

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)	652 551.60	4 775 772.98
ORP (B)	652 843.70	4 775 868.84
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 307.48 (GROUND), N71°49'55"E

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999862

FOR BEARING COMPARISONS, A ROTATION OF 1°15'30" COUNTER-CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON P2 & P3.

SCHEDULE									
PART	LOT	TOWNSHIP	PIN	AREA	PART	LOT	TOWNSHIP	PIN	AREA
1	PART OF 62 & 71	STAMFORD	PART OF 64293-0406 (LT)	5.082 HA	6	PART OF 71	STAMFORD	PART OF 64293-0406 (LT)	1218 sq.m
2				817.1 sq.m	7				245.5 sq.m
3				2878 sq.m	8				109.1 sq.m
4	PART OF 71			19.1 sq.m	9				8.0 sq.m
5				8.0 sq.m					
NOTE: PARTS 1 TO 9 (BOTH INCLUSIVE) ARE SUBJECT TO EASEMENT INST. No. SN792146									

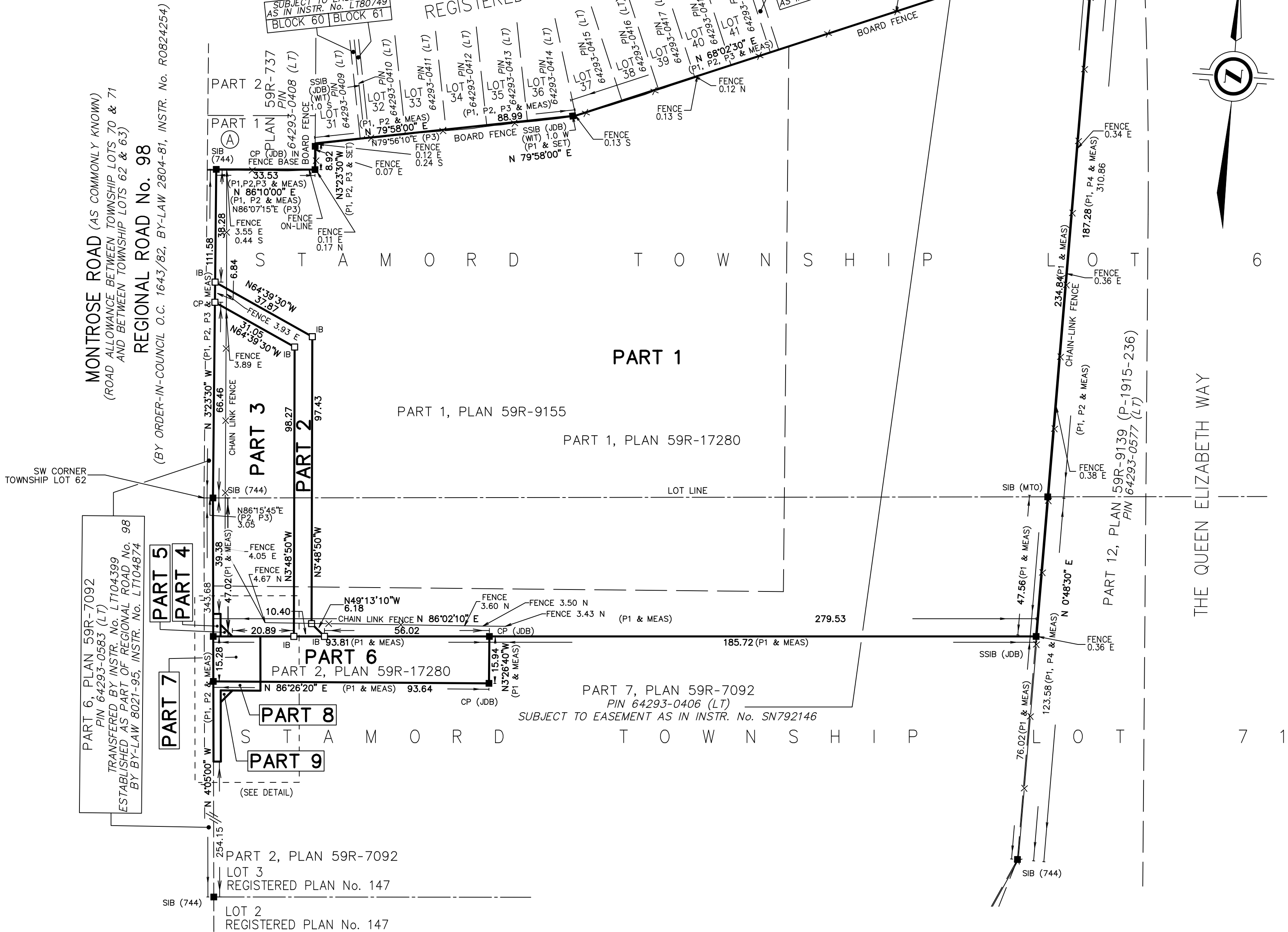
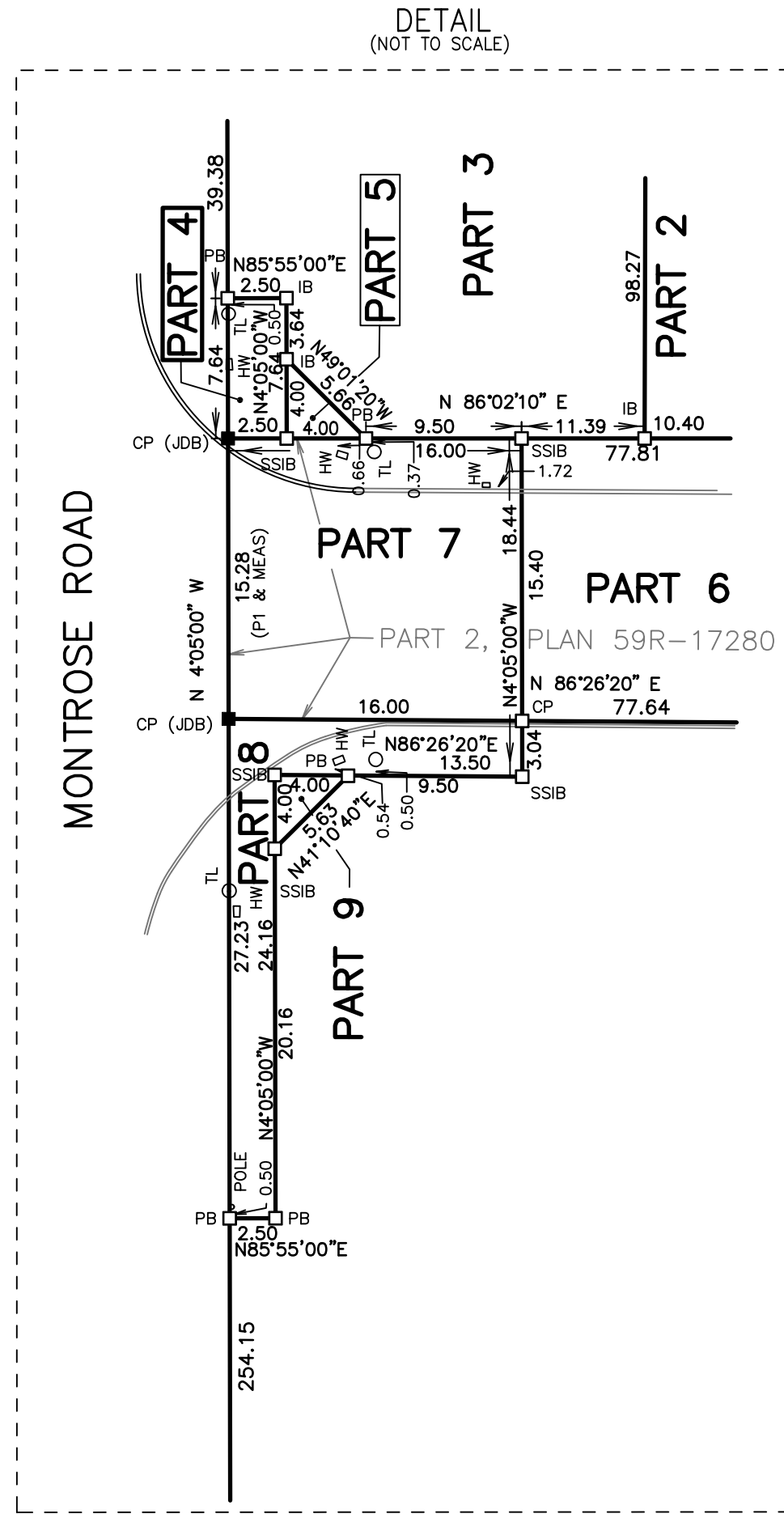
PLAN 59R-18182

Received and deposited

September 24th, 2024

Beverly-ann Fernandes

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



PLAN OF SURVEY OF PART OF TOWNSHIP LOTS 62 & 71 GEOGRAPHIC TOWNSHIP OF STAMFORD

NOW IN THE
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 1000

THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000

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.

LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
CP	DENOTES CONCRETE PIN AND WASHER
PB	DENOTES PLASTIC BAR
WIT	DENOTES WITNESS
MEAS	DENOTES MEASURED
744	DENOTES MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD.
JDB	DENOTES J.D. BARNES LIMITED
MTO	DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
P1	DENOTES PLAN 59R-17280
P2	DENOTES PLAN 59R-7092
P3	DENOTES PLAN 59R-9155
P4	DENOTES PLAN 59R-9139 (P-1915-236)


N=NORTH / S=SOUTH / E=EAST / W=WEST
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.

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 SEPTEMBER 6, 2024.

SEPTEMBER 13, 2024
DATE
ALLAN J. HEYWOOD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-86321



J.D. BARNES
LIMITED
SURVEYING
MAPPING
GIS
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.:
TW	BM/AH	21-16-135-00

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