

PART 1, PLAN 30R-5947
 LOT 13
 CONCESSION 2
 PART 6, PLAN 30R-7694
 TOWNSHIP OF NORTH GRIMSBY
 PART 2, PLAN 30R-5947

SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC FEATURES
PART 1 - PLAN SHOWING
CONCESSION 2
 GEOGRAPHIC TOWNSHIP OF NORTH GRIMSBY
 NOW IN THE
 TOWN OF GRIMSBY
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 250
 J.D. BARNES LIMITED
 © COPYRIGHT 2019
 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 GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (GCS) (2011).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999755.
 FOR BEARING COMPARISONS, A ROTATION OF 0°56'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P2, P3, P4, P5, P6, P7, P8, P9 AND P10.
PART 2 - SURVEY REPORT
 DESCRIPTION
 PART OF LOT 13, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF NORTH GRIMSBY
 REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
 SUBJECT TO EASEMENT IN FAVOUR OF PIN 46010-0095(LT) OVER PARTS 2&4 ON PLAN 30R-10174 AS IN INST. No. R0783167
 BOUNDARY FEATURES
 FENCES, HEDGES, RETAINING WALLS AND BUILDINGS AS SHOWN ON PLAN
 ZONING COMPLIANCE
 NOT VERIFIED BY THIS SURVEY
 ADDITIONAL REMARKS
 PLAN PREPARED FOR TARBUTT CONSTRUCTION LIMITED

ELEVATION NOTE
 ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928-78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HT2.0

TOPOGRAPHIC LEGEND

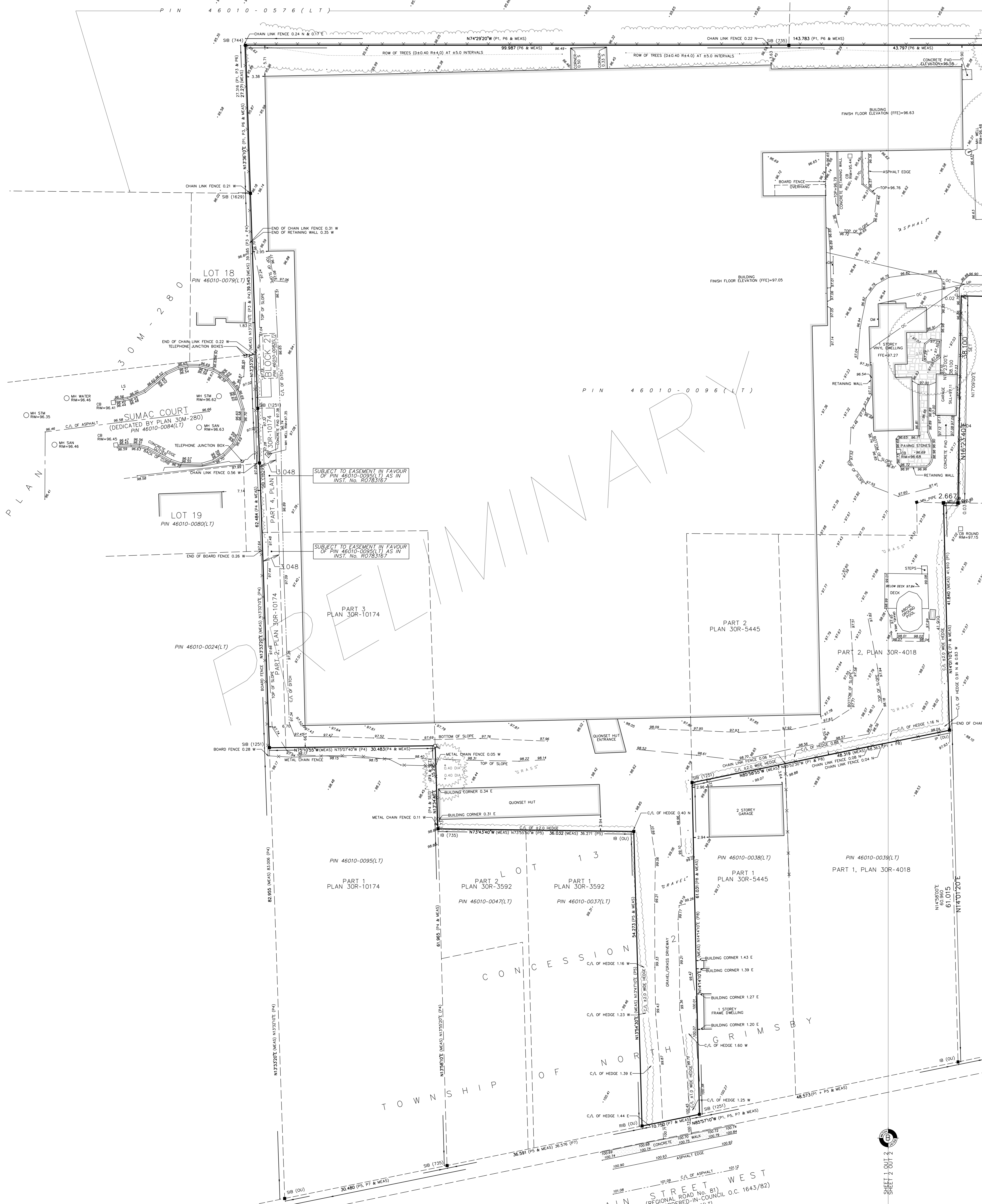
□ CB	DENOTES CATCH-BASIN
○ MH	DENOTES MANHOLE
□ HUB	DENOTES HUB/JUNCTION BOX
+ GV	DENOTES GAS VALVE
+ BOL	DENOTES BOLLARD
+ UP	DENOTES UTILITY POLE
+ LS	DENOTES LIGHT STANDARD
+ TL	DENOTES TRAFFIC SIGNAL
+ PED	DENOTES TELEPHONE PEDESTAL
■ CPD	DENOTES CABLE TV PEDESTAL
+ H	DENOTES FIRE HYDRANT
+ WV	DENOTES WATER VALVE
— C/A	DENOTES CENTERLINE
— OC	DENOTES OVERHEAD CABLE
— F	DENOTES FENCE
○	DENOTES CONIFEROUS TREE
○	DENOTES DECIDUOUS TREE

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
○	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
RIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES ROUND IRON BAR
RB	DENOTES ROUND IRON BAR
CP	DENOTES CONCRETE PIN AND WASHER
PC	DENOTES PLASTIC BAR
WT	DENOTES WITNESS
P1	DENOTES PLAN 30R-4018
P2	DENOTES PLAN 30R-5517
P3	DENOTES PLAN 30R-2901
P4	DENOTES PLAN 30R-10174
P5	DENOTES PLAN 30R-2502
P6	DENOTES PLAN 30R-7804
P7	DENOTES PLAN OF SURVEY BY G. C. URC, O.L.S. (FILE 61087)
P8	DENOTES PLAN 30R-5445
P9	DENOTES PLAN OF SURVEY BY J.D. BARNES LIMITED
MEAS	DENOTES MEASURED
735	DENOTES KERRY T. HOME, O.L.S. DATED AUGUST 19, 1969 (FILE 4614)
144	DENOTES MATTHEW CAMERON HEYWOOD-KERRY T. HOME SURVEYING LTD.
1251	DENOTES E. EDMUNDS, O.L.S.
1929	DENOTES B. J. JACOBS, O.L.S.
DENOTES	DENOTES PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST

ALL SET SSB AND RB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.C. 525/91.



MAIN STREET WEST
 (REGIONAL ROAD No. 81)
 (BY BY-LAW 2804-81, ORDERED-IN-COUNCIL O.C. 1643/82)
 PIN 46010-0046(LT)

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 REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON _____ DATE _____
 DASHA PAGE
 THIS PLAN IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL
SHEET 1 OF 2
J.D. BARNES SURVEYING
 MAPPING LIMITED
 LAND INFORMATION SPECIALISTS
 4118 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
 T: (905) 538-3003 F: (905) 538-4224 www.jdbarnes.com
 DRAWN BY: DR CHECKED BY: AJCH REFERENCE NO: 19-16-414-00
 FILE: C:\2019\19-16-414\00\Drawings\19-16-414-00\SPR\TOP.dwg
 PLOTTED: 12/24/2019