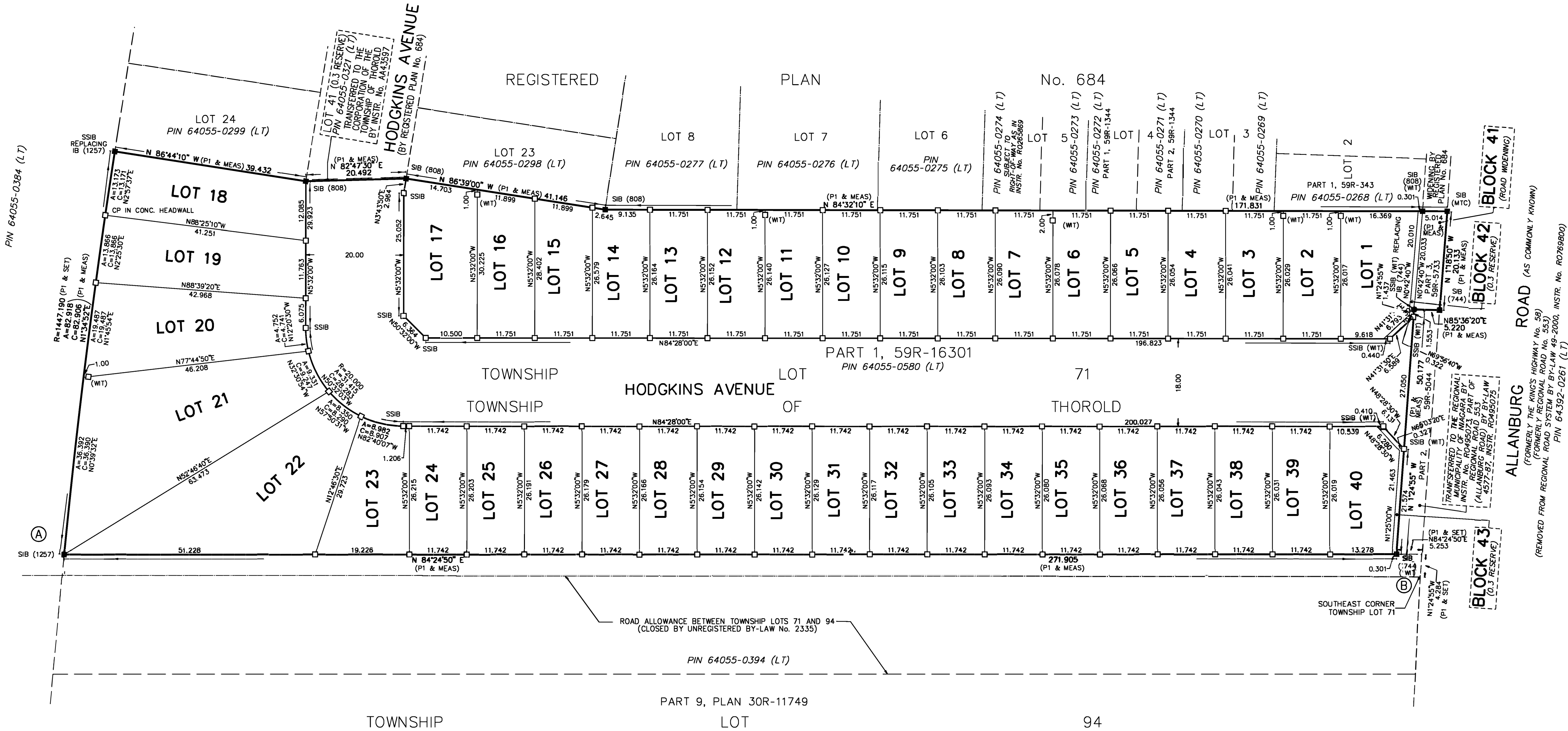


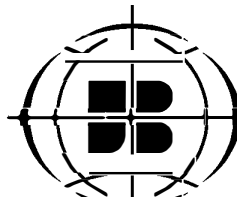
INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	646 258.42	4 772 324.64	
ORP (B)	646 528.99	4 772 351.14	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

APPENDIX B - DRAFT 59M PLAN



LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CP	DENOTES CONCRETE PIN AND WASHER
WIT	DENOTES WITNESS
MEAS	DENOTES MEASURED
744	DENOTES MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD, O.L.S.
808	DENOTES MYERS, O.L.S.
1257	DENOTES R. LAROCQUE, O.L.S.
MTIC	DENOTES MINISTRY OF TRANSPORTATION AND COMMUNICATIONS
P1	DENOTES PLAN 59R-16301

FINAL PLAN OF SUBDIVISION	
APPROVED UNDER SECTION 51 OF THE PLANNING ACT	
DATE	
AUTHORIZED SIGNATURE	



J.D.BARNES
LIMITED
LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
AT	AJGH	19-16-058-00
FILE: G:\2019\19-16-058\00\Drawing\19-16-058-sub.dgn		

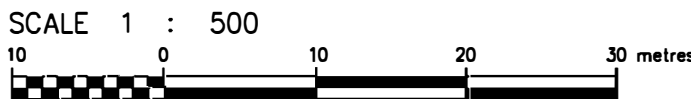
PLAN 59M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (No. 59) AT _____ O'CLOCK ON THE _____ DAY OF _____, 2021 AND ENTERED IN THE PARCEL REGISTER FOR P.I.N. 64055-0580 (LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (59)

THIS PLAN COMPRISES ALL OF P.I.N. 64055-0580 (LT)

PLAN OF SUBDIVISION OF
PART OF TOWNSHIP LOT 71
GEOGRAPHIC TOWNSHIP OF THOROLD
NOW IN THE
CITY OF THOROLD
REGIONAL MUNICIPALITY OF NIAGARA



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 (CSRS)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999841.
SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.
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.

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

- THIS IS TO CERTIFY THAT:
- LOTS 1 TO 40 (BOTH INCLUSIVE), THE ROAD WIDENING NAMELY BLOCK 41, THE RESERVES NAMELY BLOCKS 42 & 43, AND THE STREET NAMELY HODGKINS AVENUE HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
 - THE STREET NAMELY HODGKINS AVENUE IS HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF THOROLD AS PUBLIC HIGHWAY.
 - THE STREET WIDENING, NAMELY BLOCK 41, IS HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF THOROLD AS PUBLIC HIGHWAY

DATED THIS _____ DAY OF _____, 2021

AUTHORIZED SIGNATURE
I HAVE THE AUTHORITY TO BIND THE CORPORATION"
5009835 ONTARIO INC.

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 JULY 15, 2021

AUGUST 26, 2021
DATE

ANDREW HANDSPKER
ONTARIO LAND SURVEYOR