Plan of Survey of

PART OF LOTS 23, 24 AND 25 AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 24 AND 25 CONCESSION 4

Geographic Township of Humberstone

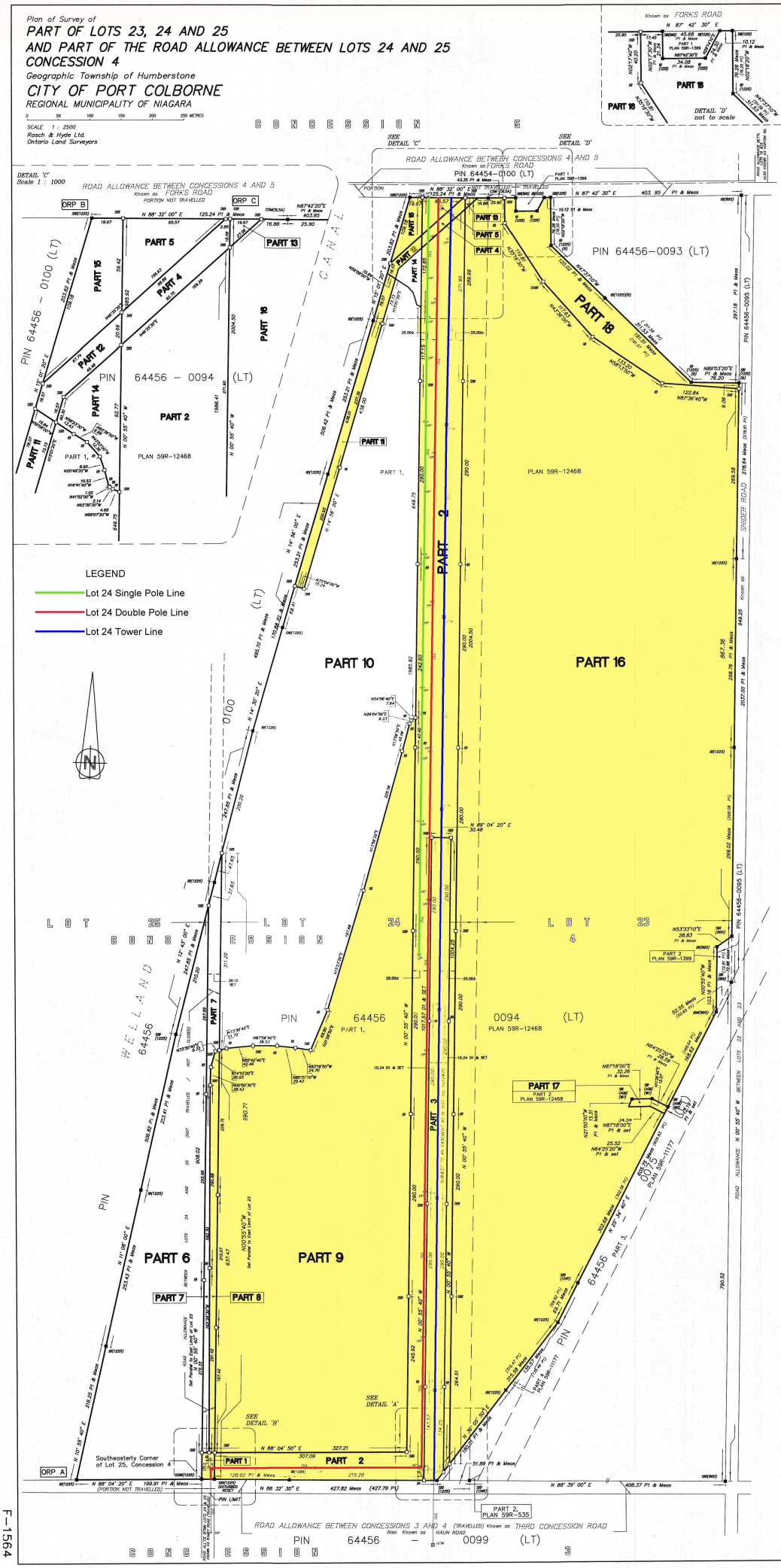
CITY OF PORT COLBORNE

REGIONAL MUNICIPALITY OF NIAGARA

0 50 100 150 200 250 METRES

SCALE 1 : 2500

Rasch & Hyde Ltd.
Ontario Land Surveyors



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

MARCH 18, 2015
DATE

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

PLAN 59R- 15310

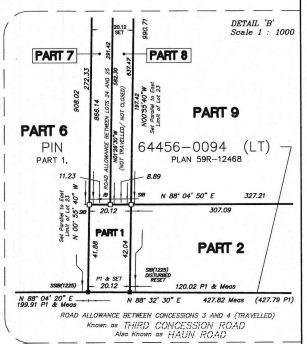
RECEIVED AND DEPOSITED
March 18, 2015
DATE

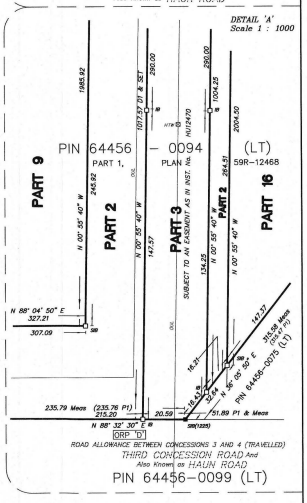
R Lane
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (No. 59)

SCHEDULE

PART	LOCATION	CON	AREA (±)	PIN NO
1	ROAD ALLOWANCE BETWEEN LOTS 24 AND 25	4	844.2 SQ.M	ALL OF 64456–0094(LT)
2	PART OF LOT 24		11.7609 Ha.	
3			3.0947 Ha.	
4			1410 SQ.M.	
5			1948 SQ.M	
6	PART OF LOT 25		9.3134 Ha.	
7	ROAD ALLOWANCE BETWEEN LOTS 24 AND 25		1.0912 Ha.	
8			7342 SQ.M	
9	PART OF LOT 24		23.7780 Ha.	
10			21.3523 Ha.	
11			7831 SQ.M	
12			1146 SQ.M	
13			180.5 SQ.M.	
14			1957 SQ.M.	
15			2529 SQ.M	
16	PART OF LOTS 23 AND 24		64.3294 Ha.	
17	PART OF LOT 23		737.0 SQ.M	
18			1.9922 Ha.	

PART 3 – IS SUBJECT TO HYDRO EASEMENT AS IN INST No. HU12470





METRIC NOTE

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

LEGEND

—□—	DENOTES SURVEY MONUMENT PLANTED
—■—	DENOTES SURVEY MONUMENT FOUND
SSB	DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
SIB	DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
IB	DENOTES IRON BAR (15mmX15mmX60cm)
IB	DENOTES ROUND IRON BAR (20mm DIA X 60cm)
IT	DENOTES IRON TUBE
(CSM)	DENOTES CUT STONE MONUMENT
WIT	DENOTES WITNESS
OU	DENOTES ORIGIN UNKNOWN
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
(1,321)	DENOTES RASCH & HYDE O.L.S.
(1225)	DENOTES D. B. SEARLES SURVEYING LTD.
(895)	DENOTES DOUGLAS A. LANE, O.L.S.
(860)	DENOTES J. E. LAWTHER, O.L.S.
(SLSA)	DENOTES ST. LAWRENCE SEAWAY AUTHORITY
(CNR)	DENOTES CANADIAN NATIONAL RAILWAYS
(AGM)	DENOTES ARCHIBALD, GRAY AND MACKAY LIMITED
P1	DENOTES PLAN 59R–12468
P1	DENOTES INST. No. HU12470 (PIN 64456–0094(LT))
HP	DENOTES HYDRO/UTILITY POLE
OUL	DENOTES OVERHEAD UTILITY/HYDRO LINE
HTW	DENOTES HYDRO TOWER
ORP	DENOTES OBSERVED REFERENCE POINTS
—}	DENOTES GUY ANCHOR
GP	DENOTES GUY POLE
(B)	DENOTES BURIED 0.30 BELOW GRADE

NOTES

AREAS NOTED IN SCHEDULE ARE ±

ALL DISTANCES ARE ROUNDED TO NEAREST 0.01 meter

CAUTION

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

DISTANCES ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR (CSF = 0.9998356)

ALL COORDINATES ARE IN METRES AND ARE UTM–ZONE 17, (NAD 83–CSRS (Epoch 1997.0)) (CENTRAL MERIDIAN 81° WEST LONGITUDE).

COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG 216/10.

INTEGRATION DATA

POINT	NORTHING	EASTING
ORP 'A' IB(1225)	4754410.272	643843.479
ORP 'B' SSB(1225)	4756454.651	644317.493
ORP 'C' SSB(1,321)	4756456.915	644405.813
ORP 'D' IB(1321)	4754426.111	644398.418

ROTATION NOTE

TO COMPARE THE GRID BEARINGS SHOWN ON THIS PLAN WITH THE BEARINGS SHOWN ON P1 APPLY A COUNTER–CLOCKWISE ROTATION OF 01° 01' 00" TO THE BEARINGS SHOWN P1. BEARINGS NOMINALLY AGREE WITH P1 WHEN THE ROTATION IS APPLIED UNLESS NOTED OTHERWISE.

BEARING NOTE

BEARINGS HEREON ARE GRID, UTM ZONE 17, (NAD 83–CSRS (Epoch 1997.0)) DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) USING THE CAN–NET VRS NETWORK AND ARE ROTATED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. 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.
2. THIS SURVEY WAS COMPLETED ON THE 15th DAY OF DECEMBER 2014.

MARCH 18, 2015
Date

HAROLD D. HYDE
ONTARIO LAND SURVEYOR

RASCH + HYDE LTD.
Ontario Land Surveyors

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905–774–7177
(FAX 905–774–4006)

P.O. Box 100, 74 Jarvis Street
PORT ERIE, ONT. L3A 1V7
905–871–8715
(FAX 905–871–9748)

R. DESMOND RASCH O.L.S. | HAROLD D. HYDE O.L.S.

SCALE 1 : 2500 | SURVEY : 14F004 | DRAWN BY : A.W. / G.P.

F–1564

F–1564