

PARTS 2  
PLAN 30R-7908  
SUBJECT TO EASEMENT  
AS IN INSTR. No. R0684373

PART 7  
PLAN 30R-1786  
CLOSED BY BY-LAW 77-15 INSTR. No. R0367186

LAKE ONTARIO  
ROAD ALLOWANCE BETWEEN  
CONCESSION BROKEN FRONT & CONCESSION 1

SURVEYOR'S REAL PROPERTY REPORT  
WITH TOPOGRAPHIC DETAILS  
PART 1 - PLAN OF SURVEY OF  
**PART OF LOT 5,  
CONCESSION 1  
AND  
PART OF ROAD ALLOWANCE BETWEEN  
CONCESSION BROKEN FRONT &  
CONCESSION 1**  
GEOGRAPHIC TOWNSHIP OF NORTH GRIMSBY  
NOW IN THE  
**TOWN OF GRIMSBY**  
REGIONAL MUNICIPALITY OF NIAGARA  
SCALE 1 : 250

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© COPYRIGHT 2022  
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 (CSRS) (2010.0).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999766.  
FOR BEARING COMPARISONS, A ROTATION OF 1°01'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P2, P3 & D1.  
FOR BEARING COMPARISONS, A ROTATION OF 1°07'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON D2.

**PART 2 - SURVEY REPORT**  
- DESCRIPTION  
PART OF LOT 5, CONCESSION 1 AND PART OF ROAD ALLOWANCE BETWEEN CONCESSION BROKEN FRONT & CONCESSION 1  
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
PIN 46031-0009 (LT) SUBJECT TO INTEREST OF THE MUNICIPALITY & SUBJECT TO EASEMENT AS IN INSTR. No. R0117890 (DESCRIBED EASEMENT IS NOT CONTAINED WITHIN SUBJECT LANDS)  
PIN 46031-0008 (LT) SUBJECT TO INTEREST AS IN INSTR. No. R0588063 & SUBJECT TO INTEREST OF THE MUNICIPALITY.  
- BOUNDARY FEATURES  
- METAL FENCE, BOARD FENCE, DECK AND HEDGE ALONG OR NEAR EAST LIMIT;  
- POST & WIRE FENCE, UTILITY POLE AND ANCHOR WIRE ALONG SOUTH LIMIT;  
- TELEPHONE PEDESTAL NORTH OF SOUTH LIMIT AT SOUTH WEST CORNER;  
- CONCRETE COLUMN AT SOUTH WEST CORNER;  
- CHAIN LINK FENCE ALONG WEST LIMIT;  
- DECK, OVERHANG AND RETAINING WALL OVER WEST LIMIT;  
- LAKE ONTARIO ALONG NORTH LIMIT.  
- ZONING COMPLIANCE  
NOT VERIFIED BY THIS SURVEY  
- ADDITIONAL REMARKS  
PLAN PREPARED FOR SOPHIES LANDING GRIMSBY INC.

**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**

○ MH	DENOTES MANHOLE
• UP	DENOTES UTILITY POLE
▢ PED	DENOTES TELEPHONE PEDESTAL
+ H	DENOTES FIRE HYDRANT
C/L	DENOTES CENTERLINE
○ OBV	DENOTES OVERVERT
— OC —	DENOTES OVERHEAD CABLE
— X —	DENOTES FENCE
⊙	DENOTES CONIFEROUS TREE
⊙	DENOTES DECIDUOUS TREE

**LEGEND**

■	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES IRON PIPE
WIT	DENOTES WITNESS
P1	DENOTES PLAN 30R-11298
P2	DENOTES PLAN 30R-7908
P3	DENOTES REGISTERED PLAN 30M-203
P4	DENOTES PLAN 30R-6672
D1	DENOTES INSTR. No. R0671699
D2	DENOTES INSTR. No. R0588063
MEAS	DENOTES MEASURED
NI	DENOTES NOT IDENTIFIABLE
ORU	DENOTES ORIGIN UNKNOWN
DHO	DENOTES DEPARTMENT OF HIGHWAYS, ONTARIO
MTC	DENOTES MINISTRY OF TRANSPORTATION AND COMMUNICATIONS
MM	DENOTES MARSHALL MACKLIN MONAGHAN ONTARIO LIMITED
S39	DENOTES KIRKUP & URE SURVEYING LTD. O.L.S.
735	DENOTES K.T. HOWE, O.L.S.
1105	DENOTES JOHN F. MANTLE, O.L.S.
1222	DENOTES C. DOTTERILL, O.L.S.
1487	DENOTES ASHENHURST NOUNWENS LTD. O.L.S.
—	DENOTES PROPERTY LINE

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

**ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2191962**

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3)

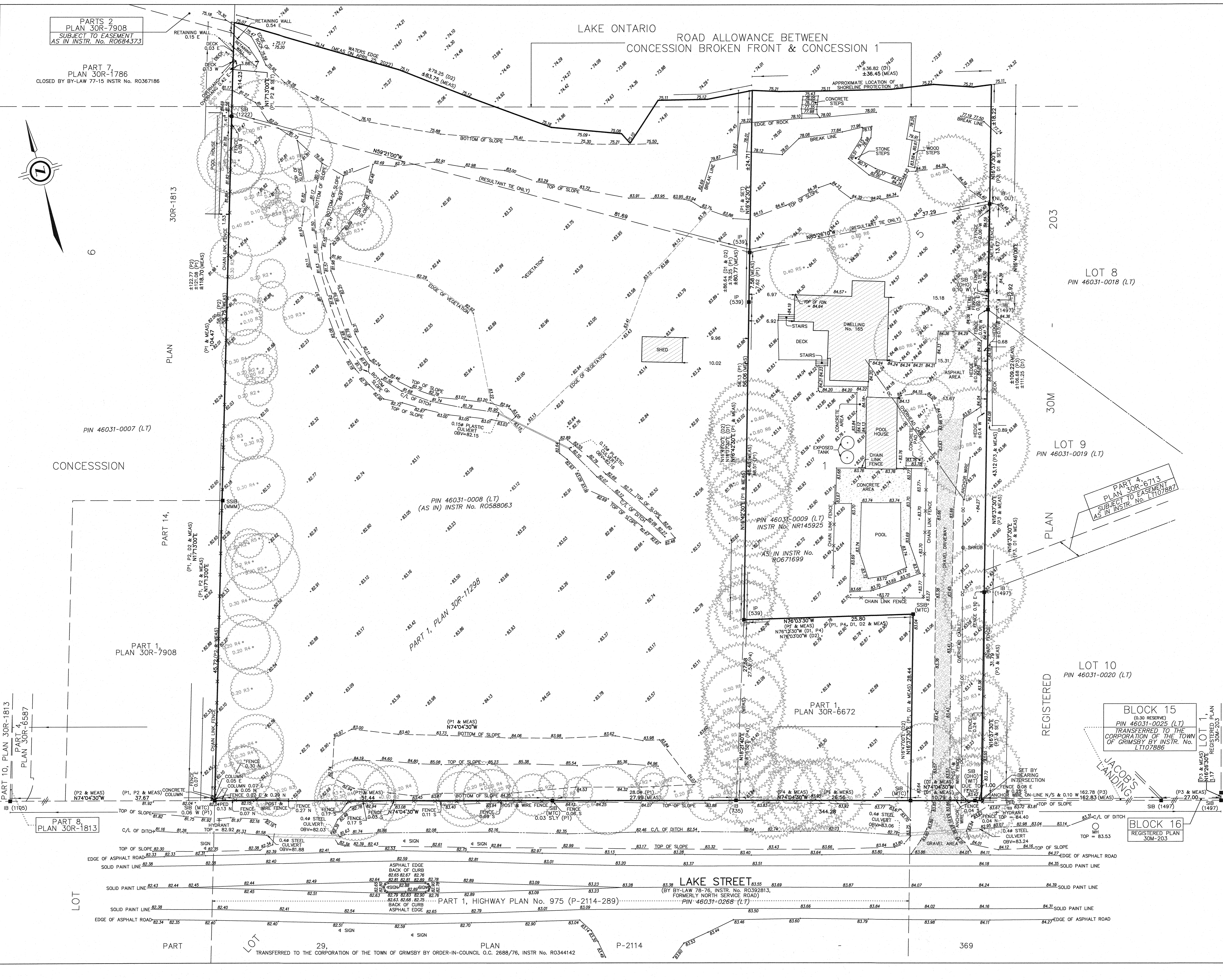
**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON APRIL 25, 2022.

April 28, 2022  
DATE  
DASHA PAGE  
ONTARIO LAND SURVEYOR

THIS PLAN IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL

**J.D. BARNES LIMITED**  
SURVEYING MAPPING GIS  
LAND INFORMATION SPECIALISTS  
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4  
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY:	JN	CHECKED BY:	AJGH	REFERENCE NO.:	21-16-357-00	
FILE:	G:\2021\21-16-357\00\Drawing\21-16-357-00-POS.dgn				PLOTTED:	28/04/2022



TRANSFERRER TO THE CORPORATION OF THE TOWN OF GRIMSBY BY ORDER-IN-COUNCIL O.C. 2688/76, INSTR. No. R0344142

LAKE STREET  
(BY BY-LAW 78-76, INSTR. No. R0392813,  
FORMERLY NORTH SERVICE ROAD)  
PIN 46031-0268 (LT)

P-2114

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