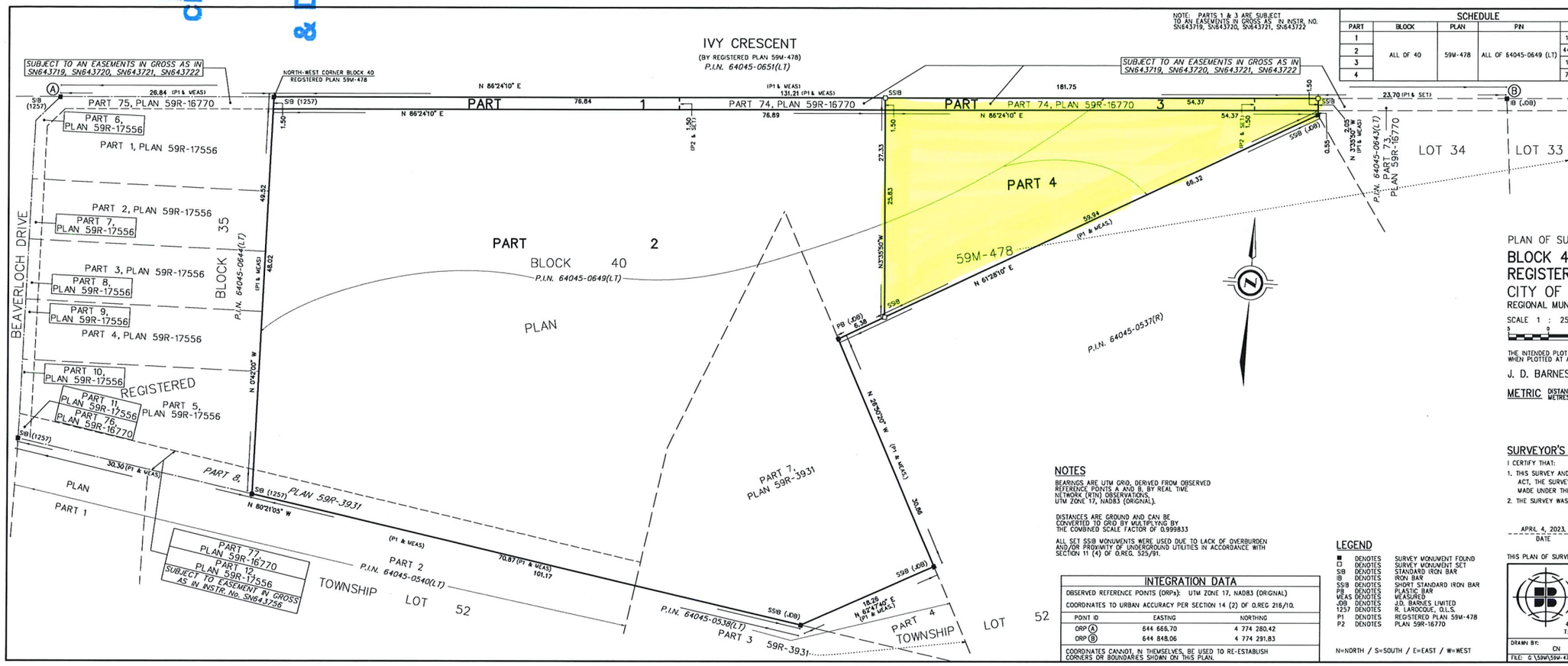
RECEIVED
CITY OF THOROLD
APR 20 2023
PLANNING
& DEVELOPMENT
D27-23-2023



NOTE: PARTS 1 & 3 ARE SUBJECT TO AN EASEMENTS IN GROSS AS IN INSTR. NO. SN643719, SN643720, SN643721, SN643722

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA
1	ALL OF 40	59M-478	ALL OF 64045-0649 (LT)	115.2sq.m
2				4459.9sq.m
3				111.7sq.m
4				717.0sq.m

PLAN 59R-17671

Received and deposited

April 18th, 2023

Kelly Cochrane-nott

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

PLAN OF SURVEY OF

BLOCK 40
REGISTERED PLAN 59M-478
CITY OF THOROLD
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 250

5 0 5 10 15 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 356mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

J. D. BARNES LIMITED

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 OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999833

ALL SET SSIB 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.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (ORIGINAL)

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP Ⓐ	644 666.70	4 774 280.42
ORP Ⓑ	644 848.06	4 774 291.83

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

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
PB	DENOTES	PLASTIC BAR
MEAS	DENOTES	MEASURED
JDB	DENOTES	J.D. BARNES LIMITED
1257	DENOTES	R. LAROCQUE, O.L.S.
P1	DENOTES	REGISTERED PLAN 59M-478
P2	DENOTES	PLAN 59R-16770

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 SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON FEBRUARY 16, 2023

APRIL 4, 2023.
DATE

ALLAN J. HEYWOOD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-39712

J.D.BARNES LIMITED SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A6
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
CN	AJGH	17-16-260-12

FILE: G:\59M\59M-478 Decee 17-260\Drawing\RPLAN\17-16-260-12-RPLAN-BLOCK 40.dgn

PLOTTED: 4/11/2023