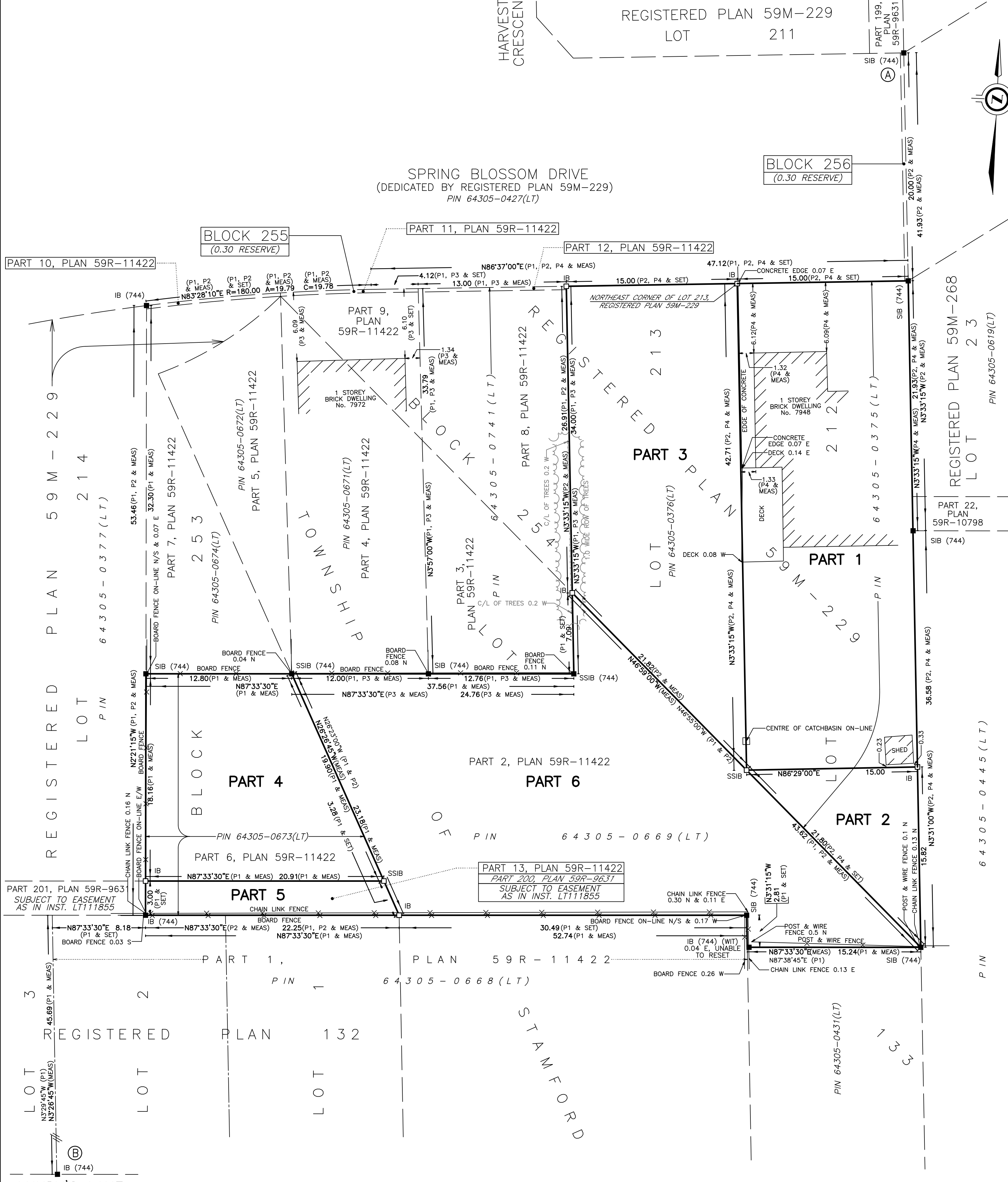


INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	652213.56	4772524.29
ORP (B)	652144.92	4772399.94
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 142.05 (GROUND), N28°53'50"E		

SCHEDULE				
PART	LOT/BLOCK	PLAN/TOWNSHIP	PIN	AREA
1	ALL OF 212		ALL OF 64305-0375(LT)	639.9 sq.m
2	ALL OF 213	59M-229	ALL OF 64305-0376(LT)	118.7 sq.m
3	ALL OF 213		ALL OF 64305-0376(LT)	522.2 sq.m
4	PART OF 253		ALL OF 64305-0673(LT)	306.3 sq.m
5	PART OF 133	STAMFORD	ALL OF 64305-0669(LT)	64.7 sq.m
6	PART OF 133	STAMFORD	ALL OF 64305-0669(LT)	853.5 sq.m

NOTE: PART 4 IS SUBJECT TO AN EASEMENT AS IN INST. LT111855



PLAN OF SURVEY OF
**LOTS 212 & 213 AND PART OF
 BLOCK 253,
 REGISTERED PLAN 59M-229**
 CITY OF NIAGARA FALLS

AND
PART OF LOT 133
 GEOGRAPHIC TOWNSHIP OF STAMFORD
 NOW IN THE
CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 200

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

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)(2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999859.

FOR BEARING COMPARISONS, A ROTATION OF 1'18"00" COUNTER-CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON P1, P2, P3 AND P4.

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.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
744	DENOTES	MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD.
P1	DENOTES	PLAN 59R-11422
P2	DENOTES	REGISTERED PLAN 59M-229
P3	DENOTES	PLAN OF SURVEY BY MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD. DATED OCTOBER 24, 2002 (FILE: 2002-366)
P4	DENOTES	PLAN OF SURVEY BY MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD. DATED FEBRUARY 14, 2001 (FILE: 2001-40)

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

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 MAY 29, 2025.

APRIL 20, 2026
 DATE
 DAVID RECCHIA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-86593

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

FIELD BY: GTS	DRAWN BY: DR	CHECKED BY: BM/DR	REFERENCE NO.: 25-16-074-00
FILE: \$FILES\$			