

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOT 10
REGISTERED PLAN 73
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200



J.D. BARNES LIMITED

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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 GNSS 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 0.999866.
FOR BEARING COMPARISONS, A ROTATION OF -1'27"00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P3, P4 & P5. -1'20"00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2.

PART 2 - SURVEY REPORT

- DESCRIPTION
LOT 10, REGISTERED PLAN 73
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- BOUNDARY FEATURES
-CHAIN LINK FENCE ALONG THE NORTHERLY LIMIT AS SHOWN ON PLAN
-HEDGE, CEDAR TREES, EDGE OF ROW OF ROCKS, WOOD FENCE & RETAINING WALL ALONG THE EASTERLY LIMIT AS SHOWN ON PLAN.
- ZONING COMPLIANCE
NOT VERIFIED BY THIS SURVEY
- ADDITIONAL REMARKS
PLAN PREPARED FOR MATTHEW BALDASSARRO

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
IP	DENOTES	IRON PIPE
567	DENOTES	R. BLAKE ERWIN, O.L.S.
735	DENOTES	K.T. HOWE, O.L.S.
744	DENOTES	MATTHEWS, CAMERON, HEYWOOD-K.T. HOWE SURVEYING LTD. O.L.S.
P1	DENOTES	REGISTERED PLAN 73
P2	DENOTES	REGISTERED PLAN 50
P3	DENOTES	PLAN OF SURVEY BY R.B. ERWIN, O.L.S., DATED FEBRUARY 5, 1959, LLN 8433, FILE 59-19
P4	DENOTES	PLAN OF SURVEY BY MATTHEWS & CAMERON LTD., DATED NOVEMBER 3, 1988, LLN 28721, FILE 88-749
P5	DENOTES	PLAN OF SURVEY BY KERRY T. HOWE (NIAGARA) LTD., DATED SEPTEMBER 6, 1991, FILE 91-132
P6	DENOTES	PLAN 59R-6199
D1	DENOTES	INSTRUMENT ST13494
MEAS	DENOTES	MEASURED
PROP	DENOTES	PROPORTIONED
UP	DENOTES	UTILITY POLE
PED	DENOTES	UTILITY PEDESTAL
DIA	DENOTES	DIAMETER
C/L	DENOTES	CENTRELINE
O/H	DENOTES	OVERHANG
-	DENOTES	PROPERTY LINE
-OC-	DENOTES	OVERHEAD CABLE(S)
-X-	DENOTES	FENCE

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

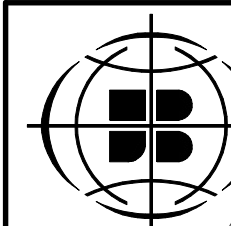
- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON APRIL 2, 2026.

APRIL 6, 2026

DATE

Anuska Shree Ramesh
ANUSKA SHREE RAMESH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-103322 AND IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL



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

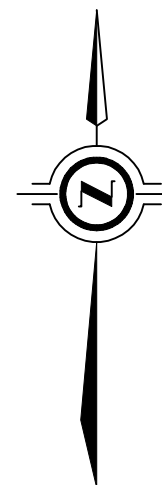
FIELD BY: AF DRAWN BY: AR CHECKED BY: BM/AR REFERENCE No.: 26-16-033-00

FILE: G:\PROJECTS\26-16-033\00 - 26-16-033\Drawing\26-16-033-00 SRPR.dwg

PLOT DATE: 4/6/2026 11:29 AM

PIN 64313-0095 (LT)
WOODLAND BOULEVARD (BY BY-LAW 1442, INSTR. BL117 (1951))
(FORMERLY WOODLAND AVENUE AS SHOWN ON REGISTERED PLAN 73)
(DEDICATED BY REGISTERED PLAN 73)

LEEMING STREET

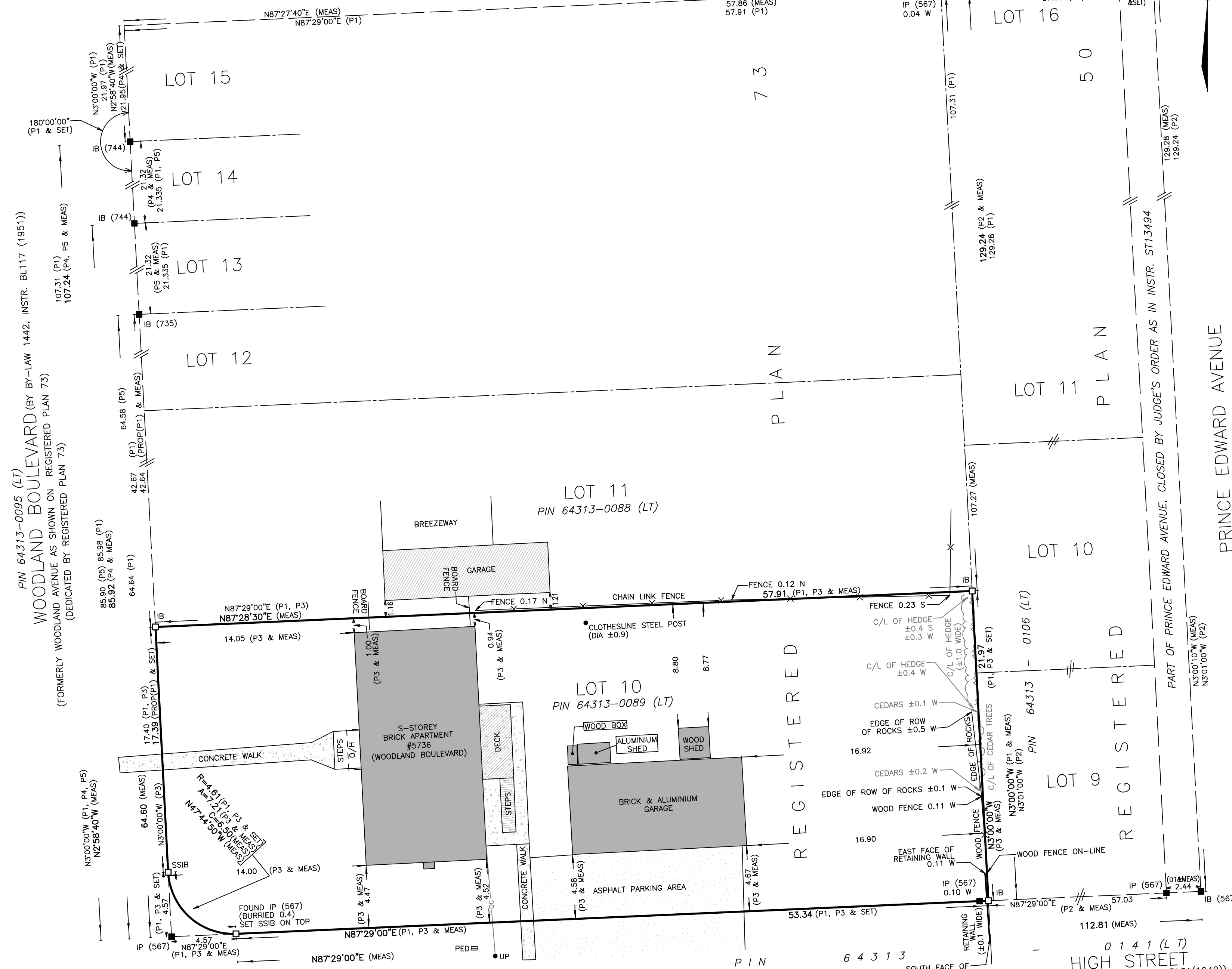


PLAN

PLAN

REGISTERED

REGISTERED



HIGH STREET
(DEDICATED BY REGISTERED PLAN 73)

0141 (LT)
HIGH STREET
(BY BY-LAW 1157, INSTR. BL61(1948))
(FORMERLY FIRST STREET
AS SHOWN ON REGISTERED PLAN 50)