

PLAN OF SURVEY  
**LOT 66 & PART OF LOT 64**  
**REGISTERED PLAN No. 87**  
**CITY OF NIAGARA FALLS**  
**REGIONAL MUNICIPALITY OF NIAGARA**

SCALE 1:200 METRIC  
 5m 0 5m 10m

THE INTENDED PLOT SIZE OF THIS PLAN IS  
 610mm IN WIDTH BY 914mm IN HEIGHT  
 WHEN PLOTTED AT A SCALE OF 1:200



SCHEDULE					
PART	LOT	PLAN	P.I.N.	AREA (m <sup>2</sup> )	NAME OF MOST RECENT TRANSFEREE
1	LOT 66	REG'D PLAN No. 87	ALL OF 64305-0118(LT)	2,021.6	1000038254 ONTARIO INC.
2	PART OF LOT 64		ALL OF 64305-0710(LT)	1,932.1	

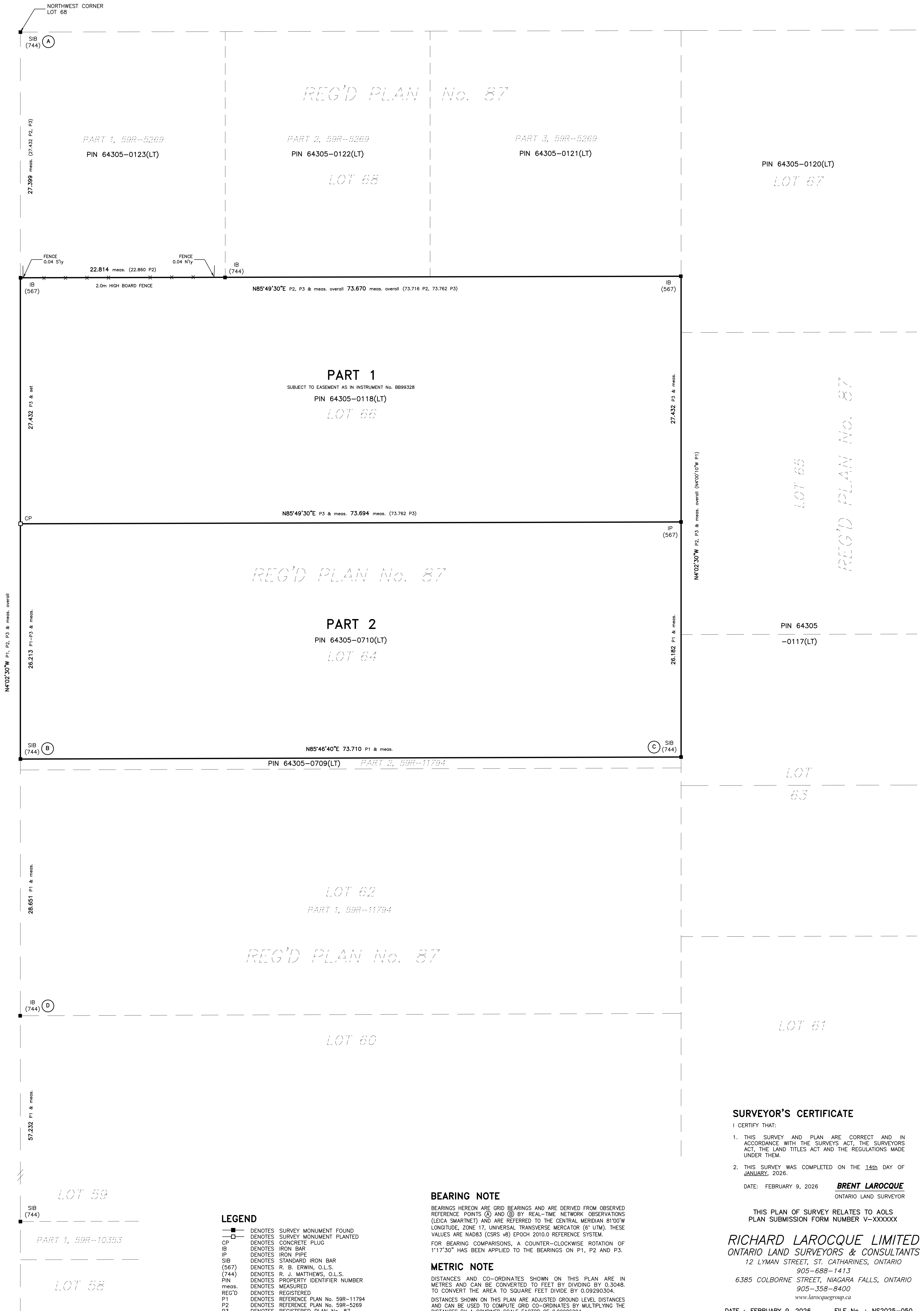
PART 1 IS SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. B899328.

CO-ORDINATE SCHEDULE		
POINT ID.	NORTHING	EASTING
A	4773211.378	652549.580
B	4773130.522	652555.293
C	4773135.942	652628.798
D	4773101.966	652557.284

ALL CO-ORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (81°W LONGITUDE) NAD83 (CSRS v8) EPOCH 2010.0 AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF AN URBAN AREA AT 95% CONFIDENCE LEVEL. THE CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

WATSON STREET

HODGSON AVENUE  
 (BY REGISTERED PLAN No. 87)  
 PIN 64305-0125(LT)



**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THIS SURVEY WAS COMPLETED ON THE 14th DAY OF JANUARY, 2026.  
 DATE: FEBRUARY 9, 2026 **BRENT LAROCQUE**  
 ONTARIO LAND SURVEYOR

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

**RICHARD LAROCQUE LIMITED**  
 ONTARIO LAND SURVEYORS & CONSULTANTS  
 12 LYMAN STREET, ST. CATHARINES, ONTARIO  
 905-688-1413  
 6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO  
 905-358-8400  
 www.larocquegroup.ca

DATE : FEBRUARY 9, 2026 FILE No. : NS2025-050  
 DWG.FILE : NS2025-050-01

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES CONCRETE PLUG
- IP— DENOTES IRON PIPE
- IB— DENOTES IRON BAR
- SIB— DENOTES STANDARD IRON BAR
- (567) DENOTES R. B. ERWIN, O.L.S.
- (744) DENOTES R. J. MATTHEWS, O.L.S.
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- meas. DENOTES MEASURED
- REG'D DENOTES REGISTERED
- P1 DENOTES REFERENCE PLAN No. 59R-11794
- P2 DENOTES REFERENCE PLAN No. 59R-5269
- P3 DENOTES REGISTERED PLAN No. 87

**BEARING NOTE**

BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) BY REAL-TIME NETWORK OBSERVATIONS (LEICA SMARTNET) AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00'W LONGITUDE, ZONE 17, UNIVERSAL TRANSVERSE MERCATOR (6° UTM). THESE VALUES ARE NAD83 (CSRS v8) EPOCH 2010.0 REFERENCE SYSTEM.  
 FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 1°17'30" HAS BEEN APPLIED TO THE BEARINGS ON P1, P2 AND P3.

**METRIC NOTE**

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. TO CONVERT THE AREA TO SQUARE FEET DIVIDE BY 0.09290304.  
 DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.99986204.