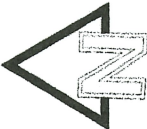
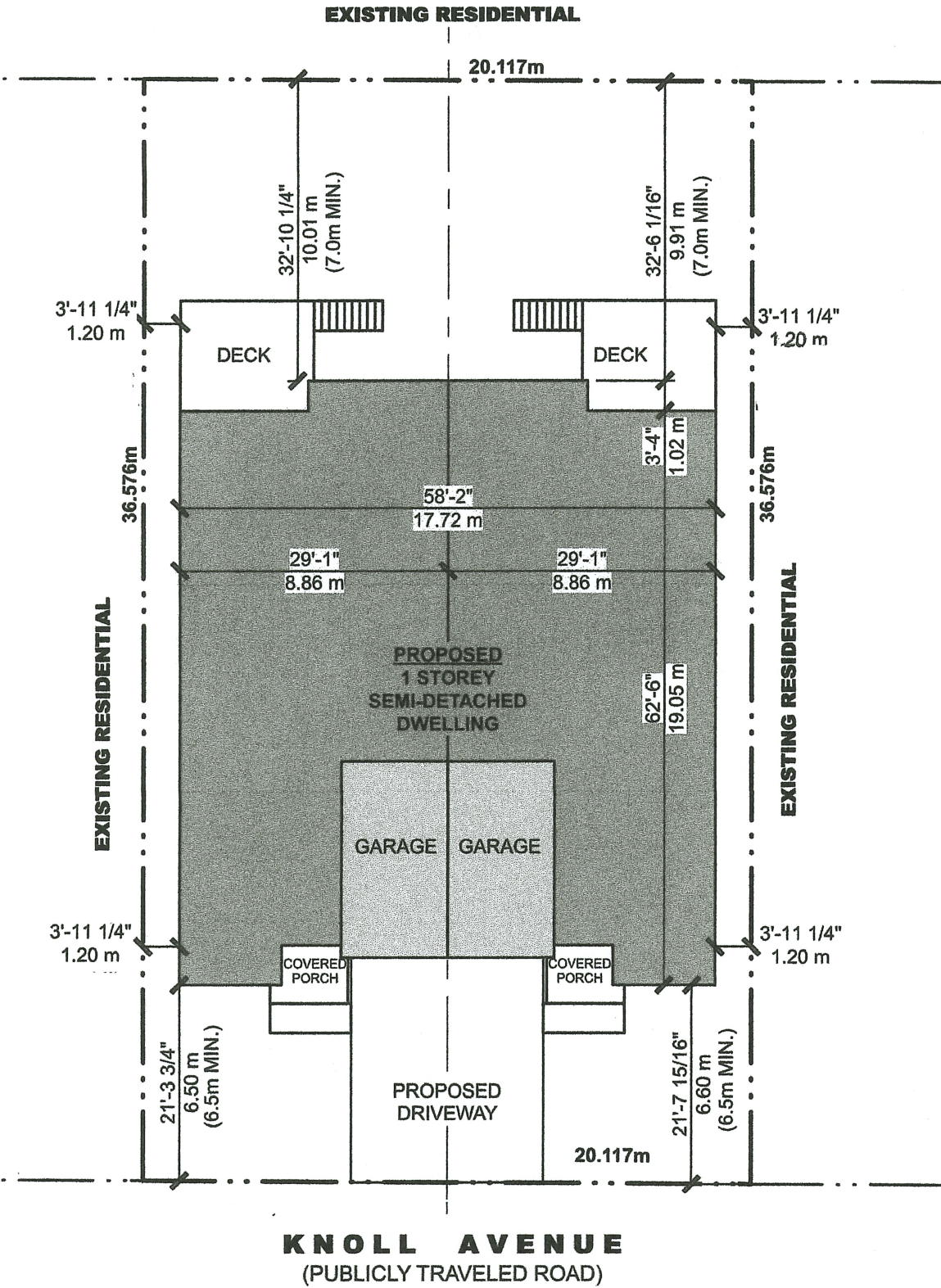


PROPOSED SEMI DETACHED

PART 1, PLAN 59R-17542 - PORT COLBORNE

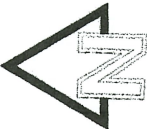
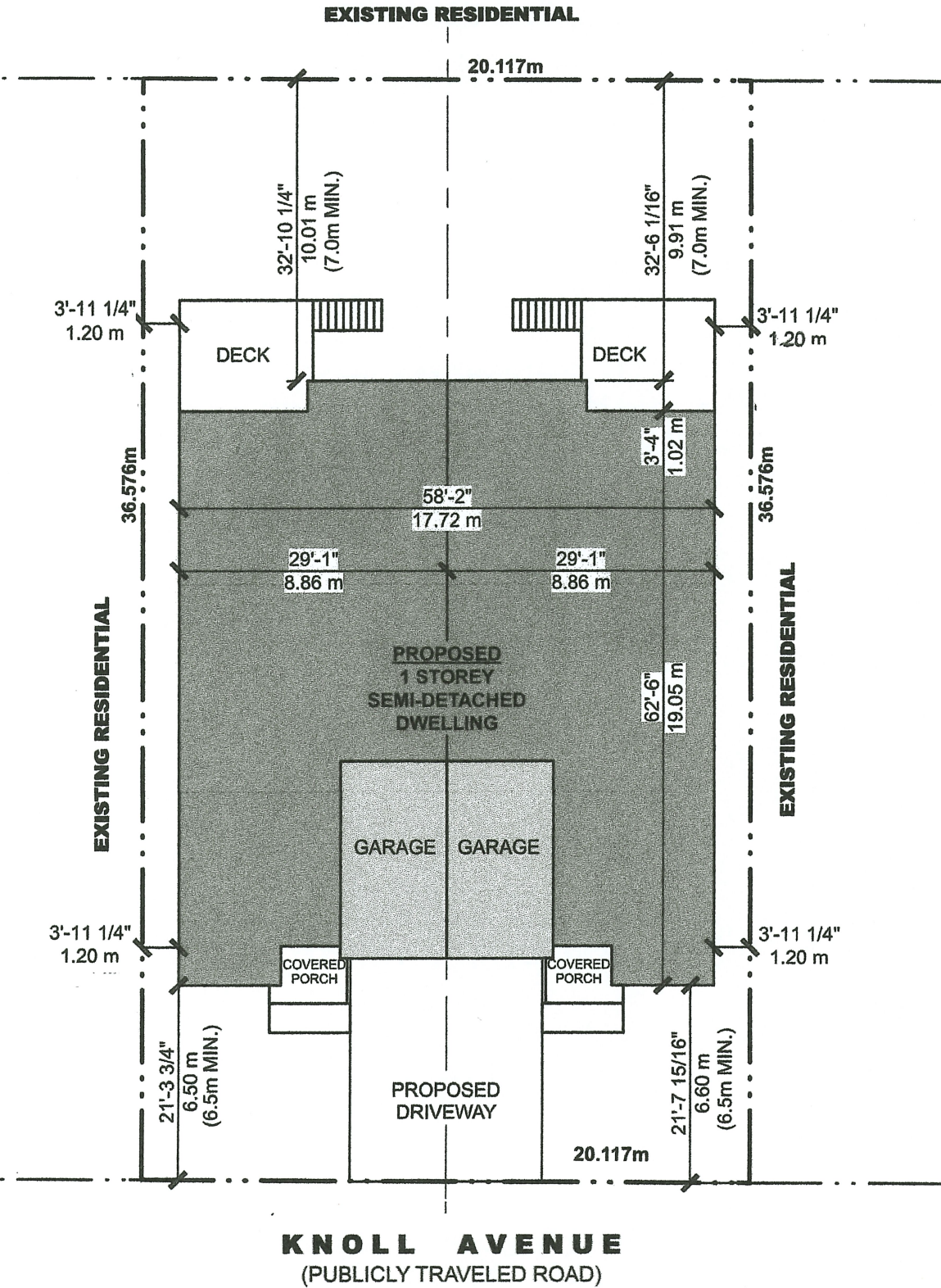


SITE PLAN
SCALE = 1:150

SITE STATISTICS:		
LOT AREA	- 735.8 m ²	(100%)
LIVING AREA	- 289.2 m ²	(39.3%)
GARAGE	- 46.0 m ²	(6.3%)
COV. PORCH	- 9.0 m ²	(1.2%)
TOTAL	- 344.2 m ²	(46.8%)

PROPOSED SEMI DETACHED

PART 1, PLAN 59R-17542 - PORT COLBORNE

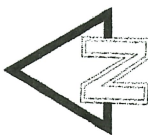
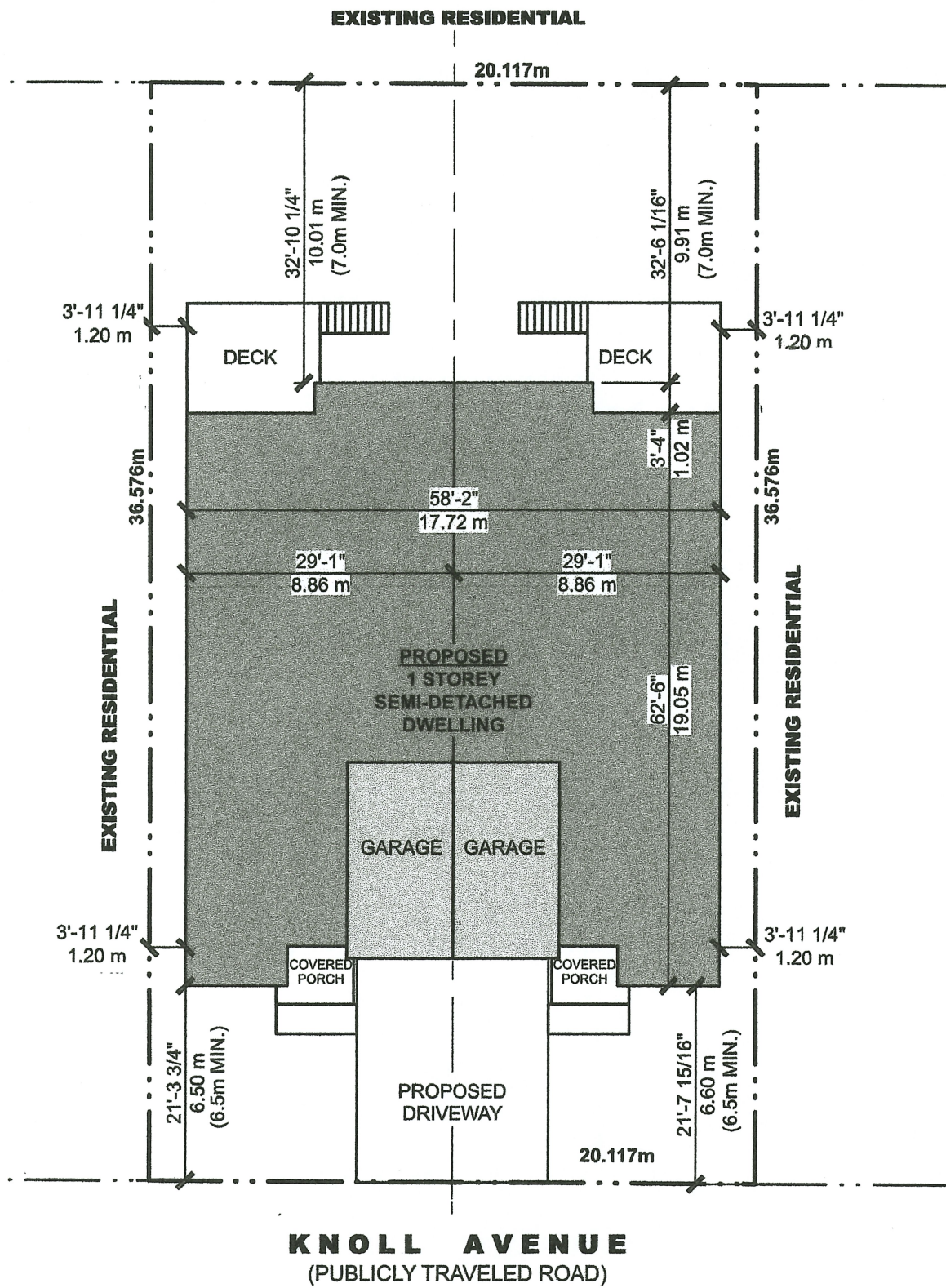


SITE PLAN
SCALE = 1:150

SITE STATISTICS:		
LOT AREA	- 735.8 m ²	(100%)
LIVING AREA	- 289.2 m ²	(39.3%)
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PROPOSED SEMI DETACHED

PART 1, PLAN 59R-17542 - PORT COLBORNE

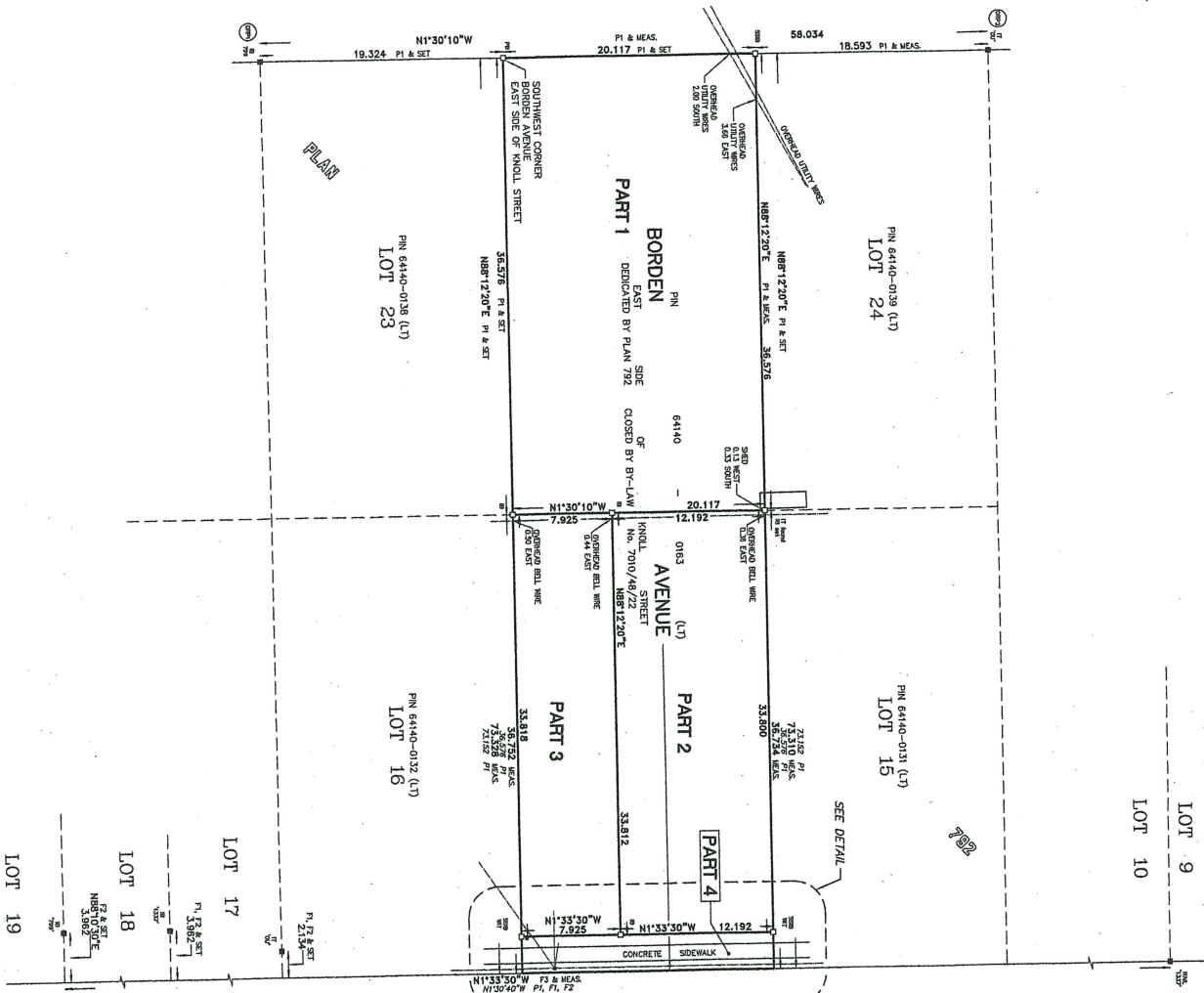


SITE PLAN
SCALE = 1:150

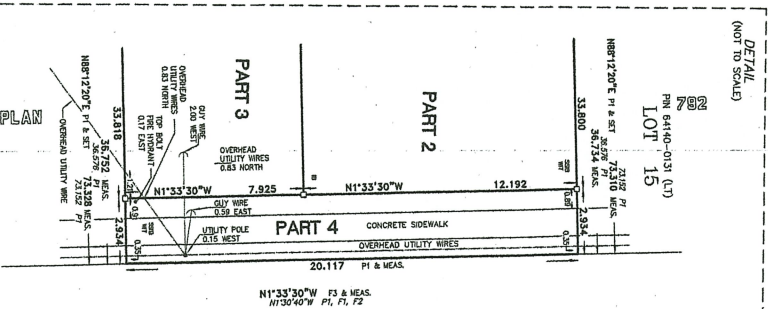
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COV. PORCH	- 9.0 m ²	(1.2%)
TOTAL	- 344.2 m ²	(46.8%)



PIN 64140-0161 (LT)
KNOLL STREET
DEDICATED BY PLAN 792



PIN 64141-0001 (LT)
STEELE STREET
FORMERLY MAPLE STREET NOW
(TRAVELLED ROAD)
NAME CHANGED BY BY-LAW No. 2533
LOT 28 CONCESSION 2



1. RECORDING THIS PLAN TO BE
EFFECTIVE FOR THE PURPOSES OF THE
LAND TITLES ACT.

DATE: JANUARY 10, 2023

RECEIVED AND RECORDED
DATE: JAN. 17, 2023

"GABRIEL L. LANTIER"
REGISTERED FOR LAND RESOURCES FOR
OF NIAGARA 500P (50)

PART OF SURVEY OF
BORDEN AVE EAST SIDE OF KNOLL STREET
PLAN 792

CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA

PART	STREET	SCHEDULE	PLAN	PIN
1				
2				
3				
4				

LEGEND

- 1. NOTES SURVEY MONUMENT FOUND
- 2. SURVEY MONUMENT SET
- 3. SURVEY MONUMENT SET
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BEARING NOTE

THE BEARING COMPASSION A LIGATION OF 1° 46' 10" IN A COUNTER CLOCK-WISE DIRECTION WAS APPLIED TO BEARINGS ON PLAN 792. SEE FILE 19-053, 1537 FILE NO. 95-2632 & 1537 FILE NO. 00-4983.

CAUTION

COORDINATES CANNOT BE USED IN THE FIELD. BE USED TO RE-CERTIFY CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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 LINE DISTANCES AND CAN BE USED TO COMPUTE GRID COORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999895.

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:

1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT.

2. THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

3. THE SURVEY WAS COMPLETED ON JANUARY 10, 2023.

DATE: JANUARY 10, 2023

GABRIEL L. LANTIER
REGISTERED LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AAS PLAN SUBMISSION FROM NUMBER V-34480

LANTIER & CLAUDE SURVEYING LTD.
2703 CLAUDE ST. PORT COLBORNE, ONT. L0G 1S0-5H7

SCALE: 1:200 OR BY FIELD

JUL. FILE: 22-793

F-1415