

PART 1 OF 4 PARTS SHEET 1 OF 1 SHEET			NIAGARA SOUTH VACANT LAND CONDOMINIUM PLAN No.
INDEX OF PARTS			LEVEL 1 UNITS 1 TO 23, INCLUSIVE
PART	SHEET(S)	DESCRIPTION	REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (No. 59) AT _____ O'CLOCK ON THE _____ DAY OF _____, 2022.
1	1	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE APPURTENANT AND SERVIENT INTERESTS AND THE DESIGNATION OF UNITS ON LEVEL 1	
2	1	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE CONDOMINIUM ELEMENTS ON LEVEL 1	
3	NIL	ARCHITECTURAL PLANS	
4	NIL	STRUCTURAL PLANS	
			REPRESENTATIVE FOR LAND REGISTRAR

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT,  
THE SURVEYORS ACT, THE LAND TITLES ACT AND THE  
REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON \_\_\_\_\_

DATE \_\_\_\_\_ DAVID COMERY  
ONTARIO LAND SURVEYOR

**DECLARATION REGISTERED AS No.:**

THIS PLAN COMPRISES OF ALL PIN 64057-0870

**SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS**  
(UNDER CLAUSES 157(1)(d) AND (e) OF THE CONDOMINIUM ACT, 1998)

	PART	PLAN	DESCRIBED IN	NOTES
TOGETHER WITH (APPURTENANT INTERESTS)	NIL	NIL	NIL	NIL
SUBJECT TO (SERVIENT INTERESTS)	NIL	NIL	NIL	NIL

**CERTIFICATE OF DECLARANT**

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS  
PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS  
IN ACCORDANCE WITH MY INSTRUCTIONS.

**DECLARANT: ECRM LUNDY'S TOWNHOMES LTD.**

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\*\*\*\*\*  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

**BEARING NOTES**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE  
POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM  
ZONE 17, NAD83 (ORIGINAL)

**DISTANCE NOTES – METRIC**

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET  
BY DIVIDING BY 0.3048.  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999839.

**PLANNING APPROVAL**

PARTS 1 AND 2 APPROVED UNDER SECTION 51 OF THE  
PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT, 1998  
BY THE CORPORATION OF THE CITY OF THOROLD.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
JOANNE HYDE  
CITY CLERK  
THE CORPORATION OF THE CITY OF THOROLD

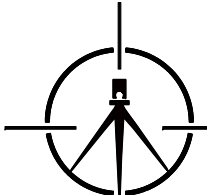
**INTEGRATION DATA**

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL  
TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE)  
NAD83 (ORIGINAL)

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4771570.99	647701.16
B	4771464.72	647620.37

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



**ERTL-HUNT  
SURVEYORS**  
A division of IBW Surveyors Ltd.

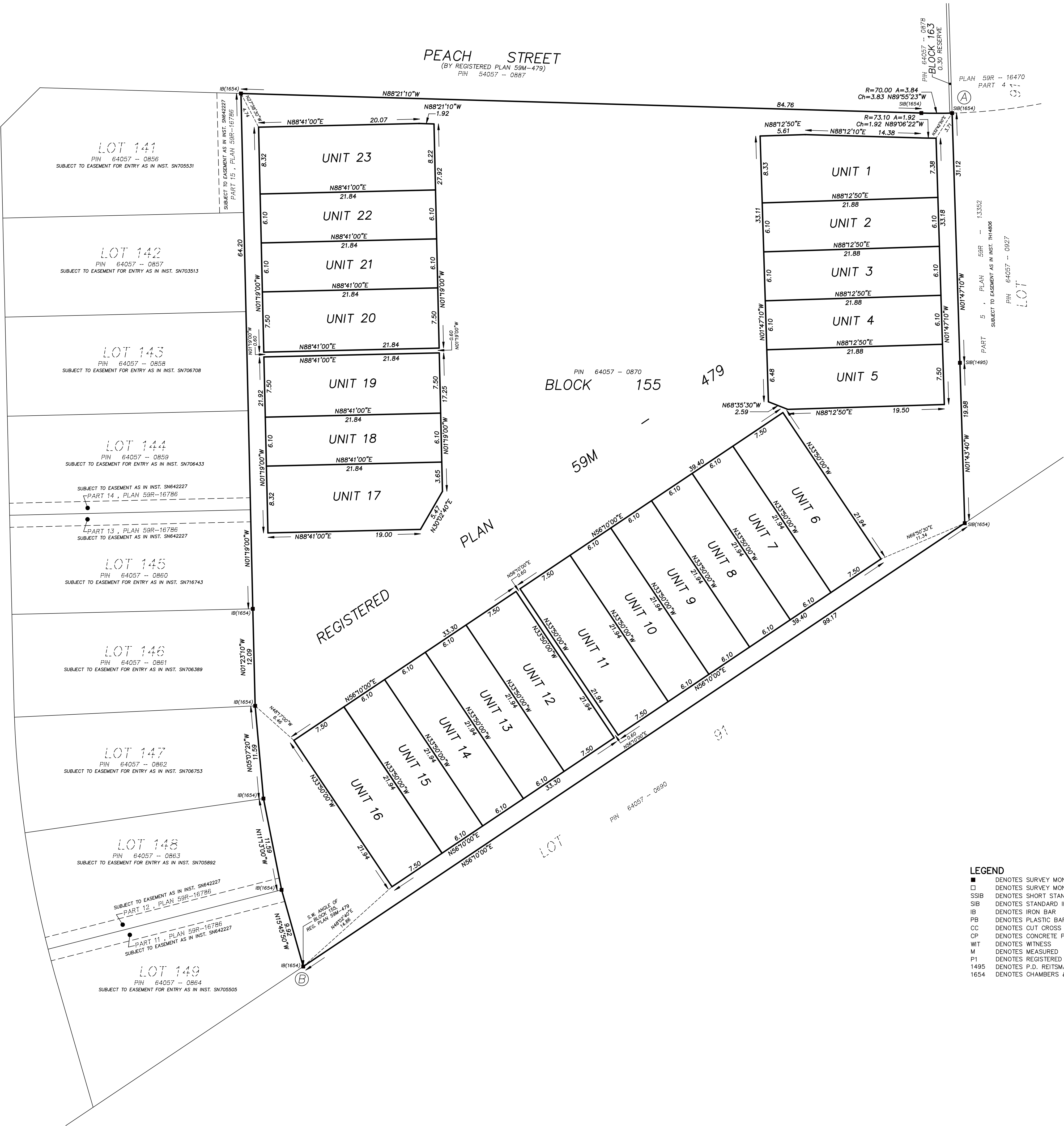
IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: \* | DRAWN BY: MSJ | CHECKED BY: \* | PLOT DATE: APRIL 6/22  
FILE NAME: A-032990 CONDO-1 | copies available at LandSurveyRecords.com

rev.	Date	Initialed	Imported .xml file	Remarks	rev.	Date	Initialed	Imported .xml file	Remarks
1	2022/04/06	MSJ	*	PRINT CONDO PLAN (LMTT)	3	2022/04/06	MSJ	*	
2	2022/04/06	MSJ	*		4	2022/04/06	MSJ	*	

**PEACH STREET**

(BY REGISTERED PLAN 59M-479)  
PIN 54057 -- 0887



PLAN OF CONDOMINIUM OF  
**BLOCK 155**  
**REGISTERED PLAN 59M-479**  
**CITY OF THOROLD**  
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 250 METRES  
0 1 2 3 4 5 10 20

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- OC DENOTES OUT CROSS
- CD DENOTES CONCRETE PIN
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- P1 DENOTES REGISTERED PLAN 59M-479
- 1495 DENOTES P.D. REITSMA SURVEYING LTD.(WELLAND), OLS
- 1654 DENOTES CHAMBERS & ASSOCIATES SURVEYING LTD (WELLAND), OLS