

REV. 0.6.2020.09  
 File: P:\V\25558\100\02558-100-11-6.dwg part saved by LHMING, plotted 2/15/2023 11:23:30 AM on page size PREVIOUS PAPER SIZE (760.00 X 457.20 MM)

**PLAN OF SURVEY AND TOPOGRAPHY**  
 OF PART OF  
**BLOCK "B"**  
**REGISTERED PLAN 223**  
 IN THE  
**CITY OF NIAGARA FALLS**  
**REGIONAL MUNICIPALITY OF NIAGARA**

SCALE 1:300  
 0 3 6 12 18 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 762 mm IN WIDTH BY 457 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300

**MTE OLS LTD.**  
**ONTARIO LAND SURVEYORS**

**METRIC:**

DISTANCES AND 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 GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS v7) EPOCH 2010.00.  
 DISTANCES ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998599148.

ALL COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS v7) EPOCH 2010.00.  
 COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4772368.82	652200.80
ORP B	4772285.59	652028.61

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

FOR BEARING COMPARISON, ROTATIONS HAVE BEEN APPLIED TO THE FOLLOWING PLANS TO CONVERT THEM TO GRID BEARINGS

PLAN ID	ROTATION AMOUNT	DIRECTION
REG'D PLAN 223 (P1)		
59R-7469 (P2)	01°18'40"	COUNTER-CLOCKWISE
59R-5140 (P3)		

**ELEVATION NOTE:**

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATION REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, 1978 ADJUSTMENT (CGVD28:78).

**TREE NOTE:**

ONLY TREE OF A TRUNK DIAMETER GREATER THAN 0.10 m WERE LOCATED FOR THIS PLAN

**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 13th DAY OF FEBRUARY, 2023.

02/14/2023  
 DATE

*P. R. LeVAC*  
 P. R. LEVAC  
 ONTARIO LAND SURVEYOR

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ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
**2198175**

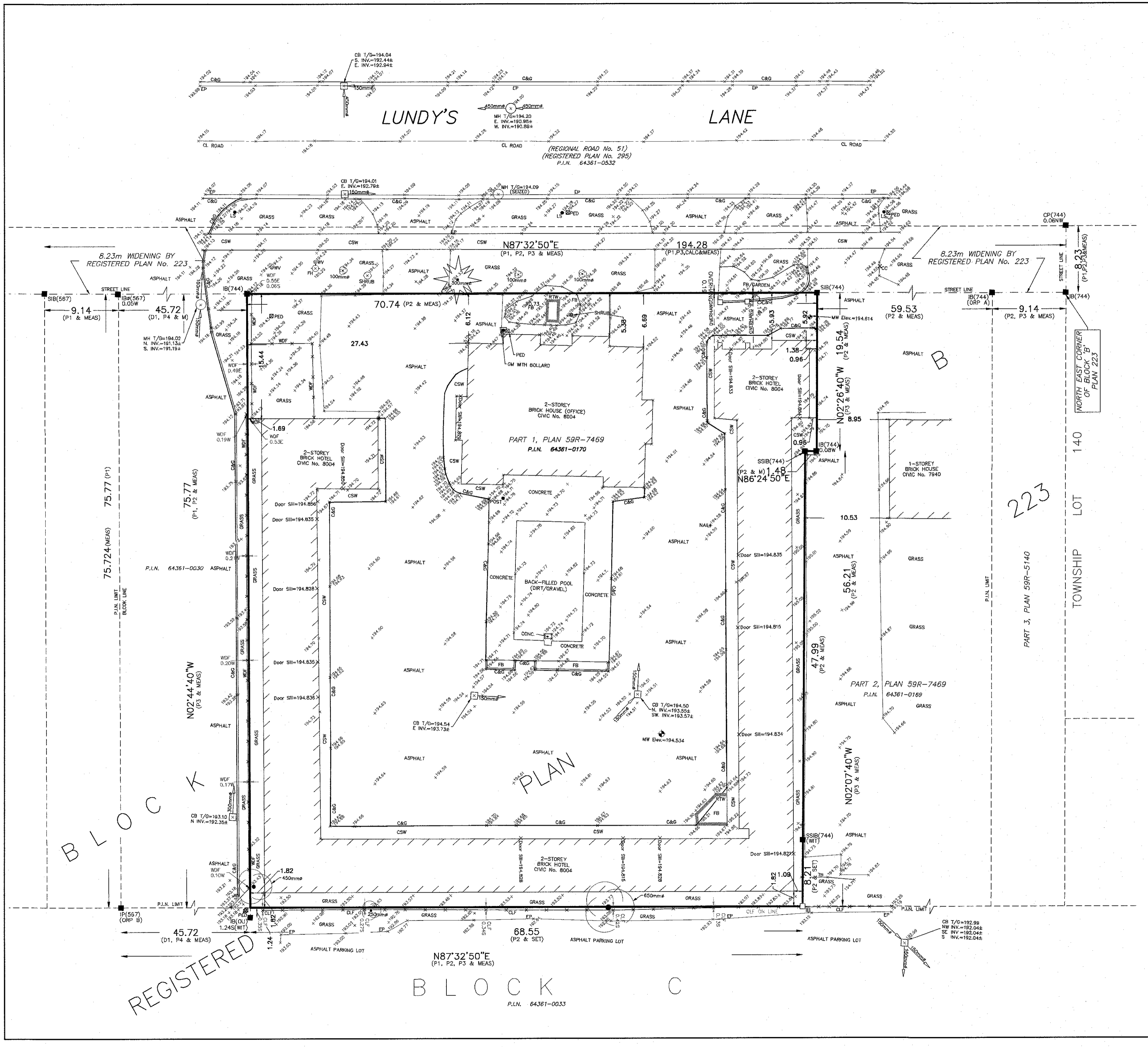
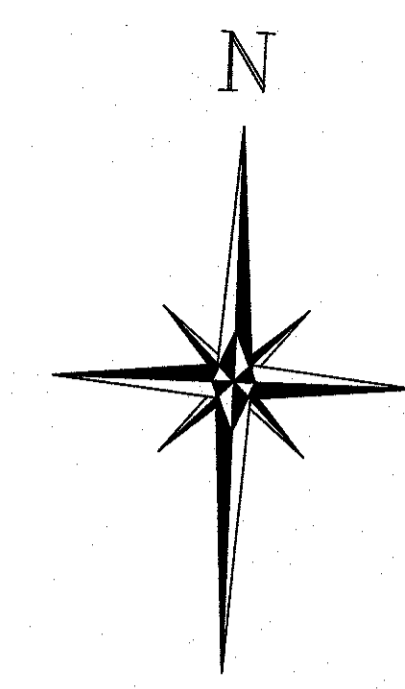


THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1028, Section 29(3)



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Drawn: L. HOMNG Checked: P. R. LEVAC Project Number: 52558-100-T1



**LEGEND**

- DENOTES PLANTED MONUMENT
- DENOTES FOUND MONUMENT
- SIB DENOTES STANDARD IRON BAR
- IB# DENOTES ROUND IRON BAR
- CC DENOTES CUT CROSS
- CM DENOTES CONCRETE MONUMENT
- OU DENOTES ORIGIN UNKNOWN
- WIT DENOTES WITNESS
- M, MEAS DENOTES MEASURED
- CALC DENOTES CALCULATED
- ORP DENOTES OBSERVED REFERENCE POINT
- P.I.N. DENOTES PROPERTY IDENTIFICATION NUMBER
- (R) DENOTES REGISTRY
- 567 DENOTES R. BLAKE ERWIN, O.L.S.
- 744 DENOTES MATTHEWS CAMERON HEYWOOD, A DIVISION OF J.D. BARNES LTD., O.L.S.'S
- P1 DENOTES REGISTERED PLAN No. 223
- P2 DENOTES PLAN 59R-7469
- P3 DENOTES PLAN 59R-5140
- P4 DENOTES PLAN 59R-6238
- D1 DENOTES INSTRUMENT No. R0619167

**TOPOGRAPHIC LEGEND:**

- WDF DENOTES WOOD FENCE
- MW DENOTES MONITOR WELL
- PED DENOTES PEDESTAL
- GV DENOTES GAS VALVE
- GM DENOTES GAS MASTER
- WV DENOTES WATER VALVE
- RTW DENOTES RETAINING WALL
- CLF DENOTES CHAIN LINK FENCE
- C&G DENOTES CURB AND GUTTER (TOP OF BACK OF CURB)
- CSW DENOTES CONCRETE SIDEWALK
- EP DENOTES EDGE OF PAVEMENT
- CL DENOTES CENTERLINE OF ROAD
- CB DENOTES CATCH BASIN
- MH DENOTES MANHOLE
- LS DENOTES LIGHT STANDARD
- HP DENOTES HYDRO POLE
- CONC. DENOTES CONCRETE
- FB DENOTES FLOWER BED
- TB DENOTES TOP OF BANK
- BB DENOTES BOTTOM OF BANK
- T/G DENOTES TOP OF GRATE
- BM DENOTES BENCH MARK
- CT DENOTES CONIFEROUS TREE
- DT DENOTES DECIDUOUS TREE
- EE DENOTES EXISTING ELEVATION
- AW DENOTES ANCHOR/GUY WIRE
- BOL DENOTES BOLLARD