

SCHEDULE — LAND TITLES				
PART	LOT	CONCESSION	P.I.N.	AREA (m ²)
1	PART OF LOT 13	CONCESSION 2	ALL OF 64253-0037(LT)	44,481.4
			NAME OF MOST RECENT TRANSFEREE	
			FEDEROW, ROSANNE FEDEROW, ARTHUR	

PLAN OF SURVEY
PART OF LOT 13, CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF WILLOUGHBY)
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:300 METRIC
5m 0 5m 10m 15m 20m



PIN 64253-0036(LT)
PART 1, 59R-13722

LOT 13
CONCESSION 2

PART 1
PIN 64253-0037(LT)

PART 1, 59R-13722
PIN 64253-0036(LT)

PIN 64253-0056(LT)

MARSHALL ROAD
(BY BY-LAW No. 486, INSTRUMENT No. R012132)
(ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 12 & 13)
PIN 64253-0056(LT)

LEGEND

—■— DENOTES SURVEY MONUMENT FOUND
—□— DENOTES SURVEY MONUMENT PLANTED
IB DENOTES IRON BAR
SIB DENOTES STANDARD IRON BAR
(860) DENOTES J. C. LANTHER, O.L.S.
(1495) DENOTES P. D. REISMA, O.L.S.
(OU) DENOTES ORIGIN UNKNOWN
(WT) DENOTES WITNESS
PIN DENOTES PROPERTY IDENTIFIER NUMBER
meas DENOTES MEASURED
P1 DENOTES REFERENCE PLAN No. 308-13772
P2 DENOTES J. C. LANTHER, O.L.S. PLAN FILE
No. 0-0714, APRIL 20, 1971
D1 DENOTES INSTRUMENT No. R076545

BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (Q AND S) BY REAL-TIME NETWORK OBSERVATIONS (LEICA SMARTNET) AND ARE REFERRED TO THE CENTRAL MERIDIAN 8100'W LONGITUDE, ZONE 17, UNIVERSAL TRANSVERSE MERCATOR (UTM). THESE VALUES ARE NAD83 (CSRS v7) EPOCH 2010.0 REFERENCE SYSTEM. FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION HAS BEEN APPLIED TO THE BEARINGS ON THE PLANS AND DEEDS AS FOLLOWS:
P1: 1°23'20" P2, D1: 1°21'10"

METRIC NOTE

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED ORIGIN LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.99988660.

CO-ORDINATE SCHEDULE		
POINT ID.	NORTHING	EASTING
A	4764954.053	658239.719
B	4764963.362	658528.353
C	4764814.174	658535.373
D	4765205.848	658227.923
ALL CO-ORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (81W LONGITUDE) NAD83 (CSRS v7) EPOCH 2010.0 AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF AN URBAN AREA AT 95% CONFIDENCE LEVEL. THE CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 22ND DAY OF JANUARY, 2025.

Brent Larocque O.L.S.
JANUARY 29, 2025 BRENT LAROCQUE

THIS PLAN OF SURVEY RELATES TO AOLS
PLAN SUBMISSION FORM NUMBER V-76068

RICHARD LAROCQUE LIMITED
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DATE : JANUARY 28, 2025 FILE No. : NS2024-036
DWC FILE : NS2024-036-01