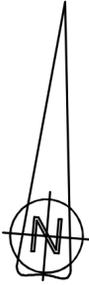


THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29(3).



PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION  
**PART OF LOTS 9 AND 10, PLAN 769**  
**CITY OF PORT COLBORNE**  
REGIONAL MUNICIPALITY OF NIAGARA

0 5 10 15 20m

SCALE 1:200

RASCH & HYDE LTD.  
ONTARIO LAND SURVEYORS

**AS CONSTRUCTED GRADING**

I HEREBY CERTIFY THAT I HAVE TAKEN THE  
FINISHED ELEVATIONS SHOWN ( ) WITH  
RESPECT TO THE GRADING OF THIS LOT  
FURTHER, I HEREBY CERTIFY THAT THE LOT GRADING  
AS CONSTRUCTED SATISFIES THE OBJECTIVES OF THE  
LOT GRADING AND DRAINAGE POLICY OF THE  
MUNICIPALITY.

DATE LEVELS TAKEN \_\_\_\_\_  
NAME \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_  
ACCEPTED BY MUNICIPALITY \_\_\_\_\_  
DATE \_\_\_\_\_

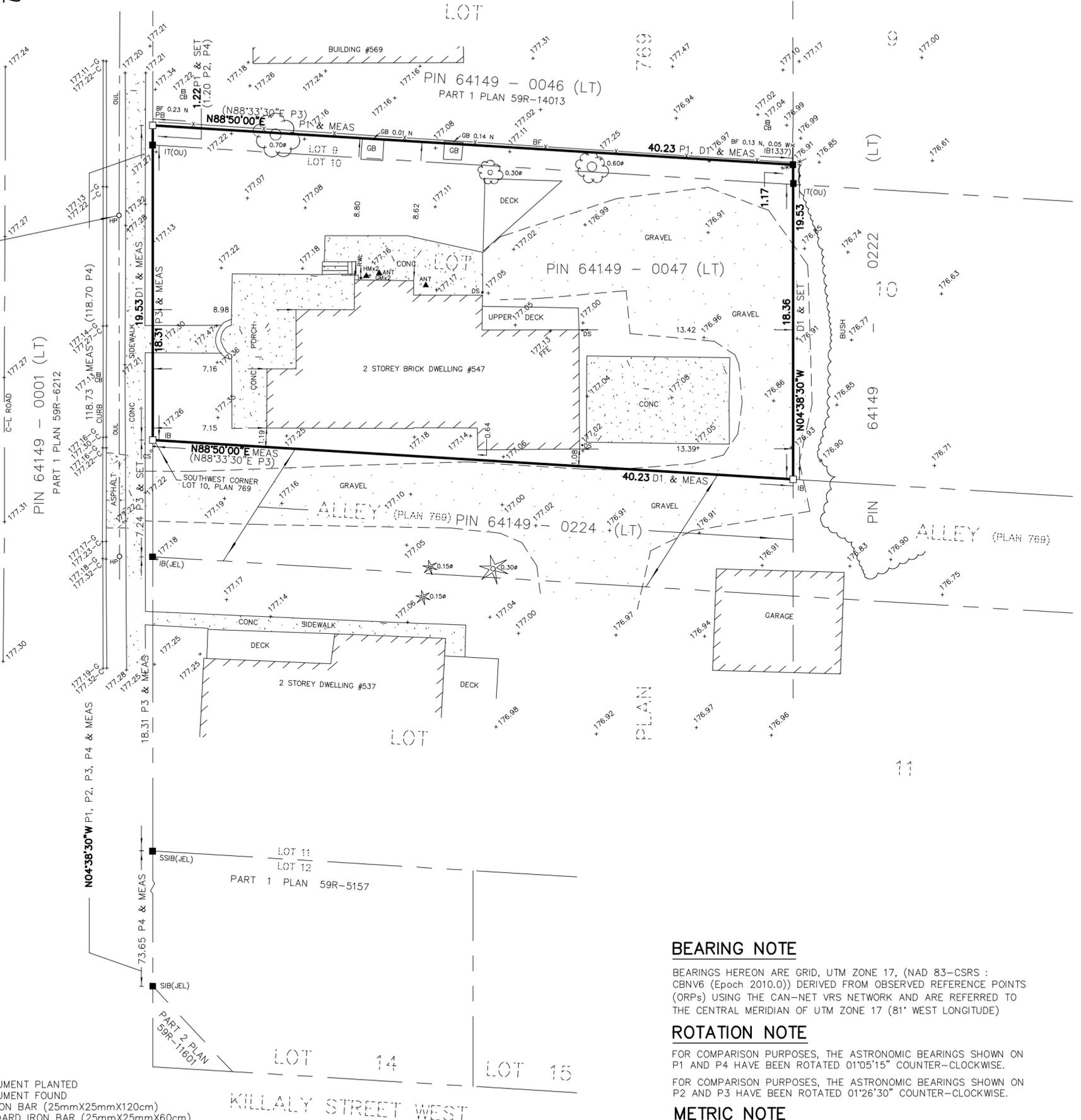
**PROPOSED GRADING**

I HEREBY CERTIFY THAT THE PROPOSED BUILDING WILL  
BE COMPATIBLE WITH THE PROPOSED GRADING AND THE  
OBJECTIVES OF THE LOT GRADING AND DRAINAGE POLICY.  
FURTHER, I HEREBY CERTIFY THAT THE EXISTING DRAINAGE  
ONTO THIS PROPERTY HAS BEEN ACCOMMODATED AND  
THAT ALL DRAINAGE SHALL BE DIRECTED TO AN  
ACCEPTABLE OUTLET.

DATE LEVELS TAKEN JULY 15, 2025  
NAME HAROLD D. HYDE O.L.S.  
SIGNATURE \_\_\_\_\_  
DATE AUGUST 13, 2025  
ACCEPTED BY MUNICIPALITY \_\_\_\_\_  
DATE \_\_\_\_\_

SITE BENCHMARK  
SPIKE IN HP  
ELEV = 177.57m

REGIONAL ROAD NO. 66  
KING STREET (FORMERLY VICTORIA STREET)



**LEGEND & NOTES**

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
- SSIB DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
- IB DENOTES IRON BAR (15mmX15mmX60cm)
- IBØ DENOTES ROUND IRON BAR (20mm DIA X 60cm)
- CC DENOTES CUT CROSS
- CM DENOTES CONCRETE MONUMENT
- CP DENOTES CONCRETE PIN
- PB DENOTES PLASTIC BAR
- WT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- (1337) DENOTES D. G. MARR O.L.S.
- (JEL) DENOTES J. E. LANTHIER O.L.S.
- P1 DENOTES PLAN 59R-14013
- P2 DENOTES PLAN 59R-5157
- P3 DENOTES PLAN 769
- P4 DENOTES PLAN 59R-11601
- D1 DENOTES INST R0359513; PIN 64149-0047 (LT)
- BF DENOTES BOARD FENCE
- CB DENOTES CATCH BASIN
- C-L DENOTES CENTRELINE
- CS DENOTES CURB STOP
- FFE DENOTES FINISHED FLOOR ELEVATION
- GB DENOTES GARDEN BOX
- GM DENOTES GAS METER
- HM DENOTES HYDRO METER
- HP DENOTES HYDRO/UTILITY POLE
- OUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
- C DENOTES CURB ELEVATION
- G DENOTES GUTTER ELEVATION
- DENOTES DECIDUOUS TREE (CANOPY NOT TO SCALE)
- ★ DENOTES CONIFEROUS TREE (CANOPY NOT TO SCALE)
- +100.00 DENOTES EXISTING GROUND ELEVATION
- 100.00 DENOTES PROPOSED ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- RWL DENOTES RAINWATER LEADER
- DS DENOTES DOWNSPOUT
- N=NORTH, S=SOUTH, E=EAST, W=WEST

**ELEVATION NOTE**

ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS, REFERRED TO MINISTRY OF TRANSPORTATION ONTARIO BENCHMARK 00819698380 HAVING AN ELEVATION OF 178.043m (CGVD-1928:1978)

LOCATION : ONE AND ONE-HALF STOREY WHITE BRICK BANK (CANADIAN IMPERIAL BANK OF COMMERCE) SITUATED ON THE S. E. CORNER OF HWY 3 (MAIN ST) AND KING ST IN THE CITY OF PORT COLBORNE, 0.2 KM EAST OF JCT OF HWY 3 (MAIN ST) ELM ST AND 13.4 M SOUTH OF CENTRELINE OF HWY 3 (MAIN ST). TABLET IS SET HORIZONTALLY IN NORTH FACE OF CONCRETE FOUNDATION, 54 CM WEST OF N. E. CORNER AND 34 CM BELOW BRICKWORK.

ALL FUTURE GRADE WORK ON SITE TO BE BASED ON SITE BENCHMARK. ANY ELEVATION DISCREPANCIES TO BE REPORTED TO RASCH & HYDE LTD.

**BEARING NOTE**

BEARINGS HEREON ARE GRID, UTM ZONE 17, (NAD 83-CSRS : CBNV6 (Epoch 2010.0)) DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

**ROTATION NOTE**

FOR COMPARISON PURPOSES, THE ASTRONOMIC BEARINGS SHOWN ON P1 AND P4 HAVE BEEN ROTATED 01°05'15" COUNTER-CLOCKWISE.  
FOR COMPARISON PURPOSES, THE ASTRONOMIC BEARINGS SHOWN ON P2 AND P3 HAVE BEEN ROTATED 01°26'30" COUNTER-CLOCKWISE.

**METRIC NOTE**

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

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THIS SURVEY WAS COMPLETED ON THE 15th DAY OF JULY 2025.

AUGUST 13, 2025  
DATE

*Harold D. Hyde*  
HAROLD D. HYDE  
ONTARIO LAND SURVEYOR

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**RASCH + HYDE LTD.**  
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B  
DUNNVILLE, ONT, N1A 2X1  
DUNNVILLE: 905-774-7188 FORT ERIE: 905-871-9757  
(FAX 905-774-4000)

HAROLD D. HYDE O.L.S.

SCALE 1 : 200 SURVEY : 25F042 DRWN BY : T. Matheson