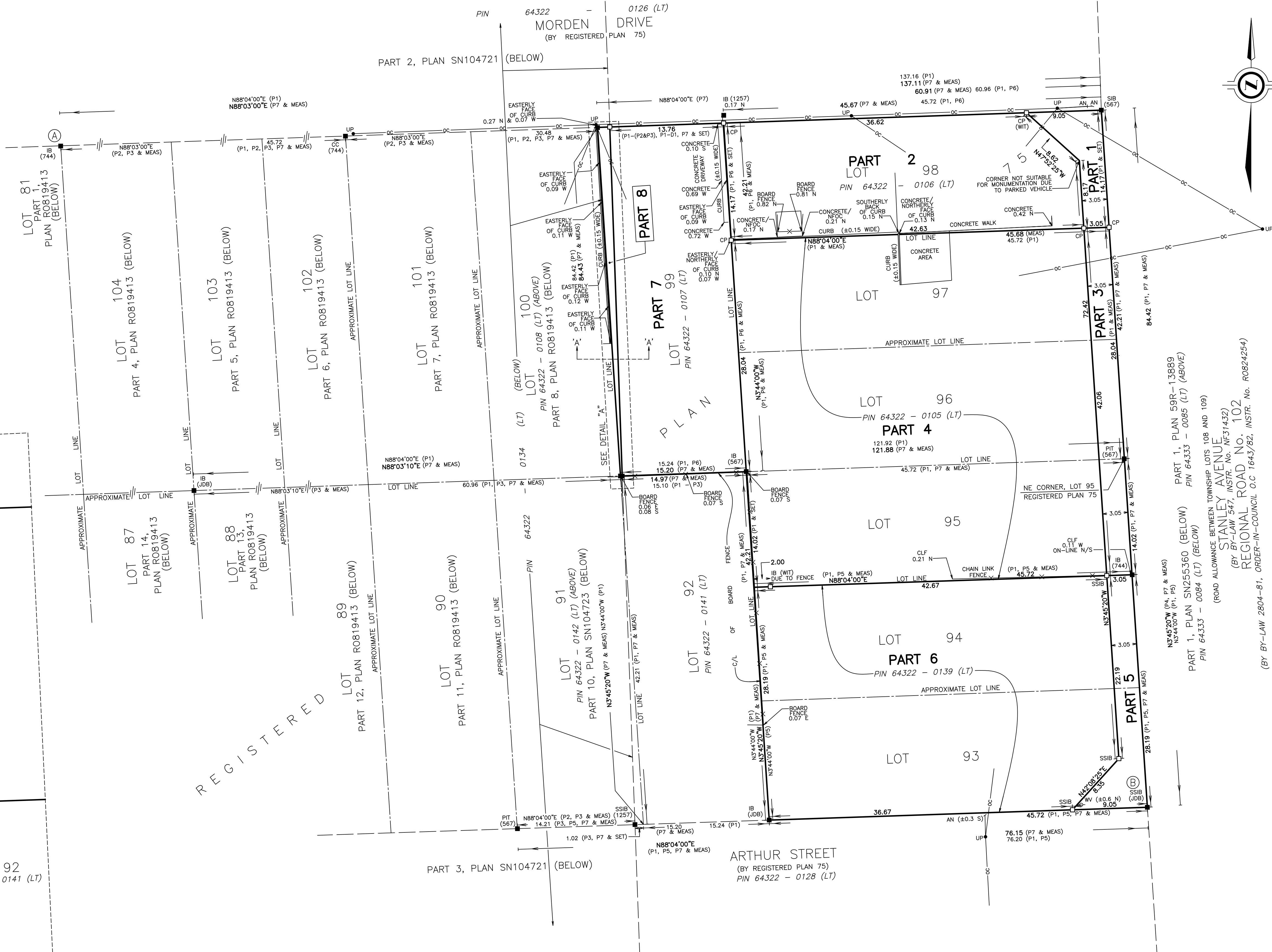
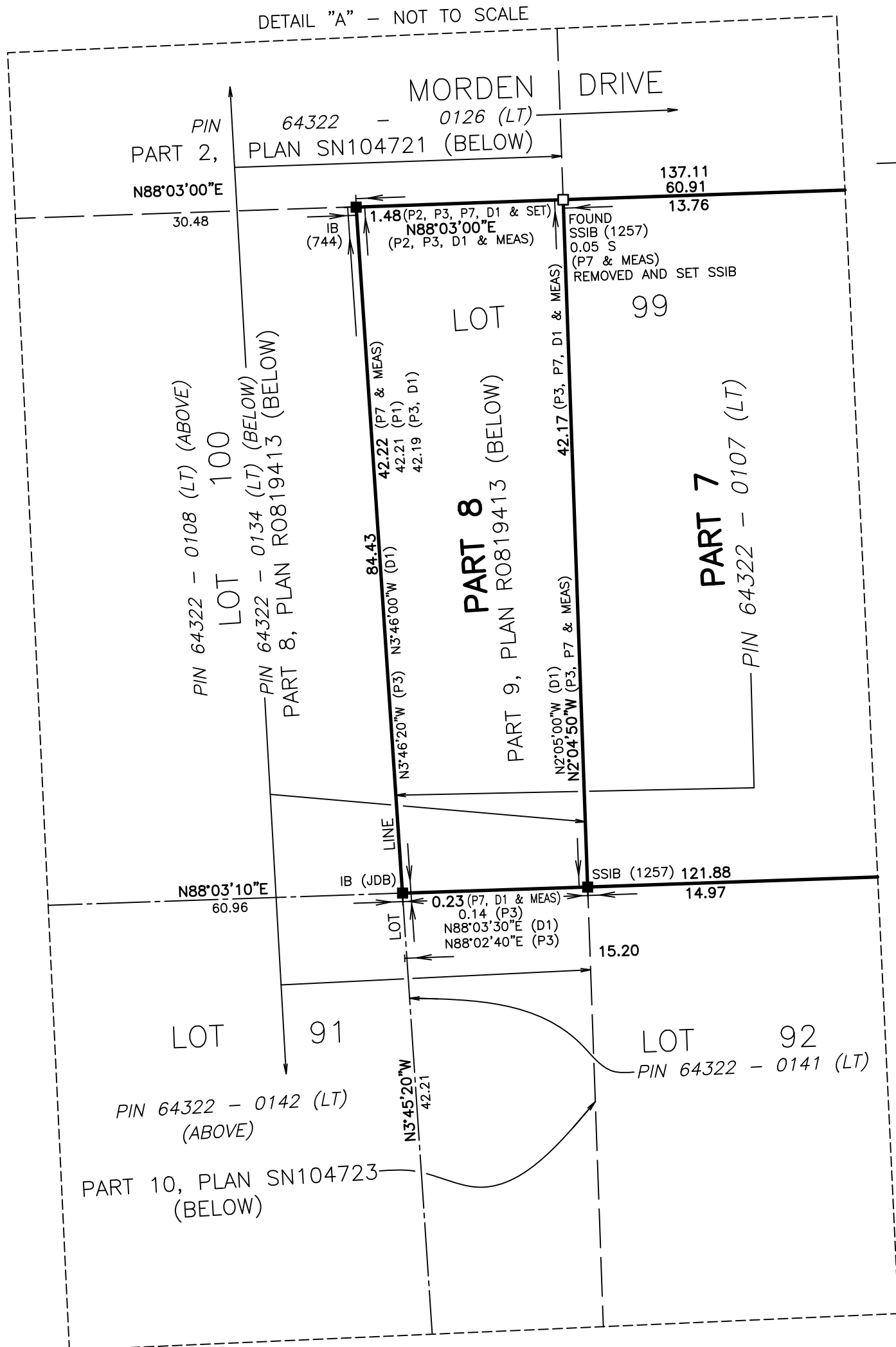
ELEVATIONS SHOWN HEREON ARE RELATED TO THE GEODETIC SURVEY OF CANADA (CGVD-1928/78) AS ESTABLISHED BY THE CITY OF NIAGARA FALLS, AND ARE RELATED TO STONE POST AT MAIN ENTRANCE TO FAIRVIEW CEMETERY, AT WEST SIDE OF STANLEY AVENUE, OPPOSITE END OF BRIDGE STREET, BOLT IN EAST FACE OF FARTHEST NORTH OF FOUR GATE POSTS, IN SECOND STONE ABOVE SIDEWALK.

ELEVATION: 192.494



TOPOGRAPHIC LEGEND

- | | |
|--------|--------------------------|
| AN | DENOTES ANCHOR |
| DIA | DENOTES DIAMETER |
| • UP | DENOTES UTILITY POLE |
| ■ PED | DENOTES UTILITY PEDESTAL |
| ⊕ H | DENOTES FIRE HYDRANT |
| ⊕ WV | DENOTES WATER VALVE |
| C/L | DENOTES CENTERLINE |
| — OC — | DENOTES OVERHEAD CABLE |
| — X — | DENOTES FENCE |
| ○ | DENOTES CONIFEROUS TREE |
| ○ | DENOTES DECIDUOUS TREE |



STRATA PLAN OF SURVEY OF
LOTS 93 TO 98 (BOTH INCLUSIVE)
AND
PART OF LOT 99
REGISTERED PLAN 75
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 250

THE INTENDED PLOT SIZE OF THIS PLAN IS 1067mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

J.D. BARNES LIMITED

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 OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) 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 0.999874.

FOR BEARING COMPARISONS, A ROTATION OF 1°20'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P5, P6 AND D1.

ABOVE REFERS TO LANDS ABOVE A GEODETIC ELEVATION 140.208.

BELOW REFERS TO LANDS BELOW A GEODETIC ELEVATION 140.208.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	655 630.61	4 773 931.34
ORP (B)	655 773.15	4 773 851.78

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

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 163.26 (GROUND), N60°49'55"W

LEGEND

- | | |
|------|---|
| ■ | DENOTES SURVEY MONUMENT FOUND |
| □ | DENOTES SURVEY MONUMENT SET |
| SSIB | DENOTES STANDARD IRON BAR |
| PIT | DENOTES SHORT STANDARD IRON BAR |
| 6 | DENOTES PINCHED IRON TUBE |
| IR | DENOTES IRON BAR |
| CC | DENOTES CUT CROSS |
| CP | DENOTES CONCRETE PIN |
| WIT | DENOTES WITNESS |
| 567 | DENOTES R. BLAKE ERWIN, O.L.S. |
| 744 | DENOTES MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD. O.L.S. |
| 1257 | DENOTES R. LAROCQUE, O.L.S. |
| DB | DENOTES J.D. BARNES LIMITED |
| P1 | DENOTES REGISTERED PLAN 75 |
| P2 | DENOTES EXPROPRIATION PLAN SN104721 |
| P3 | DENOTES EXPROPRIATION PLAN SN104721 |
| P4 | DENOTES EXPROPRIATION PLAN SN255360 |
| P5 | DENOTES SURVEYOR'S REAL PROPERTY REPORT BY MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD. O.L.S. DATED JANUARY 26, 2011 L.N.: 39333 FILE NO.: 2011-20. |
| P6 | DENOTES PLAN OF SURVEY BY MATTHEWS & CAMERON LTD., O.L.S. DATED JUNE 23, 1989, L.N.: 29296 FILE NO.: 89-384 |
| P7 | DENOTES PLAN OF SURVEY BY J.D. BARNES LIMITED, O.L.S., DATED OCTOBER 7, 2024, REFERENCE NO. 24-16-154-00 |
| D1 | DENOTES INSTR. NO. 'ST49446 |
| MEAS | DENOTES MEASURED |
| CLF | DENOTES CHAIN LINK FENCE |
| NFOC | DENOTES NORTHERLY FACE OF CURB |

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.R.E.G. 525/91.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 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.
 - THE SURVEY WAS COMPLETED ON DECEMBER 17, 2024.

DECEMBER 24, 2024
DATE
ANDREW HANSPIKES
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-86373

		SURVEYING MAPPING GIS	
LAND INFORMATION SPECIALISTS			
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4			
T: (905) 358-5693		F: (905) 358-6224	
www.jdbarnes.com			
DRAWN BY:	AR	CHECKED BY:	AH
		REFERENCE NO.:	24-16-154-00
FILE: G:\PROJECTS\24-16-154\00 - 24-16-154\Drawing\24-16-154-00 REF Plan.dwg			
PLOT DATE: 1/6/2025 11:03 AM			