

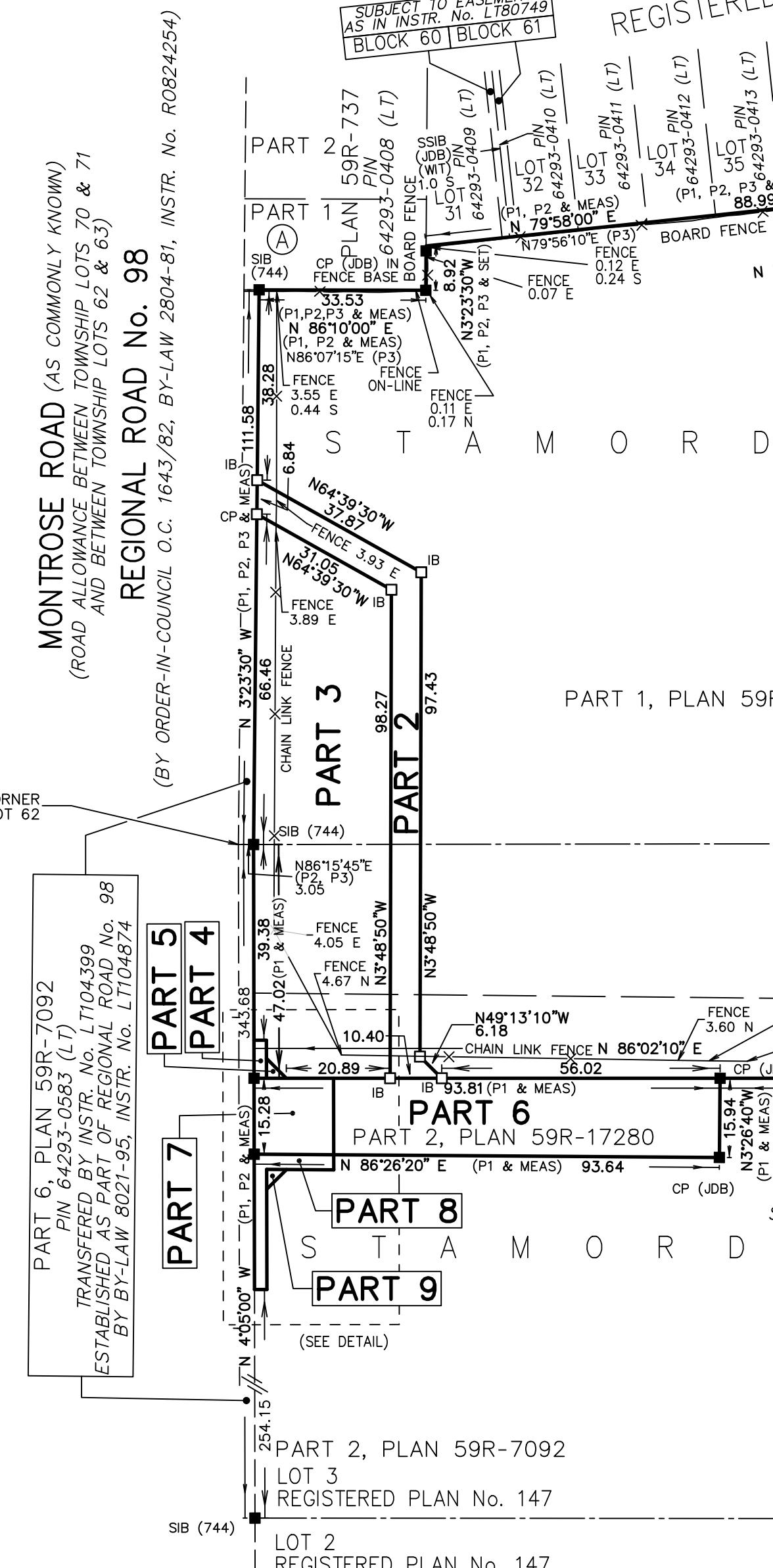
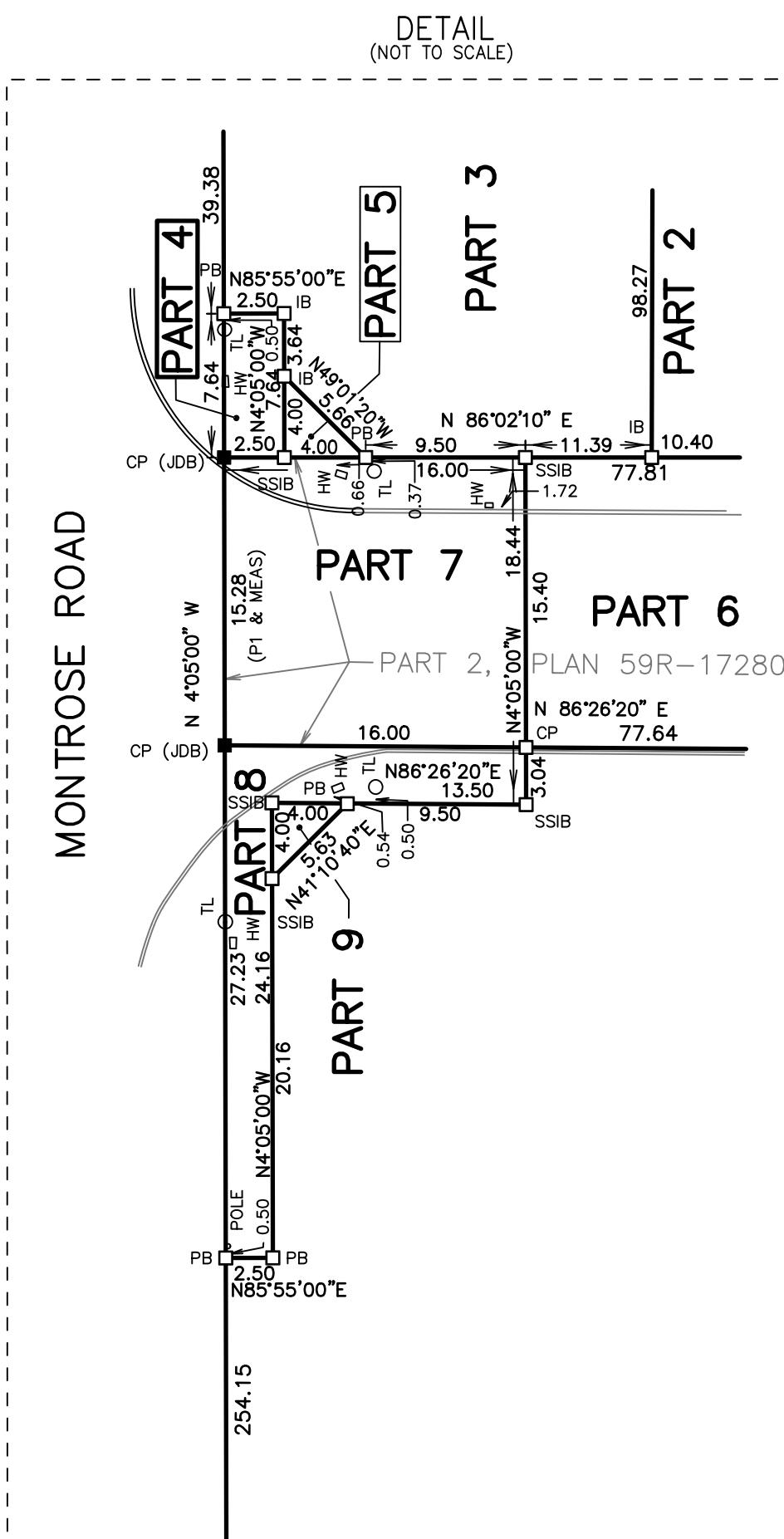
INTEGRATION DATA	
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).	
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.	
POINT ID	EASTING NORTHING
ORP (A)	652 551.60 4 775 772.98
ORP (B)	652 843.70 4 775 868.84
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH 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				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
AS IN INSTR. 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

20 0 20 40 60 metres

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
SSIB	DENOTES STANDARD IRON BAR
CP	DENOTES CONCRETE PIN
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

John Heywood
ALLAN J. HEYWOOD
ONTARIO LAND SURVEYOR

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



PLOT DATE: 9/13/2024 2:31 PM