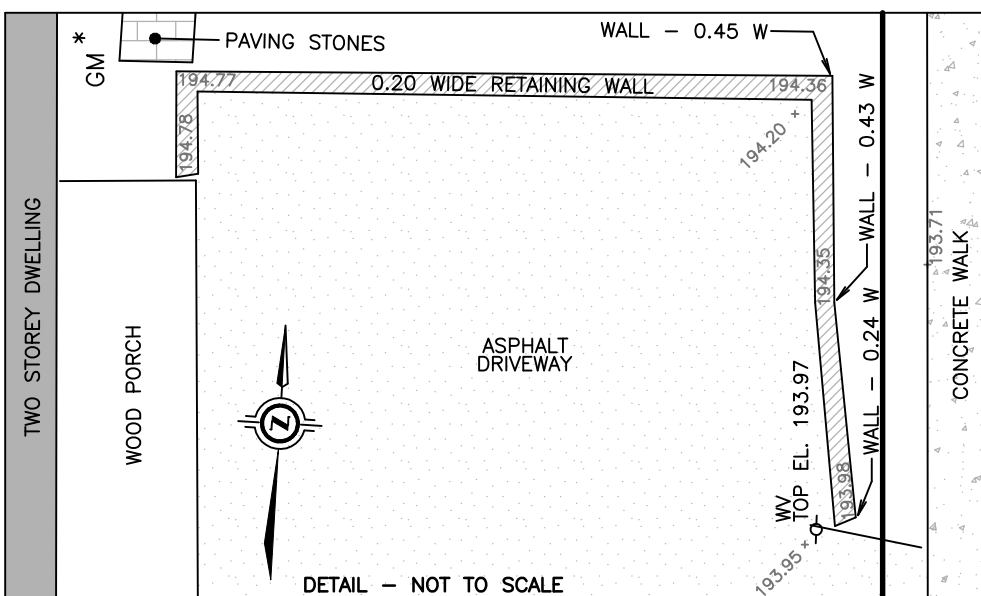
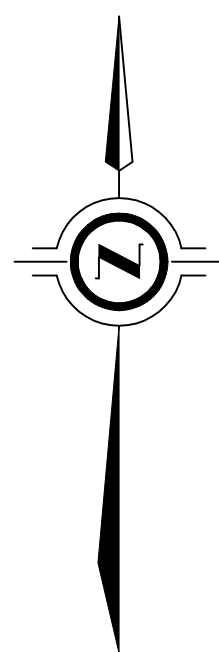




PLAN OF SURVEY
WITH TOPOGRAPHIC DETAILS OF
LOTS 1, 2, 3, 4, 5, 6,
21, 22, 23, 24, 25, 26,
AND
PART OF ROSE STREET
REGISTERED PLAN 59
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200

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 0.999889.
FOR BEARING COMPARISONS:
- A ROTATION OF 370207 COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P5.
- A ROTATION OF 17853 COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P4.
UNDERGROUND UTILITY LINE HAS NOT BEEN SURVEYED AND INFORMATION IS DERIVED/COMPILED FROM INFORMATION/RECORDS RECEIVED FROM THE CITY OF NIAGARA FALLS ON JANUARY 2, 2024. THIS PLAN DOES NOT GUARANTEE/CERTIFY THIS INFORMATION.

ELEVATION NOTE
ELEVATIONS ARE OF GEODETIC ORIGIN (GVD-1928/78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GSD MODEL HT2.0.

TOPOGRAPHIC LEGEND	
	DENOTES CATCHBASIN
	DENOTES MANHOLE
	DENOTES GAS METER
	DENOTES UTILITY POLE
	DENOTES LIGHT STANDARD
	DENOTES TELEPHONE PEDESTAL
	DENOTES WATER VALVE
	DENOTES ELEVATION
	DENOTES DIAMETER
	DENOTES HYDRO TRANSFORMER
	DENOTES BURIED WATER LINE
	DENOTES SANITARY SEWER LINE
	DENOTES STORM SEWER LINE
	DENOTES FENCE
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE

LEGEND	
	SURVEY MONUMENT FOUND
	SURVEY MONUMENT SET
	STANDARD IRON BAR
	SHORT STANDARD IRON BAR
	IRON BAR ROUND
	IRON BAR
	CUT CROSS
	CONCRETE PIN & WASHER
	IRON TUBE
	WITNESS
	REGISTERED PLAN 59
	PLAN OF SURVEY BY J.D. BARNES LTD.
	PLAN OF SURVEY BY J.D. BARNES LTD. DATED FEBRUARY 2, 2021, REF: 20-16-379-00
	PLAN OF SURVEY BY R. LAROCQUE, O.L.S.
	PLAN OF SURVEY BY MATTHEWS & CAMERON LTD. DATED APRIL 10, 1950, FILE: 90-252
	INSTRUMENT NO. R0208616
	FIELD NOTES SURVEY BY R. BLAKE ERWIN, O.L.S. DATED MAY 17, 1986, L.N. 1740
	MEASURED
	R. BLAKE ERWIN, O.L.S.
	MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD.
	R. LAROCQUE, O.L.S.
	W.A. MASCOE, O.L.S.
	J.D. BARNES LIMITED
	ORIGIN UNKNOWN
	PROPERTY 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 OREG. 522/91.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON FEBRUARY 5, 2024.

FEBRUARY 6, 2024
DATE
ANDREW HANDECKER
ONTOARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A05 PLAN SUBMISSION FORM NUMBER V-57857 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) 336-1001 F: (905) 336-0224 www.jdbarnes.com		

DRAWN BY:	BC	CHECKED BY:	AJH	REFERENCE NO.:	20-16-379-01
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PLOT DATE: 5/7/2024 11:08 AM