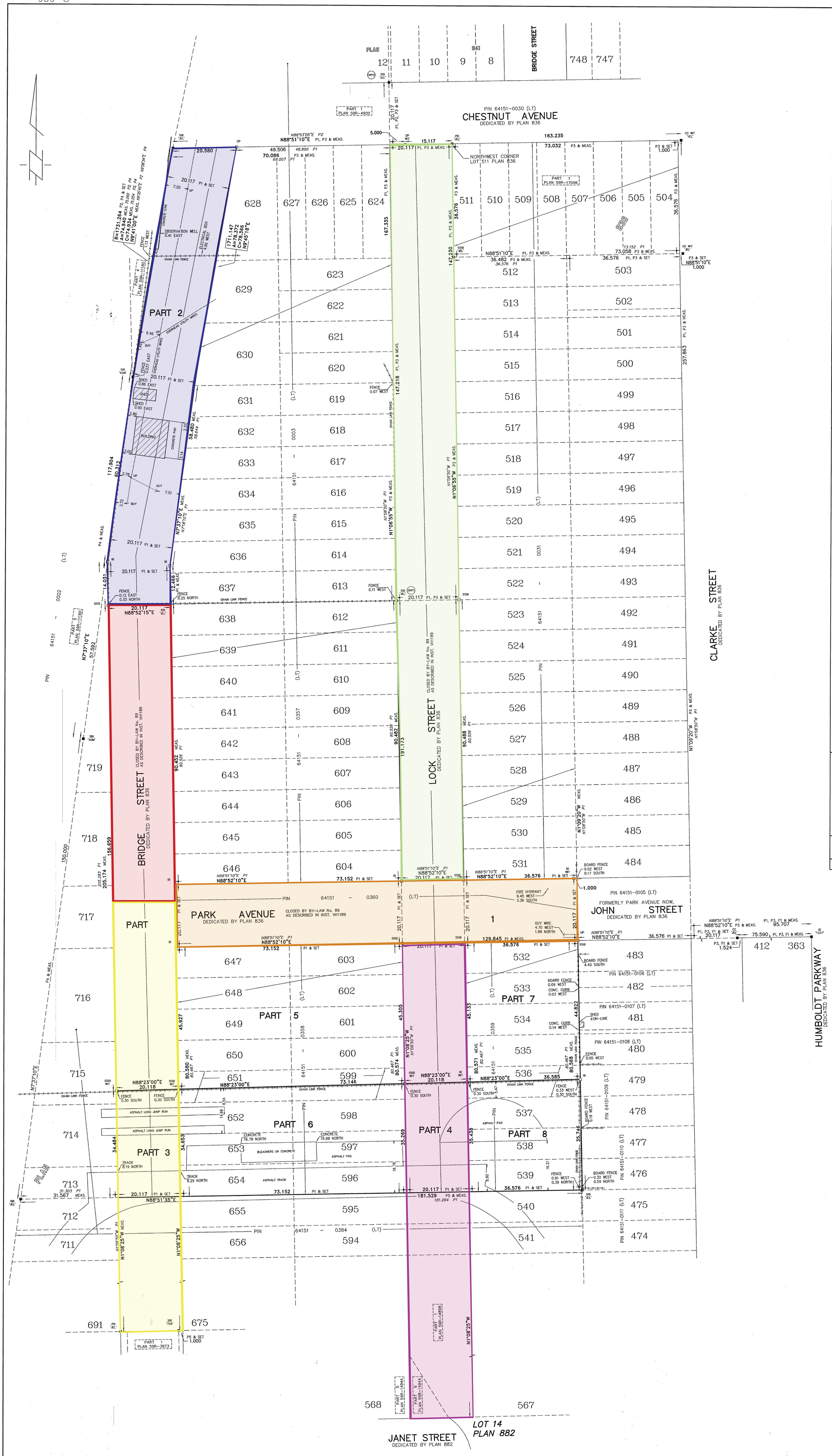

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: JANUARY 10, 2022

MACK GILMORE
ONTARIO LAND SURVEYOR

PLAN 59R-17185

RECEIVED AND DEPOSITED

DATE: 2022/02/08

Angélique Fragasatti

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (59)

SCHEDULE

PART	LOT/STREET	PLAN	PIN
1	PART OF BRIDGE STREET, PARK AVENUE & LOCK STREET (CLOSED BY BY-LAW No. 89 AS DESCRIBED IN INST. VH1189)	836	
2	PART OF BRIDGE STREET (CLOSED BY BY-LAW No. 89 AS DESCRIBED IN INST. VH1189)		ALL OF PIN 64151-0360 (LT)
3			
4	PART OF LOCK STREET (CLOSED BY BY-LAW No. 89 AS DESCRIBED IN INST. VH1189)		
5	PART OF LOTS 599 & 651 LOTS 600, 601, 602, 603, 647, 648, 649 & 650		
6	PART OF LOTS 599 & 651 LOTS 596, 597, 598, 652, 653 & 654		ALL OF PIN 64151-0358 (LT)
7	PART OF LOT 536 LOTS 532, 533, 534 & 535		ALL OF PIN 64151-0359 (LT)
8	PART OF LOT 536 LOTS 537, 538 & 539		

PLAN OF SURVEY OF

PART OF BRIDGE STREET, PARK AVENUE & LOCK STREET CLOSED BY BY-LAW No. 89 AS DESCRIBED IN INST. VH1189
LOTS 532 to 539 (both inclusive)
LOTS 596 to 603 (both inclusive)
LOTS 647 to 654 (both inclusive)
PLAN 836

IN THE

CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:400

0 10 20 30 40 50 60 metres

LANTHIER & GILMORE SURVEYING LTD.
2022

LEGEND

✱	DENOTES	SURVEY MONUMENT FOUND	'JEL'	DENOTES	LANTHIER & GILMORE SURVEYING LTD.
⊕	"	SURVEY MONUMENT SET	'1337'	"	D.G. MARR, O.L.S.
SIB	"	STANDARD IRON BAR	'AGM'	"	ARCHIBALD, GRAY & McKAY SURVEYING LTD.
SSIB	"	SHORT STANDARD IRON BAR	P1	"	PLAN 836
IB	"	IRON BAR	P2	"	PLAN 59R-4902
IBø	"	ROUND IRON BAR	P3	"	PLAN 59R-17096
IT	"	IRON TUBE	P4	"	PLAN 59R-11180
PB	"	PLASTIC BAR	P5	"	PLAN 59R-14944
CC	"	CUT CROSS	F1	"	'1337' FILE W.O. 02-3902
CP	"	CONCRETE PIN	R	"	RADIUS
WIT	"	WITNESS	A	"	ARC
'OU'	"	ORIGIN UNKNOWN	C	"	CENTRE
ORP	"	OBSERVED REFERENCE POINT	GUY	"	GUY WIRE
MEAS.	"	MEASURED	UP	"	UTILITY POLE

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17, NAD 83 (CSRS) (1997).

COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
ORP1	4,751,118.36	643,377.60
ORP2	4,751,285.64	643,374.34

CAUTION

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS FROM MONUMENTS ORP1 TO ORP2, SHOWN HEREON, HAVING A BEARING OF N1°06'55"W REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (1997).

FOR BEARING COMPARISONS, A ROTATION OF 1° 31' 50" IN A COUNTER CLOCK-WISE DIRECTION WAS APPLIED TO BEARINGS ON PLAN 836.

FOR BEARING COMPARISONS, A ROTATION OF 2° 06' 25" IN A COUNTER CLOCK-WISE DIRECTION WAS APPLIED TO BEARINGS ON PLAN 59R-4902.

DISTANCE NOTES

METRIC CONVERSION

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GRID SCALE CONVERSION

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID COORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999832.

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 JANUARY 6, 2022.

DATE: JANUARY 10, 2022

MACK GILMORE
ONTARIO LAND SURVEYOR

LANTHIER & GILMORE SURVEYING LTD.
173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477

SCALE: 1:400	DR. BY: CM CH. BY: DM	JEL FILE: 22-605	R-686