

Metric DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		Plan 59R– RECEIVED AND DEPOSITED :		
DATE : _____, 2025		DATE : _____, 2025		
<hr/> JASON CHUN-HO MO ONTARIO LAND SURVEYOR		<hr/> REPRESENTATIVE OF THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE NIAGARA SOUTH LAND REGISTRY OFFICE (No. 59)		
Schedule				
ART	LOT	REGISTERED PLANS	ALL OF PIN	AREA(Sq.m.)
1	PART OF LOTS 8 & 9 IN BLOCK "M"	999 & 1000	64328-0165	1271.2
2	PART OF LOT 6 IN BLOCK "M"			139.4
3	PART OF LOTS 6, 11, 12, 13 & 14 IN BLOCK "M"			3101.2
3	PART OF HURON STREET BETWEEN ONTARIO AVENUE AND ERIE AVENUE (STOPPED UP AND CLOSED BY BY-LAW No. 92-244 INSTRUMENT No. R0649702)			
4	PART OF LOT 14 IN BLOCK "M"			193.0
5				366.5
6				9.8
7				11.8
8				176.8
9				287.8
10	PART OF LOT 1 IN BLOCK "L"			15.3
11	PART OF LOT 4 IN BLOCK "L"			44.0
11	PART OF HURON STREET BETWEEN ONTARIO AVENUE AND ERIE AVENUE (STOPPED UP AND CLOSED BY BY-LAW No. 92-244 INSTRUMENT No. R0649702)			
12	LOTS 1, 2, 3, 13, 14 15 AND 16 AND PART OF LOT 4 IN BLOCK "L"	5658.1		
12	PUBLIC LANE (STOPPED UP AND CLOSED BY BY-LAW No. 92-281 INSTRUMENT No. R0649703)			

PARTS 1 TO 12 – COMprise ALL OF PIN 64328-0165.
PART 2 – SUBJECT TO EASEMENT AS IN INSTRUMENT No. AA11278 AND DESCRIBED IN INSTRUMENT No. R0736273.
PART 4 – SUBJECT TO EASEMENT AS IN INSTRUMENT No. R0505055 AND DESCRIBED IN INSTRUMENT No. R0736273.
PART 5 – SUBJECT TO EASEMENT AS IN INSTRUMENT Nos. R0649814, R0649705 AND SUBJECT TO EASEMENT AS IN INSTRUMENT No. R064984 (NOTICE OF CLAIM: No. R0710990).
PART 6 – SUBJECT TO EASEMENT AS IN INSTRUMENT Nos. R0649814, R0649705 AND R0649706 AND DESCRIBED IN INSTRUMENT No. R0736273.
PART 7 – SUBJECT TO EASEMENT AS IN INSTRUMENT No. R0649706 AND DESCRIBED IN INSTRUMENT No. R0736273.
PART 9 – SUBJECT TO EASEMENT AS IN INSTRUMENT Nos. R0649814, R0649704 AND R0649706 AND DESCRIBED IN INSTRUMENT No. R0736273.
PART 10 – SUBJECT TO EASEMENT AS IN INSTRUMENT No. R0649704 AND DESCRIBED IN INSTRUMENT No. R0736273.
PART 11 – SUBJECT TO EASEMENT AS IN INSTRUMENT No. R0649704 AND DESCRIBED IN INSTRUMENT No. R0736273.

PLAN OF SURVEY OF
LOTS 1, 2, 3, 13, 14, 15, 16 AND
PART OF LOT 4 IN BLOCK "L" AND
LOT 6 AND PART OF LOTS 8, 9, 11, 12
13 & 14 IN BLOCK "M" AND
PART OF HURON STREET
BETWEEN ONTARIO AVENUE & ERIE AVENUE
(STOPPED UP AND CLOSED BY BY-LAW No. 92-244
INSTRUMENT No. R0649702) AND
PUBLIC LANE
(STOPPED UP AND CLOSED BY BY-LAW No. 92-281
INSTRUMENT No. R0649703)
REGISTERED PLANS 999 & 1000
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1:300



0 5 10 15 30 Metres
PEARSON & PEARSON SURVEYING LTD. 2025
Ontario Land Surveyors
Bearing Note
BEARINGS SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED
REFERENCE POINTS (ORP'S) A, B, C & D BY REAL TIME NETWORK
OBSERVATIONS, UTM Zone 17, NAD 83 (CSRS V6) (Epoch 2010.00).
DISTANCES AND COORDINATES SHOWN ON THE PLAN ARE ADJUSTED
GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES
BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99987985.
FOR BEARING COMPARISON A ROTATION OF 04°38'10" COUNTER-CLOCKWISE
WAS APPLIED TO BEARINGS ON P1, P2, P3 AND P5 TO CONVERT TO
UTM BEARINGS.

Integration Data

COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
POINT ID	NORTHING	EASTING
ORP A	4774465.58	657443.59
ORP B	4774467.32	657504.58
ORP C	4774312.94	657544.26
ORP D	4774313.85	657447.85

OKT	B	4774313.88	837447.83
Legend			
■	DENOTES	SURVEY MONUMENT FOUND	
□	DENOTES	SURVEY MONUMENT SET	
SIB	DENOTES	STANDARD IRON BAR	
SSIB	DENOTES	SHORT STANDARD IRON BAR (PLANTED DUE TO EXISTENCE OF BELOW GRADE SERVICES OR TREE ROOTS)	
IB	DENOTES	IRON BAR	
IP	DENOTES	IRON PIPE	
CC	DENOTES	CUT CROSS	
OU	DENOTES	ORIGIN UNKNOWN	
S	DENOTES	SET	
M	DENOTES	MEASURED	
PRODN	DENOTES	PRODUCTION	
WIT	DENOTES	WITNESS	
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST	
P1	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY MATTHEWS, CAMERON, HEWYWOOD-KERRY T. HOWE SURVEYING LTD., O.L.S., DATED MARCH 20, 2008.	
P2	DENOTES	PLAN 59R-8366	
P3	DENOTES	PLAN 59R-9644	
P4	DENOTES	PLAN 59R-9782	
P5	DENOTES	PLAN 59R-9415	
P6	DENOTES	REGISTERED PLANS 999 AND 1000	
JDB	DENOTES	J.D. BARNES LIMITED, O.L.S.	
MCHK	DENOTES	MATTHEWS, CAMERON, HEWYWOOD-KERRY T. HOWE SURVEYING LTD., O.L.S.	
PCC	DENOTES	TIES TO TIES TO PRE-CAST CONCRETE	
FDN	DENOTES	TIES TO CONCRETE FOUNDATION	

Surveyor's Certificate

I CERTIFY THAT :

1. 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.
2. THE SURVEY WAS COMPLETED ON THE 10TH DAY OF JULY, 2025.

July 10, 2025

Date



Jason Chun-Ho Mo
Ontario Land Surveyor

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER V-101924

10211 KEELE STREET, UNIT #116, MAPLE
ONTARIO, L6A 4R7

O. : (289) 553-5453

E. : michelepearson@pearsonandpearson.ca



DRAWING : 3087-QueenStreet4342-RP.DWG

PROJECT : 3087

CALC. BY DL

DRAWN BY JC/JM

CHECKED BY MP/JM