

MAR 14 2023

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FRONTAGE & AREA CERTIFICATE

Block 227
Plan 59M-495
City of Thorold
(Being Plan 59R-17539)
Acad File 22-091R17.dwg
Our File No.: 22-091

I, I. A. Abraham, an Ontario Land Surveyor of the City of Vaughan, hereby certify that the frontages and areas listed below have been calculated from a Reference Plan prepared for Part Lot Control Exemption.

<u>Part Number</u>	<u>Area (Square Metres)</u>	<u>Frontage by Municipal Definition (7.5m Setback) (Metres)</u>
1 & 2	240.94	8.30
3	176.78	6.10
4	176.78	6.10
5	176.78	6.10
6	176.78	6.10
7 & 8	241.09	8.31

JAN. 18, 2023
Date

22-091-f&a-cert-R17.doc


I. A. Abraham
Ontario Land Surveyor

MAR 14 2023

PLANNING
& DEVELOPMENT

PLAN OF SURVEY OF
BLOCK 227
PLAN 59M-495
CITY OF THOROLD
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:300
10m 5m 0 10m 20metres

R-PE SURVEYING LTD., O.L.S.

METRIC

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

SURVEYOR'S CERTIFICATE

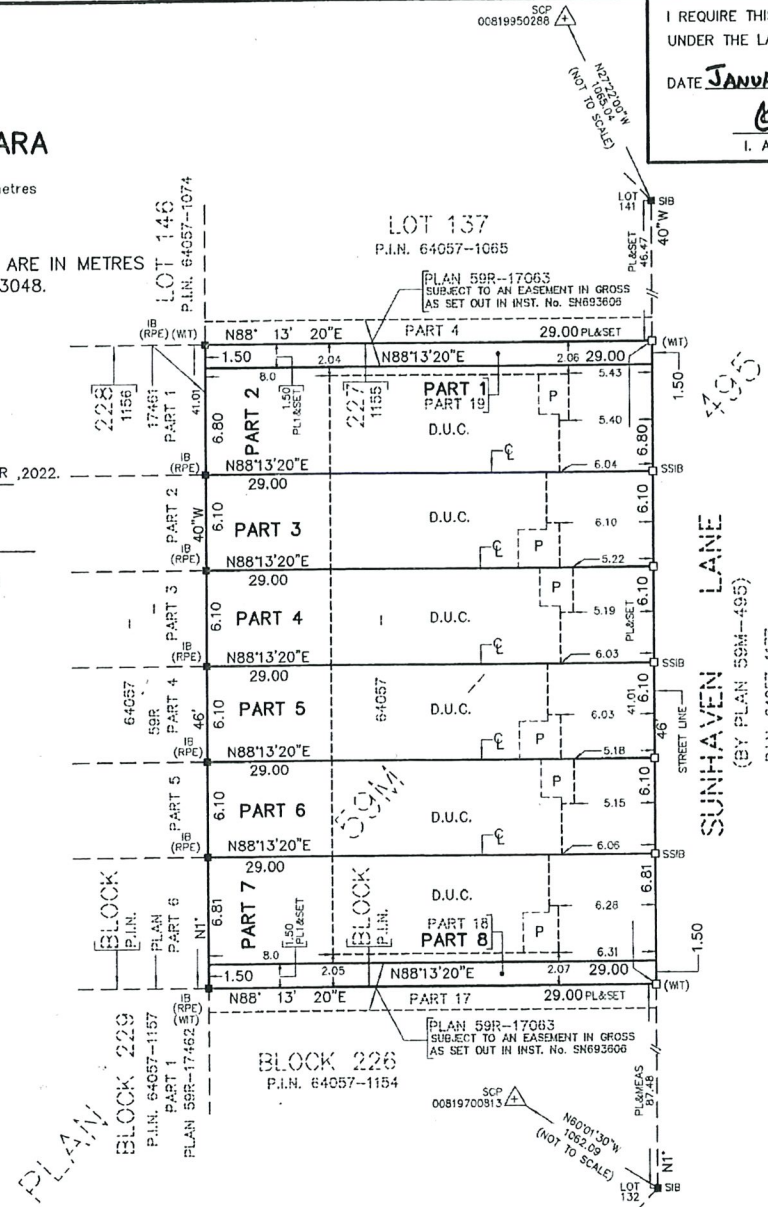
I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 13th DAY OF NOVEMBER, 2022.

DATE JANUARY 13, 2023.

I. A. ABRAHAM
I. A. ABRAHAM
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS
PLAN SUBMISSION FORM NUMBER 2203766.



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

DATE JANUARY 13, 2023

I. A. ABRAHAM
I. A. ABRAHAM, O.L.S.

PLAN 59R-17539

RECEIVED AND DEPOSITED

DATE JAN. 17, 2023

"CAROLYN WATSON"

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

SCHEDULE

PART(S)	ALL OF BLOCK	PLAN	ALL OF P.I.N.
1 TO 8 (INCLUSIVE)	227	59M-495	64057-1155

PARTS 1 & 8 ARE SUBJECT TO AN EASEMENT IN GROSS
AS SET OUT IN INST. No. SN693606

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- (WIT) DENOTES WITNESS
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 59M-495
- PL1 DENOTES PLAN 59R-17063
- P DENOTES PORCH
- ⊕ DENOTES CENTRELINE OF WALL
- (RPE) DENOTES R-PE SURVEYING LTD., O.L.S.
- SCP DENOTES SPECIFIED CONTROL POINT

ALL FOUND MONUMENTS BY CHAMBERS AND ASSOCIATES SURVEYING LTD., O.L.S.
UNLESS NOTED OTHERWISE.
ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE.
ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (CSRS)(2010.0), DERIVED FROM:

SCP 00819700813 NORTH 4772240.623 EAST 646551.092
SCP 00819950288 NORTH 4772830.583 EAST 646976.036

COORDINATES ARE UTM ZONE 17, NAD83 (CSRS-2010.0), TO URBAN ACCURACY
PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.999827.



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Website: www.r-pe.ca

DRAWN: V.K.

CAD FILE No. 22-091R17

CHECKED: I.A.A./T.S.

JOB No. 22-091

Dec 19, 2022 - 06:28:22