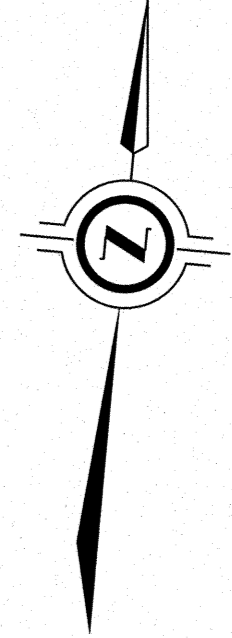
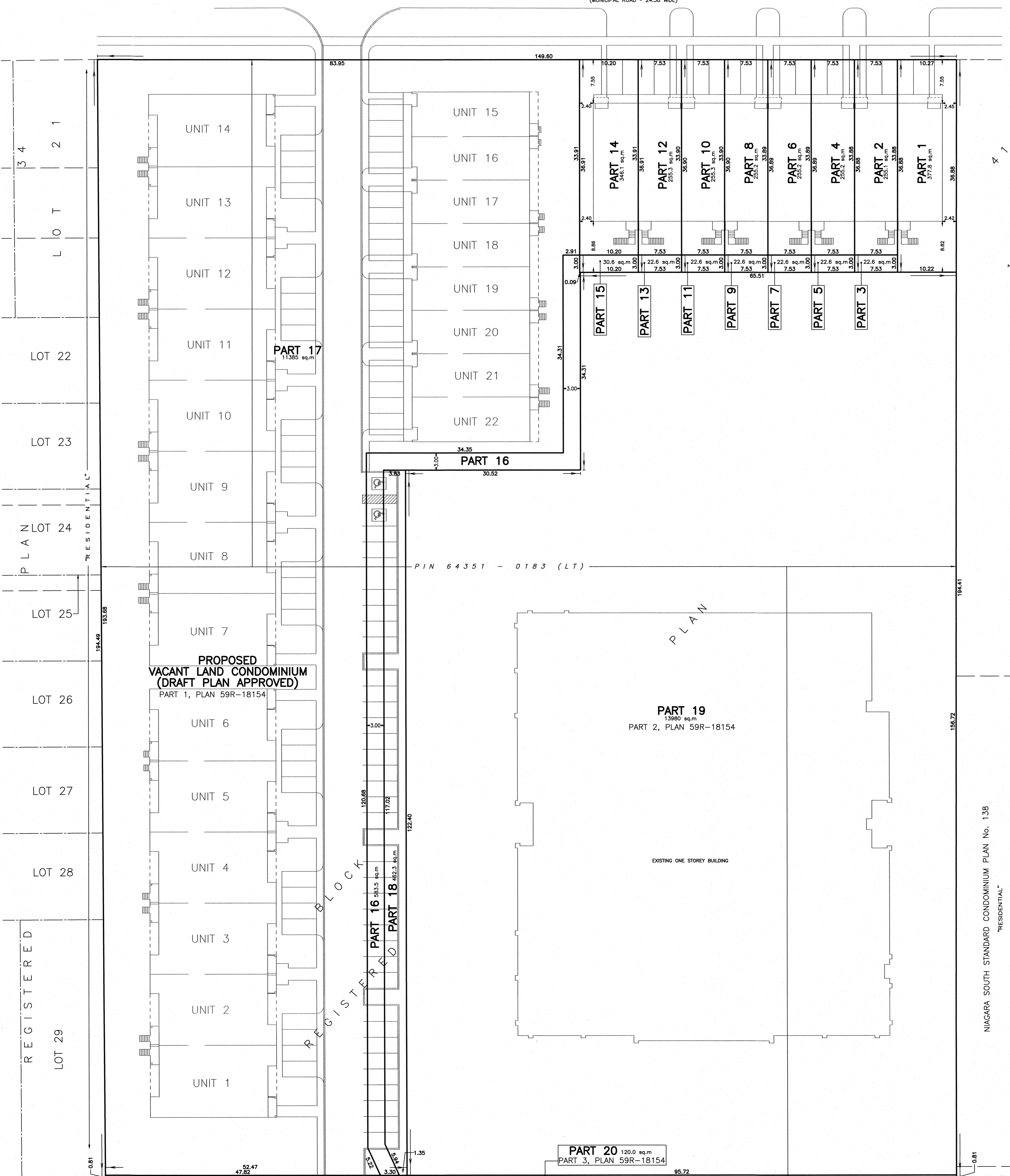


DIXON STREET
AS SHOWN ON REGISTERED PLAN 1
(MUNICIPAL ROAD - 24.38 WIDE)

NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY
SKETCH FOR PLANNING PURPOSES ONLY
5881 DUNN STREET
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 300
J.D. BARNES LIMITED
© COPYRIGHT 2026
METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048



PART 1, PLAN 59R-4365
"INSTITUTIONAL (SERVICE RESIDENTIAL)"



PROPOSED
VACANT LAND CONDOMINIUM
(DRAFT PLAN APPROVED)

PART 19
13980 sq.m
PART 2, PLAN 59R-18154

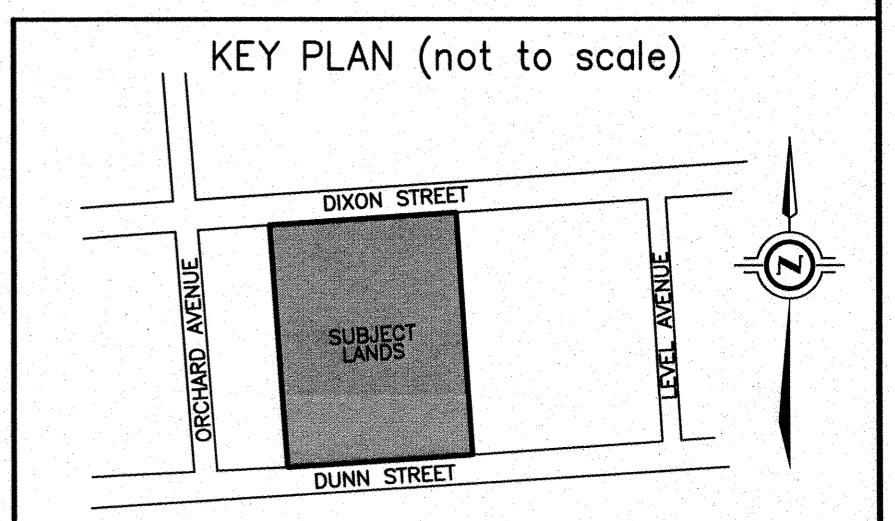
EXISTING ONE STOREY BUILDING

PART 20
120.0 sq.m
PART 3, PLAN 59R-18154

DUNN STREET
AS SHOWN ON REGISTERED PLAN 1
(MUNICIPAL ROAD - 24.38 WIDE)

NIAGARA SOUTH STANDARD CONDOMINIUM PLAN No. 138
"RESIDENTIAL"

CAUTION
(A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT
FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
(B) THIS SKETCH IS PROTECTED BY COPYRIGHT.



CITY OF NIAGARA FALLS

LEGAL DESCRIPTION
PART OF BLOCK 41, REGISTERED PLAN No. 1, CITY OF NIAGARA FALLS
BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE
RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF
SURVEY.

FEBRUARY 5, 2026
DATE
DASHA PAGE
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
400 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E6M4
T: (905) 384-9800 F: (905) 384-8024 www.jdbarnes.com

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BM/DP CHECKED
2026/02/04
19-16-048-02
PLOT DATE: 2/5/2026 10:55 AM