SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN OF SURVEY OF

LOT 169, 170 AND PART OF LOT 168 & 190 CORPORATION PLAN 4

TOWN OF GRIMSBY
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 150

J.D. BARNES LIMITED

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

ELEVATION NOTE

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

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
RIB	DENOTES	ROUND IRON BAR
IB	DENOTES	IRON BAR
IT	DENOTES	IRON TUBE
CC	DENOTES	CUT CROSS
CP	DENOTES	CONCRETE PIN AND WASHER
WIT	DENOTES	WITNESS
NI	DENOTES	NOT IDENTIFIABLE
OU	DENOTES	ORIGIN UNKNOWN
P1	DENOTES	PLAN OF SURVEY BY KERRY T. HOWE, O.L.S. DATED NOVEMBER 1, 1988. FILE 88-322
P2	DENOTES	PLAN 30R-8656
P3	DENOTES	PLAN 30R-384
P4	DENOTES	CORPORATION PLAN 4
P5	DENOTES	PLAN 30R-6477
P6	DENOTES	PLAN 30R-9397
P7	DENOTES	PLAN OF SURVEY BY D.G. URE, O.L.S. DATED MAY 26, 1952, FILE 118-42
P8	DENOTES	PLAN OF SURVEY BY BARICH GRENKIE SURVEYING LTD. DATED DECEMBER 8, 2021, JOB No. 21-2908
P9	DENOTES	PLAN OF SURVEY BY SIDNEY W. WOODS, O.L.S. DATED JUNE 19, 1973, FILE R-1016
D1	DENOTES	INSTRUMENT No. RO653697
D2	DENOTES	INSTRUMENT No. RO2330125
F1	DENOTES	FIELD NOTES OF SURVEY BY SIDNEY W WOODS, O.L.S. FOR PLAN 30R-738
MEAS	DENOTES	MEASURED
BG	DENOTES	BARICH GRENKIE SURVEYING LTD.
735	DENOTES	K.J. HOWE, O.L.S.
600	DENOTES	SIDNEY W. WOODS, O.L.S.
1257	DENOTES	R. LAROCQUE, O.L.S.
1495	DENOTES	P.D. REITSMA, O.L.S.
1497	DENOTES	J.P. NOUWENS, O.L.S.
	DENOTES	PROPERTY LINE

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

TOPOGRAPHIC LEGEND

□	CB	DENOTES CATCHBASIN
□	SICB	DENOTES SIDE INLET CATCHBASIN
○	SAN MH	DENOTES SANITARY MANHOLE
○	STM MH	DENOTES STORM MANHOLE
	HT	DENOTES HYDRO TRANSFORMER
■	HW	DENOTES HANDWELL
●	G METER	DENOTES GAS METER
•	GK	DENOTES GAS KEY
•	BOL	DENOTES BOLLARD
•	UP	DENOTES UTILITY POLE
	AN	DENOTES ANCHOR AND WIRE
•	LS	DENOTES LIGHT STANDARD
•	TL	DENOTES TRAFFIC SIGNAL
•	TBP	DENOTES TRAFFIC POLE BUTTON
▭	PED	DENOTES TELEPHONE PEDESTAL
▭	CPED	DENOTES CABLE TV PEDESTAL
▭	GLC	DENOTES GROUND LEVEL CHAMBER
⊣	H	DENOTES FIRE HYDRANT
○	WMH	DENOTES WATER MANHOLE
⊸	WK	DENOTES WATER KEY
●	BH	DENOTES BORE HOLE
	DIA	DENOTES DIAMETER
	C/L	DENOTES CENTERLINE
—OC—		DENOTES OVERHEAD CABLE
—×—		DENOTES FENCE
⊙		DENOTES CONIFEROUS TREE
⊙		DENOTES DECIDUOUS TREE
100.00		DENOTES ELEVATIONS MEASURED ON FEBRUARY 18, 2021, MARCH 2, 2021 AND APRIL 8, 2021.
100.00		DENOTES ELEVATIONS MEASURED ON MAY 14, 2024.

PART 2 - SURVEY REPORT

- DESCRIPTION
  LOT 169, 170 AND PART OF LOTS 168 & 190, CORPORATION PLAN 4
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
  - P.I.N. 46026-0002 (LT) IS TOGETHER WITH EASEMENT OVER PART 2, 30R-8656 AS IN INST No. RO718425
  - P.I.N. 46026-1624 (LT) IS SUBJECT TO EASEMENT OVER PART 2, 30R-8656 AS IN INST. No. RO718425
- BOUNDARY FEATURES
  FENCE, CURB, GARAGE AND DECK ALONG NORTH BOUNDARY,
  FENCE ALONG EAST BOUNDARY,
  FENCE, CONCRETE RETAINING WALL, STEPS AND LANDING, HEDGE AND WOOD RETAINING WALL ALONG MOST EASTERLY BOUNDARY,
  ANCHOR WIRE NEAR SOUTH WEST CORNER,
  ROCK WALL AND STEPS ALONG WEST BOUNDARY AS SHOWN ON PLAN
- ZONING COMPLIANCE
  NOT VERIFIED BY THIS SURVEY
- ADDITIONAL REMARKS
  PLAN PREPARED FOR VALETINE COLEMAN 1 INC. & VALETINE COLEMAN 2 INC.

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 0.999759.

FOR BEARING COMPARISONS, A ROTATION OF 0°56'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

FOR BEARING COMPARISONS, A ROTATION OF 0°59'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2, P3, P5 & P8.

FOR BEARING COMPARISONS, A ROTATION OF 1°56'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P4.

FOR BEARING COMPARISONS, A ROTATION OF 0°56'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P6.

FOR BEARING COMPARISONS, A ROTATION OF 0°47'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P7 & D1.

FOR BEARING COMPARISONS, A ROTATION OF 2°52'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON D2.

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

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 FEBRUARY 18, 2021.
3. THE SURVEY WAS UPDATED ON MARCH 2, 2021 TO SHOW ADDITIONAL INFORMATION.
4. THE SURVEY WAS UPDATED ON APRIL 8, 2021 TO SHOW ADDITIONAL INFORMATION.
5. THE SURVEY WAS UPDATED ON JUNE 19, 2024, TO SHOW ADDITIONAL INFORMATION.

JUNE 19, 2024
DATE

DASHA PAGE
ONTARIO LAND SURVEYOR

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

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2142879
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
O.L.S. (unconditional seal)
Regulation 1026, Section 29(3)

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
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DRAWN BY:	CHECKED BY:	REFERENCE NO.:
TW/WH/JN	AH/BM/DP	20-16-364-01

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