PLAN OF SURVEY OF

PART OF LOTS 16, 17, 18 AND 19
PART OF THE ROAD ALLOWANCE BETWEEN LOTS 16 AND 17
(PORTION CLOSED BY BY-LAW 3412/143/196, REGISTERED AS INST No RO719834)
PART OF THE ROAD ALLOWANCE BETWEEN LOTS 18 AND 19
(PORTION CLOSED BY BY-LAW 3412/143/196, REGISTERED AS INST No RO719834 and PORTION CLOSED BY BY-LAW 1330, REGISTERED AS INST No RO102483)

CONCESSION 5
GEOGRAPHIC TOWNSHIP OF HUMBERSTONE
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA

0 50 100 150 200 250m
SCALE 1 : 2500
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS

LEGEND
- Amalgamated Tower Line
- U Triple Line
- Feeder Line
- Lot 19 Single Pole Line

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

MARCH 18, 2015
DATE
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

PLAN 59R-15312
RECEIVED AND DEPOSITED
March 18/15
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	Part Lot 18, Part of Lot 19 Part of the Road Allowance Between Lots 18 & 19 (closed by by-law 1330; Inst. No. RO102483)		9228 SQ.M.	
2			4.2557 Ha.	
3	Part Lot 17, Part Lot 18, Part of Lot 19 Part of the Road Allowance Between Lots 18 & 19 (closed by by-law 1330; Inst. No. RO102483)		4.2348 Ha.	
4	Part of Lot 18		3013 SQ.M.	ALL OF 64454-0085(LT)
5	Part Lot 17, Part Lot 18		3.1984 Ha.	
6	Part Lot 17		1200 SQ.M.	
7			9636 SQ.M.	
8			2862 SQ.M.	
9			2.5930 Ha.	
10	Part of the Road Allowance Between Lots 16 and 17		2553 SQ.M.	
11	Part of Lot 16		3.7031 Ha.	
12	Part Lot 18, Part of Lot 19 Part of the Road Allowance Between Lots 18 & 19 (closed by by-law 3412/143/196; Inst. No. RO719834)		3.4484 Ha.	
13	Part Lot 17, Part Lot 18		118.6 SQ.M.	
14	Part Lot 17		40.85 SQ.M.	
15			586.7 SQ.M.	
16	Part Lot 16, Part Lot 17, Part Lot 18, Part of Lot 19 Part of the Road Allowance Between Lots 16 and 17 (closed by by-law 3412/143/196; Inst. No. RO719834) Part of the Road Allowance Between Lots 18 & 19 (closed by by-law 3412/143/196; Inst. No. RO719834)		51.5959 Ha.	
17	Part Lot 16, Part Lot 17 Part of the Road Allowance Between Lots 16 and 17 (closed by by-law 3412/143/196; Inst. No. RO719834)		8591 sq.m.	
18	Part Lot 18		40.13 sq.m.	
19	Part Lot 19		3667 sq.m.	
20	Part of Lot 18, Part of Lot 19 Part of the Road Allowance Between Lots 18 & 19 (closed by by-law 3412/143/196; Inst. No. RO719834)		11.3516 Ha.	
21	Part of Lot 18		4.0543 Ha.	
22	Part Lot 17, Part Lot 18	5	4.1065 Ha.	
23	Part of Lot 17		1.0886 Ha.	ALL OF 64454-0086(LT)
24			2.3939 Ha.	
25			1.8739 Ha.	
26			1.8542 Ha.	
27			40.50 sq.m.	
28			40.50 sq.m.	
29			153.4 sq.m.	
30			1379 sq.m.	
31	Part Lot 17, Part of Lot 18, Part of Lot 19 Part of the Road Allowance Between Lots 18 & 19 (closed by by-law 3412/143/196; Inst. No. RO719834)		3.9778 Ha.	
32	Part of the Road Allowance Between Lots 18 & 19 (closed by by-law 3412/143/196; Inst. No. RO719834)		40.48 sq.m.	
33	Part of Lot 19		40.50 sq.m.	
34			1137 sq.m.	
35			1.6020 Ha.	
36			2.6788 Ha.	
37			1653 sq.m.	
38			446.7 sq.m.	
39			2081 sq.m.	
40			5.3705 Ha.	
41			2.8530 Ha.	
42			4224 sq.m.	
43	Part of Lot 18 Part of the Road Allowance Between Lots 18 & 19 (closed by by-law 3412/143/196; Inst. No. RO719834)		3.0288 Ha.	
44			3.9126 Ha.	
45	Part of Lot 18		7.0610 Ha.	
46	Pt of Lot 17, Part of Lot 18		6.6934 Ha.	
47	Part of Lot 17		5.6071 Ha.	
48			4.0668 Ha.	
49			5.8648 Ha.	
50	Pt of Lot 17, Part of Lot 18		2.7882 Ha.	
51	Part of Lot 18		883.8 sq.m.	
52	Part of Lot 17, Part of Lot 18 Part of the Road Allowance Between Lots 18 & 19 (closed by by-law 3412/143/196; Inst. No. RO719834)		4.1744 Ha.	
53	Part of Lot 18 Part of the Road Allowance Between Lots 18 & 19 (closed by by-law 3412/143/196; Inst. No. RO719834)		3.3819 Ha.	
54	Part of Lot 16		2164 sq.m.±	ALL OF 64454-0092(LT)
55			7.42 sq.m.±	
56			1.67 sq.m.±	
57			794.7 sq.m.±	

PARTS 56 and 57 – SUBJECT TO EASEMENT AS SET OUT IN INST. HU13422

DETAIL 'A' not to scale
DETAIL 'B' not to scale
DETAIL 'C' not to scale
DETAIL 'D' not to scale
DETAIL 'E' not to scale
DETAIL 'F' not to scale

CURVE TABLE

C#	RADIUS	ARC	CHORD	BEARING
C1	603.53 P1,P3,P5,P6 & SET	128.96 P1,P3,P5,P6 & MEAS	128.71 P1,P6 & MEAS (128.75 P3,P5)	N77°53'30"E
C2	181.81 P1, P3 & SET	93.40 MEAS (93.34 P1, P3)	92.37 MEAS (92.32 P1, P3)	N60°25'30"W
C3	3512.68 P1, P4 & SET	221.14 P4 & MEAS	221.10 P4 & MEAS	N76°27'10"W
C4	77.00	52.65	51.63	N68°42'35"E
C4A		47.97	47.20	N70°27'00"E
C4B		4.68	4.68	N50°51'45"E
C5	103.00	70.42	69.06	N68°42'35"E
C6	77.00	53.72	52.64	N69°08'30"E
C7	103.00	71.86	70.41	N69°08'30"E
C8	3469.89 P7, P8 & SET	20.69 P7,P8 & MEAS	20.69 P7,P8 & MEAS	N12°34'30"E
C8A		15.29 P7 & SET	15.29 P7 & SET	N12°37'10"E
C8B		5.48 P7 & SET	5.48 P7 & SET	N12°27'00"E
C9	3469.59	14.90	14.90	N12°37'10"E
C10		5.49	5.49	N12°27'00"E

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 = 0.99983563)

INTEGRATION DATA

POINT ID	NORTHING	EASTING
ORP A – IB(1321)	4757538.673	644621.043
ORP B – SIB(1321)	4757628.113	646149.093
ORP C – IB(1321)(WT)	4757314.908	646111.192
ORP D – SIB(1321)	4757310.539	645874.468
ORP E – SIB(CNR)	4756514.464	645683.020
ORP F – set SIB	4756479.785	644392.733

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.

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 REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

ROTATION NOTE
TO COMPARE THE BEARINGS SHOWN ON THIS PLAN WITH THE BEARINGS SHOWN ON P1, P2, P3, P4, P5, P6 AND P8 APPLY A COUNTER-CLOCKWISE ROTATION OF 01° 01' 30" TO THE BEARINGS ON P1, P2, P3, P4, P5, P6, P7, P8 AND P9. BEARINGS NOMINALLY AGREE WITH P1, P2, P3, P4, P5, P6, P7, P8 AND P9 WHEN THE ROTATION IS APPLIED UNLESS NOTED OTHERWISE.

NOTES
AREAS NOTED IN SCHEDULE ARE ±
ALL DISTANCES ARE ROUNDED TO NEAREST 0.01 meter
CURVES ARE NON-TANGENTIAL

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
- SIB DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
- SSIB DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
- IB DENOTES IRON BAR (15mmX15mmX60cm)
- IBW 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
- ORP DENOTES OBSERVED REFERENCE POINT
- (1337) DENOTES DOUGLAS G. MARR O.L.S.
- (1321) DENOTES RASCH & HYDE O.L.S.
- (1225) DENOTES DAVID B. SEARLES SURVEYING LTD.
- (895) DENOTES DOUGLAS A. LANE, O.L.S.
- (CNR) DENOTES CANADIAN NATIONAL RAILWAY
- (MTO) DENOTES MINISTRY OF TRANSPORTATION ONTARIO
- (SLSA) DENOTES ST. LAWRENCE SEAWAY AUTHORITY
- S/A DENOTES SPLIT ANGLE
- P1 DENOTES PLAN 59R–8816
- P2 DENOTES PLAN 59R–12469
- P3 DENOTES PLAN 59R–563
- P4 DENOTES PLAN 59R–8578
- P5 DENOTES PLAN 59R–11176
- P6 DENOTES PLAN 59R–820
- P7 DENOTES PLAN RD–139 (P–5088–8)
- P8 DENOTES PLAN 59R–393
- P9 DENOTES PLAN 59R–12468
- Ha. DENOTES HECTARES
- SQ.M. DENOTES SQUARE METERS
- P W F DENOTES POST AND WIRE FENCE
- O U L DENOTES OVERHEAD UTILITY LINE
- HP DENOTES HYDRO POLE
- DENOTES GUY ANCHOR
- (C2) DENOTES CURVE BEARING & DISTANCE (SEE CURVE TABLE)
- (T1) DENOTES TRAVERSE LINE BEARING & DISTANCE (SEE TRAVERSE TABLE)

TRAVERSE DETAIL not to scale

T1	N32°01'40"E 35.98
T2	N11°04'20"E 14.31
T3	N30°06'30"E 41.98
T4	N02°10'00"E 12.88
T5	N59°33'40"W 8.73
T6	N09°44'00"E 19.69
T7	N26°50'40"E 16.74
T8	N07°56'20"E 11.78
T9	N18°56'40"W 13.85
T10	N86°23'15"W 8.65
T11	N41°43'20"E 14.02

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
P.O. Box 6, 1333 Highway #3 East, Unit B, DUNNVILLE, ONT, N1A 2X1, 905-774-7188 (FAX 905-774-4000)
P.O. Box 550, 74 Jarvis Street, FORT ERIE, ONT, L2A 5Y1, 905-871-9757 (FAX 905-871-9748)
R. DESMOND RASCH O.L.S.
HAROLD D. HYDE O.L.S.

SCALE 1 : 2500 | SURVEY : 14T004_Site A_Detailed R-Plan | DRAWN BY : T.M. / G.P.