

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

LOT 1 IN BLOCK "K"
REGISTERED PLANS 999 AND 1000

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.

DATE : 2025

JASON CHUN-HO MO
ONTARIO LAND SURVEYOR

Plan 59R-
RECEIVED AND DEPOSITED :

DATE : 2025

REPRESENTATIVE OF THE LAND
REGISTRAR FOR THE LAND
TITLES DIVISION OF THE NIAGARA SOUTH
LAND REGISTRY OFFICE (No. 59)

Schedule

PART	LOT	REGISTERED PLANS	ALL OF PIN	AREA(Sq.m.)
1	PART OF LOTS 8 & 9 IN BLOCK "M"			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
4	PART OF HURON STREET BETWEEN ONTARIO AVENUE AND ERIE AVENUE (STOPPED UP AND CLOSED BY BY-LAW No. 92-244 INSTRUMENT No. R0649702)			
5	PART OF LOT 14 IN BLOCK "M"			193.0
6	PART OF HURON STREET BETWEEN ONTARIO AVENUE AND ERIE AVENUE (STOPPED UP AND CLOSED BY BY-LAW No. 92-244 INSTRUMENT No. R0649702)	999 & 1000	64328-0165	366.5
7				9.8
8				11.8
9				176.8
10				287.8
11	PART OF LOT 1 IN BLOCK "L"			15.3
12	PART OF LOT 4 IN BLOCK "L"			44.0
	PART OF HURON STREET BETWEEN ONTARIO AVENUE AND ERIE AVENUE (STOPPED UP AND CLOSED BY BY-LAW No. 92-244 INSTRUMENT No. R0649702)			
	LOTS 1, 2, 3, 13, 14 AND 15 AND 16 AND PART OF LOT 4 IN BLOCK "L"			5658.1
	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. A411278 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. R0710900).
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.
PART 12 - 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

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

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS
OBSERVATIONS USING THE SMARTNET NETWORK SERVICE AND ARE
REFERRED TO UTM Zone 17, NAD 83 (CSRS V6) (Epoch 2010.00).
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	4774313.86	657447.85

Legend

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
▣	DENOTES	STANDARD IRON BAR
SSB	DENOTES	SHORT STANDARD IRON BAR
		(PLANTED DUE TO EXTENSION 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
PROD	DENOTES	PRODUCTION
WT	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
J.D.	DENOTES	J.D. BARNES LIMITED, O.L.S.
MOCK	DENOTES	MATTHEWS, CAMERON, HEWYWOOD-KERRY
PCC	DENOTES	T. HOWE SURVEYING LTD., O.L.S.
FDN	DENOTES	TIES TO PRE-CAST CONCRETE
ST	DENOTES	TIES TO STONE

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 : michelp@pearsonandpearson.ca	PEARSON & PEARSON SURVEYING LTD.
DRAWING : 3087-QueenStreet4342-RP.DWG CALC. BY DL	PROJECT : 3087 DRAWN BY JC/JM CHECKED BY MP/JM