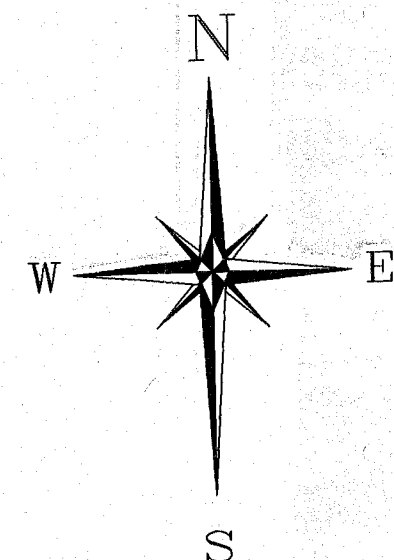
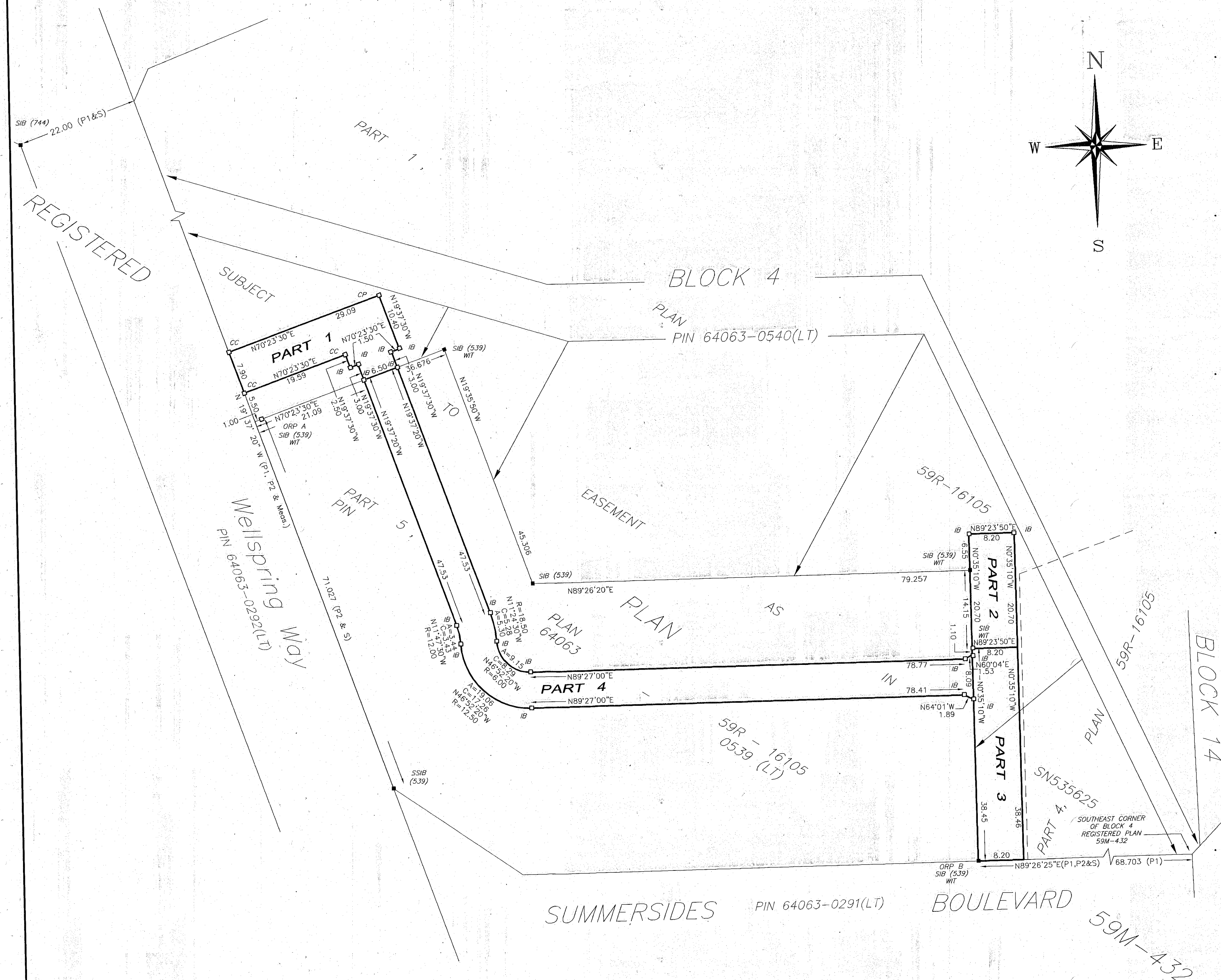




I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

JUNE 10, 2020
DATE

William A. Mascoe
WILLIAM A. MASCOE
ONTARIO LAND SURVEYOR

PLAN 59R-16740
RECEIVED AND DEPOSITED

July 6, 2020
DATE

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

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA
1	PART OF BLOCK 4	59M-432	PART OF 64063-0540(LT)	273 M ²
2				170 M ²
3				315 M ²
4				950 M ²

PARTS 1, 2, 3 & 4 ARE SUBJECT TO EASEMENT AS IN SN535625

**PLAN OF SURVEY OF
PART OF BLOCK 4
REGISTERED PLAN 59M-432
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA**

SCALE 1 : 500
5m 2.5 0 5 10 15m

KIRKUP MASCOE URE SURVEYING LTD.
ONTARIO LAND SURVEYORS

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM GPS OBSERVATIONS ON OBSERVED REFERENCE POINTS A AND B USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE COMBINED SCALE FACTOR OF 0.99983.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs) : UTM ZONE 17, NAD83 (CSRS) (2010)		
COORDINATE VALUES ARE TO URBAN ACCURACY PER SEC. 14 (2) OF ONTARIO REGULATION 216/10.		
ORP	NORTHING	EASTING
A	4767432.96	640669.42
B	4767350.45	640797.98

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND & NOTES

PB	DENOTES PLASTIC BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IT	DENOTES IRON TUBE
+	DENOTES SURVEY MONUMENT FOUND
+	DENOTES SURVEY MONUMENT SET
ORP	DENOTES OBSERVED REFERENCE POINT
539	DENOTES D. G. URE, O.L.S.
744	DENOTES R. MATTHEWS, O.L.S.
WIT	DENOTES WITNESS
CC	DENOTES CUTCROSS
CP	DENOTES CONCRETE PIN
S	DENOTES SET
P1	DENOTES REGISTERED PLAN 59M-432
P2	DENOTES PLAN 59R-16105

METRIC NOTE
DISTANCES AND COORDINATES 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, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 10TH DAY OF JUNE, 2020.

JUNE 10, 2020
DATE

William A. Mascoe
WILLIAM A. MASCOE
ONTARIO LAND SURVEYOR

KIRKUP • MASCOE • URE
SURVEYING LTD.
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TELEPHONE (905) 641-1007, FAX (905) 641-4424
bill@niagarasurveyors.com

DATE: JUNE 10, 2020

JOB No. : 18-0258 DWG FILE : 18-0258 R-PLAN