

LOT 818

LOT 828

SIB (567)

FORSYTHE STREET

(P2, F1, F2 & SET)
15.24

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOTS 892 & 893
REGISTERED PLAN No. 9
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200

5 0 5 10 metres

J.D. BARNES LIMITED

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

NOTES

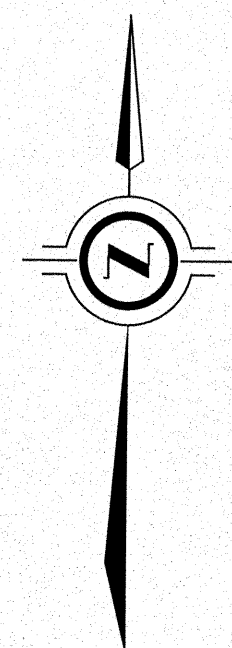
BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999876.

FOR BEARING COMPARISONS, A ROTATION OF 5°59'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

PART 2 - SURVEY REPORT

- DESCRIPTION
LOTS 892 & 893, REGISTERED PLAN No. 9
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- BOUNDARY FEATURES
FENCING ALONG NORTH AND SOUTH LIMITS
CURBS ALONG NORTH AND SOUTH LIMITS
HEDGE ALONG WEST LIMIT
FRONT STAIRS ENCROACHE PAST EAST LIMIT
- ZONING COMPLIANCE
NOT VERIFIED BY THIS SURVEY
- ADDITIONAL REMARKS
PLAN PREPARED FOR MICHAEL MARINELLI



PIN 64347-0025 (LT)
DESSON AVENUE
(BY BY-LAW 7992, INSTR. No. R0113640)
(FORMERLY KNOWN AS 6TH STREET, REGISTERED PLAN No. 9)
(FORMERLY LOMBARD STREET, BY BY-LAW 1157, INSTR. No. BL61)

BUCHANAN AVENUE

LOT 887

LOT 897

LOT 884

LOT 894

LOT 883

LOT 893
PIN 64347-0033 (LT)LOT 882
PIN 64347-0019 (LT)LOT 892
PIN 64347-0034 (LT)LOT 881
PIN 64347-0020 (LT)LOT 891
PIN 64347-0035 (LT)

LOT 880

LOT 890

LOT 879

LOT 889

LOT 878

LOT 888

REGISTERED

SPRING STREET

LEGEND

- | | | |
|------|---------|--|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| □ | DENOTES | SURVEY MONUMENT SET |
| SIB | DENOTES | STANDARD IRON BAR |
| SSIB | DENOTES | SHORT STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| IP | DENOTES | IRON PIPE |
| CC | DENOTES | CUT CROSS |
| P1 | DENOTES | PLAN OF SURVEY BY MATTHEWS & CAMERON LTD
DATED MAY 1, 1987 FILE B7-349 |
| P2 | DENOTES | REGISTERED PLAN No. 9 |
| P3 | DENOTES | PLAN OF SURVEY BY R. BLAKE ERWIN & ASSOCIATES
DATED MARCH 19, 1962 FILE 62-27 |
| F1 | DENOTES | FIELD NOTES BY R. BLAKE ERWIN, O.L.S.
DATED AUGUST 6, 1981 LLN 23467 |
| F2 | DENOTES | FIELD NOTES BY R. BLAKE ERWIN, O.L.S.
DATED SEPTEMBER 22, 1959 LLN 8781 |
| F3 | DENOTES | FIELD NOTES BY MATTHEWS & CAMERON LTD
DATED APRIL 29, 1987 LLN 27289 |
| MEAS | DENOTES | MEASURED |
| 567 | DENOTES | R. BLAKE ERWIN, O.L.S. |
| 744 | DENOTES | MATTHEWS & CAMERON LTD. |
| 900 | DENOTES | N.J. SUNSTRUM, O.L.S. |
| C/L | DENOTES | PROPERTY LINE
CENTRE-LINE |

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:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON MAY 14, 2025

May 27, 2025
DATE

DASHA PAGE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-B6580 AND IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL

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