

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	653 173.50	4 766 067.14
ORP (B)	653 352.83	4 765 981.93
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 198.57 (GROUND), N64°35'05"W

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) 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 0.999864

FOR BEARING COMPARISONS, A ROTATION OF 1°16'30" COUNTER-CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON P1, P2 & P3.

SCHEDULE					
PART	LOT	CONCESSION	PIN	AREA	MOST RECENT TRANSFEREE
1	PART OF 15	7	PART OF 64260-0003 (LT)	379.7 sq.m	MAZHAR ROSHAN
2				941.7 sq.m	RUKHSANA MAZHAR
3			PART OF 64260-0007 (LT)	59.6 sq.m	SEBASTIAN NINO FALATO COLLEEN MARIE WALKER

NOTE: PARTS 1, 2 AND 3 ARE SUBJECT TO EASEMENT AS IN INSTR. No. W6273, NOTICE OF CLAIM AS IN INSTR. No. R0578732

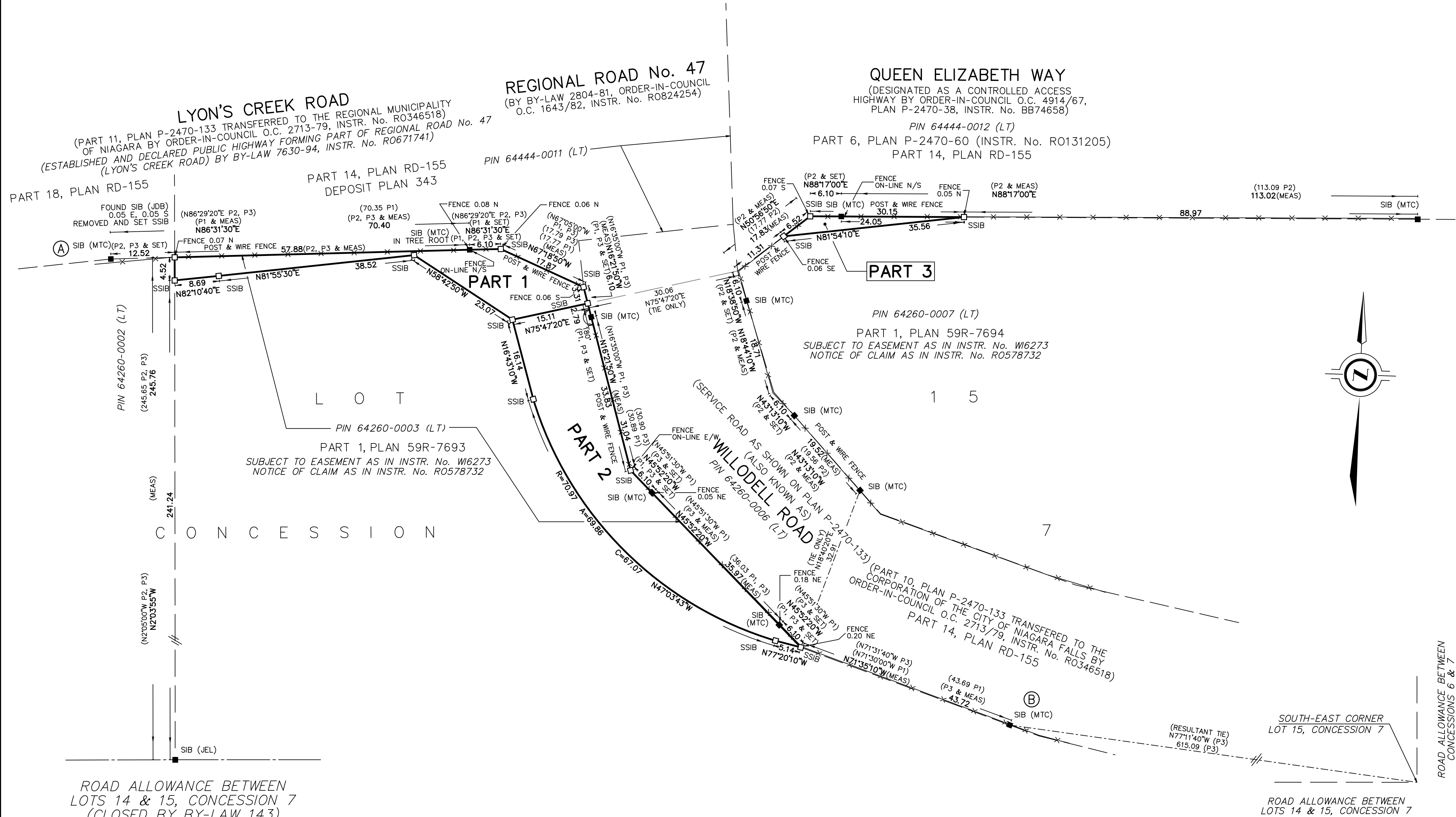
PLAN 59R-17435

Received and deposited

October 27th, 2022

John Laporte

Representative for the
Land Registrar for the
Land Titles Division of
Niagara South (No.59)



PLAN OF SURVEY OF
**PART OF LOT 15
CONCESSION 7**
GEOGRAPHIC TOWNSHIP OF WILLOUGHBY
NOW IN THE
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA



THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

J. D. BARNES LIMITED

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

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
MEAS	DENOTES	MEASURED
JDB	DENOTES	J.D. BARNES LIMITED
JEL	DENOTES	J.E. LANTHER, O.L.S.
MTC	DENOTES	MINISTRY OF TRANSPORTATION AND COMMUNICATION, ONTARIO
P1	DENOTES	PLAN P-2470-133 (INSTR. No. R0346518)
P2	DENOTES	PLAN 59R-7694
P3	DENOTES	PLAN 59R-7693
—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

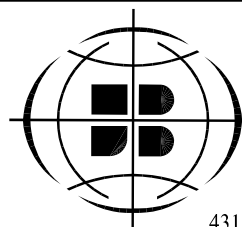
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON SEPTEMBER 30, 2022

OCTOBER 3, 2022
DATE

ANDREW HANDSPIKER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-33485



J.D. BARNES
LIMITED

SURVEYING
MAPPING
GIS

LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY:	TW	CHECKED BY:	AH	REFERENCE NO.:	22-16-158-00
FILE:	G:\2022\22-16-158\00\Drawing\22-16-158-00 REF 4 Willozell.dgn	REGION FILE No.:	LS-22-018		

PLOTTED: 10/7/2022