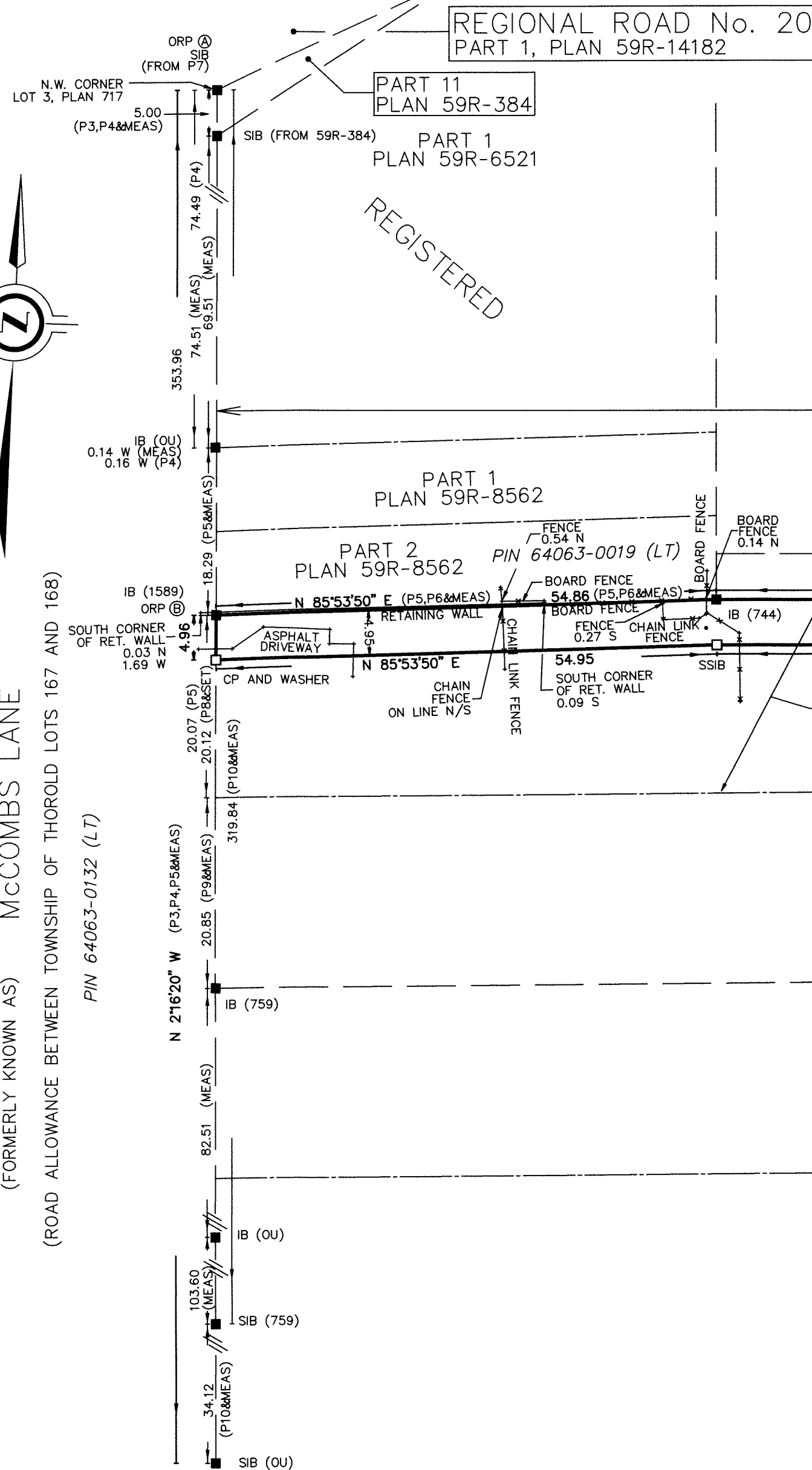
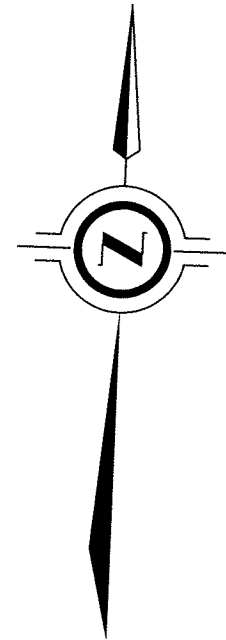


Surveyor's Copy

STATION STREET
(BY BY-LAW No. 587, INST. No. R069967)
(FORMERLY KNOWN AS) MCCOMBS LANE
(ROAD ALLOWANCE BETWEEN TOWNSHIP OF THOROLD LOTS 167 AND 168)



LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CP	DENOTES	CONCRETE PIN
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
JDB	DENOTES	J.D. BARNES LIMITED
744	DENOTES	MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD.
759	DENOTES	C.J. CLARKE, O.L.S.
895	DENOTES	D.A. LANE, O.L.S.
1589	DENOTES	PHILIP S. SUDA, O.L.S.
OU	DENOTES	ORIGIN UNKNOWN

LEGEND

P1	DENOTES	PLAN 59R-15473
P2	DENOTES	PLAN 59R-12687
P3	DENOTES	PLAN 59R-6521
P4	DENOTES	PLAN 59R-7145
P5	DENOTES	PLAN 59R-8562
P6	DENOTES	PLAN 59R-11627
P7	DENOTES	PLAN 59R-14182
P8	DENOTES	REGISTERED PLAN 717
P9	DENOTES	PLAN OF SURVEY BY CLARKE AND LANE, O.L.S., DATED AUG 25, 1966 (FILE 66-151)
P10	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD., DATED FEB 28, 2014 (LLN 59994)

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)	640 070.800	4 767 494.206
ORP (B)	640 074.472	4 767 401.500
ORP (C)	640 271.889	4 767 411.471
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

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

DATE May 3, 2017

Allan J. Heywood
ALLAN J. HEYWOOD
ONTARIO LAND SURVEYOR

PLAN 59R-15829

RECEIVED AND DEPOSITED

DATE May 4, 2017

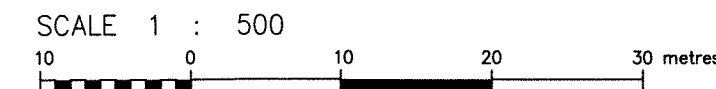
Zach Patterson

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA (SOUTH) (No. 59)

SCHEDULE

PART	LOT	PLAN	PART OF PIN	AREA sq m.
1	PART OF 4	717	64063-0020 (LT)	979.45

PLAN OF SURVEY OF
PART OF LOT 4
REGISTERED PLAN 717
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA



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

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 0.99981593.

FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION WAS APPLIED TO BEARINGS ON THE FOLLOWING PLANS

P1	00°00'40"	P5	01°09'50"
P2	01°11'40"	P6	01°12'50"
P3	01°09'50"		
P4	01°09'50"		

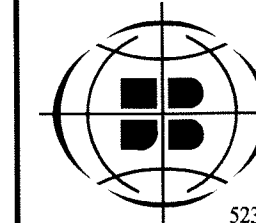
SURVEYOR'S CERTIFICATE

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 MARCH 29, 2017.

May 3, 2017
DATE

Allan J. Heywood
ALLAN J. HEYWOOD
ONTARIO LAND SURVEYOR



**MATTHEWS, CAMERON,
HEYWOOD - KERRY T. HOWE**
SURVEYING LIMITED

SURVEYING
MAPPING
GIS

A wholly owned subsidiary of J.D. Barnes Limited

5233 STANLEY AVENUE, UNIT 1, NIAGARA FALLS, ON L2E 7C2
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY: TSH	CHECKED BY: AC/AH	REFERENCE NO.: 17-16-100-00-A (Rplan)
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FILE: G:\17-16-100\00\Drawing\17-16-100-00-A (Rplan).dgn DATED: MARCH 29, 2017

PLOTTED: 03/05/2017