

ILLUSTRATION SHOWING APPROXIMATE LOCATION OF ROAD WIDENING REGIONAL ROAD 38, MARTINDALE ROAD, ST. CATHARINES Parts 1 and 2 on 30R-15783

PLAN OF SURVEY
PART OF LOT 2
BROKEN FRONT CONCESSION
(GEOGRAPHIC TOWNSHIP OF LOUTH)
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

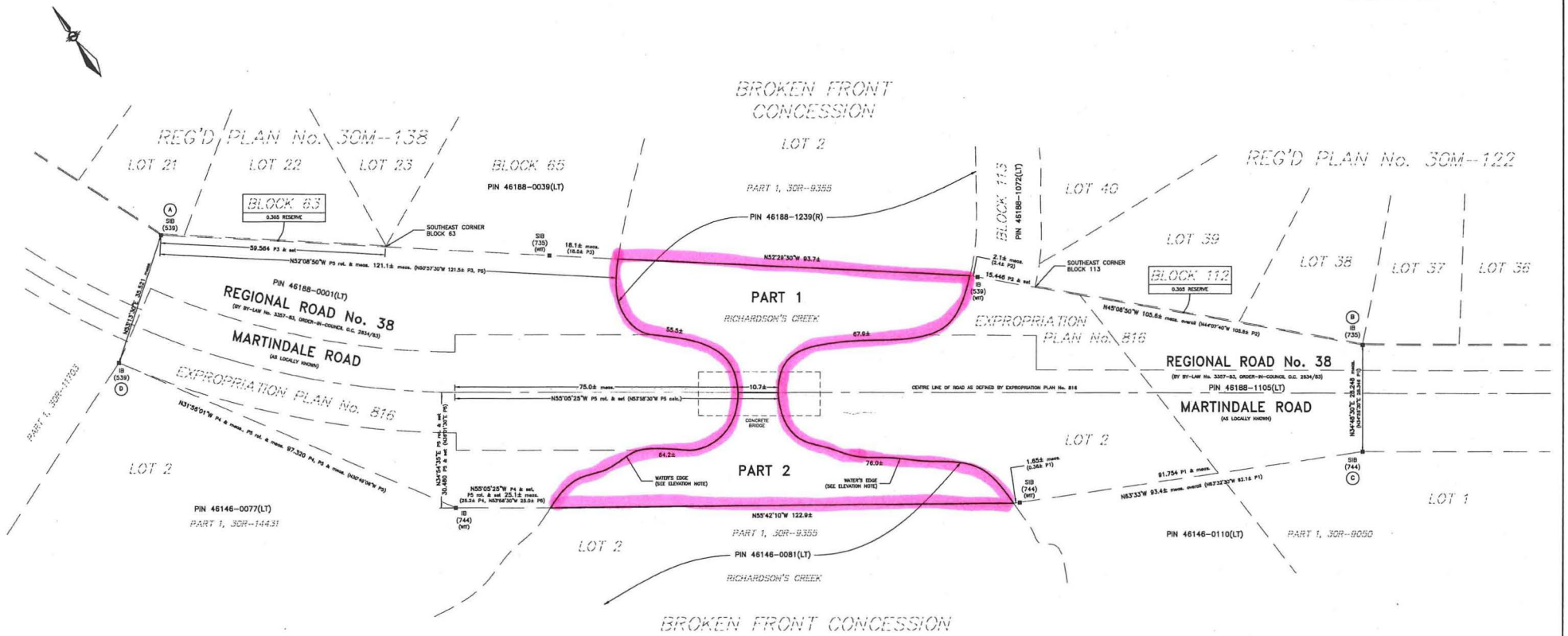
SCALE 1:500 METRIC
10m 5m 0 10m 20m

SCHEDULE - REGISTRY					
PART	LOT	CONCESSION	P.L.N.	AREA (m ²)	NAME OF MOST RECENT TRANSFEREE
1	PART OF LOT 2	BROKEN FRONT CONCESSION	PART OF 46188-1230(R)	1,830A	THE CORPORATION OF THE CITY OF ST. CATHARINES

SCHEDULE - LAND TITLES					
PART	LOT	CONCESSION	P.L.N.	AREA (m ²)	NAME OF MOST RECENT TRANSFEREE
2	PART OF LOT 2	BROKEN FRONT CONCESSION	PART OF 46148-0081(LT)	1,737B	THE CORPORATION OF THE CITY OF ST. CATHARINES

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT AND LAND TITLES ACT
DATE: APRIL 30, 2021
BRENT LAROCQUE O.L.S.

PLAN 30R - 15783
RECEIVED AND DEPOSITED DATE: May 14, 2021
R. LAROCQUE
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE REGISTRY DIVISION OF NIAGARA & LAND TITLES DIVISION OF NIAGARA NORTH (No. 30)



LEGEND
 ——— DENOTES SURVEY MONUMENT FOUND
 ——— DENOTES IRON BAR
 ——— DENOTES STANDARD IRON BAR
 (539) DENOTES D. D. URE, O.L.S.
 (735) DENOTES K. T. HOWE, O.L.S.
 (744) DENOTES R. J. MATTHEWS, O.L.S.
 (INT) DENOTES WINNERS
 (P1) DENOTES PROPERTY IDENTIFIER NUMBER
 calc. DENOTES CALCULATED
 meas. DENOTES MEASURED
 (P1) DENOTES ROTATED BEARING COMPARISON
 P1 DENOTES REFERENCE PLAN No. 30R-9050
 P2 DENOTES REGISTERED PLAN No. 30M-122
 P3 DENOTES REGISTERED PLAN No. 30M-138
 P4 DENOTES REGISTERED PLAN No. 30R-14431
 P5 DENOTES EXPROPRIATION PLAN No. 816 (170°50' COUNTER-CLOCKWISE)

CO-ORDINATE SCHEDULE			
POINT ID.	NORTHING	EASTING	
A	4782544.040	838234.683	
B	4782826.229	838978.487	
C	4782815.038	838563.345	
D	4783092.778	838306.236	

ALL CO-ORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (81°N LONGITUDE) HADSDEN (CSRS v7) EPOCH 2010.0 AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF AN URBAN AREA AT 85% CONFIDENCE LEVEL.
 THE CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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 87°00' LONGITUDE, ZONE 17, UNIVERSAL TRANSVERSE MERCATOR (UTM). THESE VALUES ARE NAD83 (CSRS v7) EPOCH 2010.0 REFERENCE SYSTEM.

METRIC NOTE
 DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GRAVITY LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.9998334.

ELEVATION NOTE
 DEFINED GEODETIC CONTOUR ELEVATION OF 78.225 METRES (AS ESTABLISHED BY FIELD OBSERVATIONS AS RELATED TO THE CITY OF ST. CATHARINES GEODETIC BENCHMARK NO. 80808A - A BRASS TABLE LOCATED ON THE ON THE CONCRETE BRIDGE OVER MARTINDALE ROAD ON MARTINDALE ROAD 1.5 km NORTH OF THE WATER TOWER WAY, SET HORIZONTALLY IN THE WEST FACE OF THE WEST CONCRETE BRIDGE POST AT THE NORTH END OF THE BRIDGE, 8.4 METRES WEST OF THE CENTRE LINE OF MARTINDALE ROAD AND 34 cm FROM THE NORTH END OF THE BRIDGE.
 ELEVATION = 85.178 metres, AND AS SHOWN ON REFERENCE PLAN No. 30R-9355

NOTE
 THE LIMIT OF RICHARDSON'S CREEK IS SHOWN HEREON AS A GEODETIC CONTOUR ELEVATION OF 78.225 METRES (256.84 FEET), REFERRED TO THE CANADIAN VERTICAL DATUM G.S.C. QUADRANT No. 48078 S.E. ROUSSEAU 5 (1983). THIS CONTOUR REPRESENTS THE NORMAL HIGH WATER ELEVATION OF 256.50 FEET SHOWN ON THE WELLDAM CANAL PLAN 1940, DATED OCTOBER 8, 1927. THE ELEVATION WAS ADJUSTED DOWN BY 0.26 FEET TO REFLECT THE DIFFERENCE IN PUBLISHED VALUES FOR G.S.C. BENCHMARK MM01.

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, THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE 18th DAY OF APRIL 2021.
 BRENT LAROCQUE O.L.S.
 APRIL 30, 2021

RICHARD LAROCQUE LIMITED
 ONTARIO LAND SURVEYORS & CONSULTANTS
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 905-828-1413
 6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO
 905-358-8400
 www.larocquegroup.ca

THE REGIONAL MUNICIPALITY OF NIAGARA			
SCALE: 1 : 500	DRAWN BY: D.B.	DATE: APRIL 30, 2021	CHECKED BY: B.L.
FILE: 2021-046	DRAWING FILE: 2021-046-01	RMN FILE No: LS-21-023	