

PLAN OF SURVEY
WITH TOPOGRAPHIC DETAILS

LOTS 187-191, 220 & 221
PLAN 226

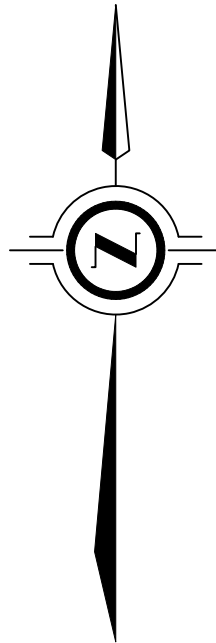
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 150

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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 0.999969.
FOR BEARING COMPARISONS, A ROTATION OF 117°40' COUNTER-CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON PLAN 226.
ALL SET SB 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.

ELEVATION NOTE
ELEVATIONS ARE OF GEODETIC ORIGIN (GVD-1928.78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GRID MODEL 172.0.



TOPOGRAPHIC LEGEND

- CB DENOTES CATCH-BASIN
- MB DENOTES MANHOLE
- UP DENOTES UTILITY POLE
- LS DENOTES LIGHT STANDARD
- SV DENOTES SPRINKLER VALVE
- CPED DENOTES CABLE PEDESTAL
- PED DENOTES TELEPHONE PEDESTAL
- WV DENOTES WATER VALVE
- C/L DENOTES CENTERLINE
- FNON DENOTES FOUNDATION
- FFE DENOTES FINISH FLOOR ELEVATION
- E DENOTES OVERHEAD HYDRO CABLE
- F DENOTES FENCE
- CDENOTES CONIFEROUS TREE
- DDENOTES DECIDUOUS TREE

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- SB DENOTES SURVEY MONUMENT SET
- SBIB DENOTES STANDARD IRON BAR
- IB DENOTES SHORT STANDARD IRON BAR
- CP DENOTES CONCRETE PIN AND WASHER
- CPED DENOTES CONCRETE PIN AND WASHER
- W DENOTES WITNESS
- 567 DENOTES R. BLAKE ERWIN O.L.S.
- 735 DENOTES KERRY T. HOWE O.L.S.
- 744 DENOTES MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING
- 1337 DENOTES D. MARK O.L.S.
- JDB DENOTES J.D. BARNES LIMITED
- P1 DENOTES PLAN 226
- P2 DENOTES PLAN OF SURVEY BY 744 DATED MAY, 2010, FILE 2010-105
- F1 DENOTES FIELD NOTES OF SURVEY BY 567 DATED APRIL, 1966, L1N1492
- F2 DENOTES FIELD NOTES OF SURVEY BY 567 DATED MARCH, 1966, L1N1441
- F3 DENOTES FIELD NOTES OF SURVEY BY 735 DATED MARCH, 1969, FILE C-1156
- F4 DENOTES FIELD NOTES OF SURVEY BY 735 DATED MARCH, 1969, FILE C-1157
- F5 DENOTES FIELD NOTES OF SURVEY BY 735 DATED NOV, 1972, L1N16787
- MEAS DENOTES MEASURED
- DENOTES PROPERTY LINE

N=North / S=South / E=East / W=West

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

APRIL 23, 2025
DATE
J.D. BARNES LIMITED
ONTOARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-86525 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

DRAWN BY: AT CHECKED BY: RSK REFERENCE NO.: 25-16-021-00
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