

SCHEDULE - LAND TITLES

PART	LOT	PLAN	P.I.N.	AREA (m ²)	NAME OF MOST RECENT TRANSFEREE	PART	LOT	PLAN	P.I.N.	AREA (m ²)	NAME OF MOST RECENT TRANSFEREE	PART	LOT	PLAN	P.I.N.	AREA (m ²)	NAME OF MOST RECENT TRANSFEREE	
1				260.6	1703306 ONTARIO INC.	11				245.7	1703306 ONTARIO INC.	21				279.9	1703306 ONTARIO INC.	
2				208.3		12				206.5		22						208.4
3				208.3		13				205.5		23						208.4
4				208.3		14				204.5		24						208.4
5	BLOCK 36	REG'D PLAN No. 59M-478	ALL OF 64045-0645(LT)	241.8		15	BLOCK 37	REG'D PLAN No. 59M-478	ALL OF 64045-0646(LT)	301.5		25	BLOCK 39	REG'D PLAN No. 59M-478	ALL OF 64045-0648(LT)			249.6
6				57.1		16				13.7		26						56.0
7				11.3		17				11.3		27						11.3
8				11.3		18				11.3		28						11.3
9				11.3		19				11.3		29						11.3
10				13.1		20				13.9		30						13.5

PARTS 6, 7, 8, 9, 10, 16, 17, 18, 19, 20, 26, 27, 28, 29 & 30 ARE SUBJECT TO EASEMENTS AS IN INSTRUMENTS No.'s SN643719, SN643720, SN643721 & SN643722.

PLAN 59R-17668

Received and deposited

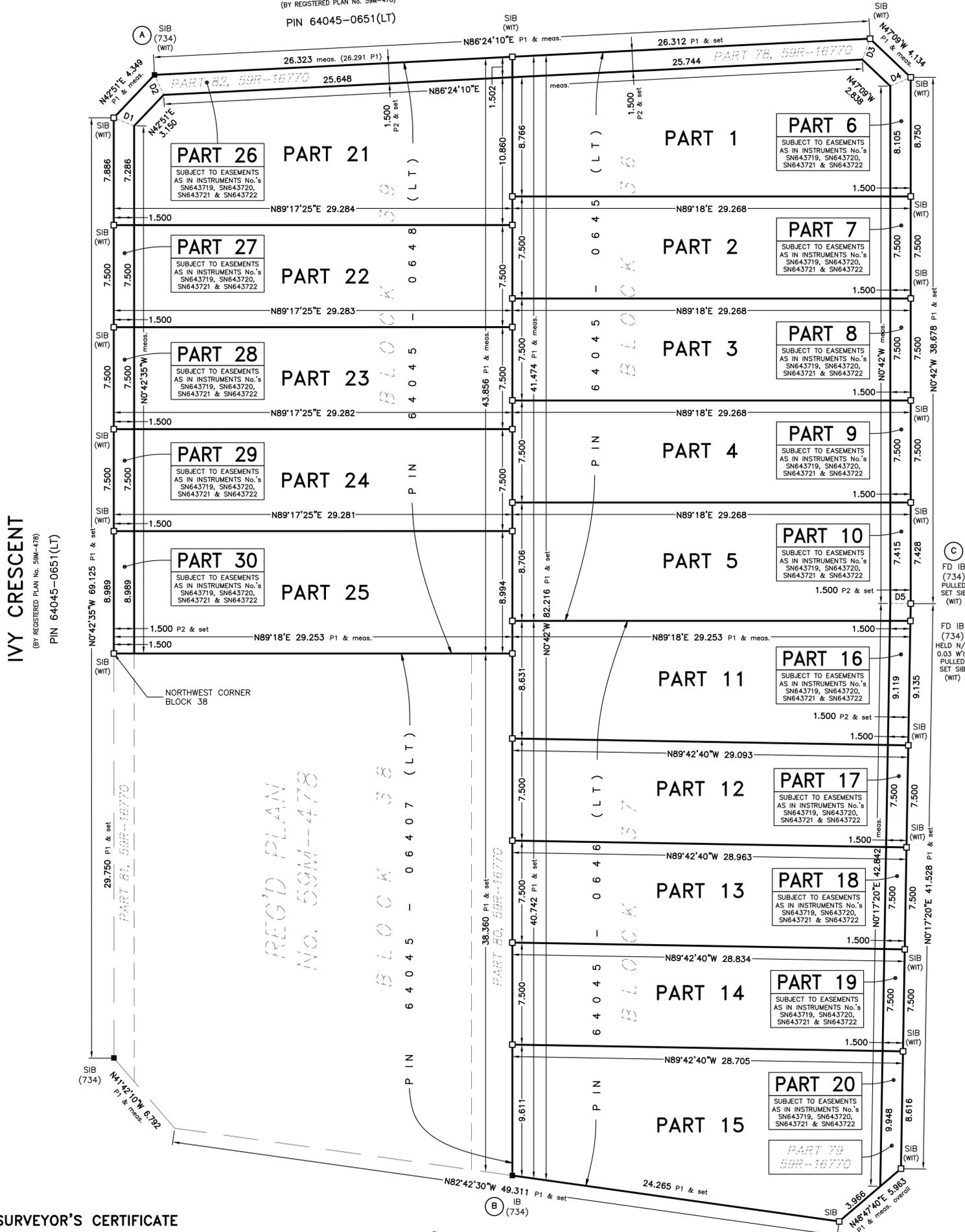
April 13th, 2023

Tere Wendover

Representative for the
Land Registrar for the
Land Titles Division of
Niagara South (No.59)

IVY CRESCENT

(BY REGISTERED PLAN No. 59M-478)
PIN 64045-0651(LT)



PLAN OF SURVEY
BLOCKS 36, 37 & 39
REGISTERED PLAN No. 59M-478
CITY OF THOROLD
REGIONAL MUNICIPALITY OF NIAGARA



THE INTENDED PLOT SIZE OF THIS PLAN IS
610mm IN WIDTH BY 457mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:200



BEAVERLOCH DRIVE
(BY REGISTERED PLAN No. 59M-478)
PIN 64045-0652(LT)

IVY CRESCENT
(BY REGISTERED PLAN No. 59M-478)
PIN 64045-0651(LT)

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 13th DAY OF FEBRUARY, 2023.

DATE: FEBRUARY 14, 2023 **BRENT LAROCQUE**
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS
PLAN SUBMISSION FORM NUMBER V-15326

RICHARD LAROCQUE LIMITED
ONTARIO LAND SURVEYORS & CONSULTANTS
12 LYMAN STREET, ST. CATHARINES, ONTARIO
905-688-1413
6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO
905-358-8400
www.larocquegroup.ca

DATE: FEBRUARY 14, 2023 FILE No.: NS2021-010A
DWG FILE: NS2021-010A-03

DECEW ROAD
(AS LOCALLY KNOWN)

PIN 64045-0542(LT)

CO-ORDINATE SCHEDULE

POINT ID.	NORTHING	EASTING
A	4774275.596	644593.279
B	4774195.061	644620.550
C	4774237.436	644649.298

ALL CO-ORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (81°W LONGITUDE) NAD83 (CSRS v7) EPOCH 2010.0 AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF AN URBAN AREA AT 95% CONFIDENCE LEVEL. THE CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) BY REAL-TIME NETWORK OBSERVATIONS (LEICA SMARTNET) AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00'W LONGITUDE, ZONE 17, UNIVERSAL TRANSVERSE MERCATOR (6° UTM). THESE VALUES ARE NAD83 (CSRS v7) EPOCH 2010.0 REFERENCE SYSTEM.

METRIC NOTE

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.99983666.

GENERAL NOTE

ALL PLACED MONUMENTS ARE IRON BARS UNLESS SHOWN OTHERWISE.

DIMENSION TABLE

NUMBER	BEARING	DISTANCE
D1	N68°55'50"W	1.615
D2	N25°22'25"W	1.615
D3	N19°37'30"E	1.632
D4	N66°04'25"E	1.632
D5	N89°47'40"E	1.500

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- (734) DENOTES J. D. BARNES, O.L.S.
- (WIT) DENOTES WITNESS
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- meas. DENOTES MEASURED
- REG'D DENOTES REGISTERED
- P1 DENOTES REGISTERED PLAN No. 59M-478
- P2 DENOTES REFERENCE PLAN No. 59R-16770