PLAN OF SURVEY
OF
LOTS 358, 359, 360, 361, 362
362, 363, 364, 365 AND 368
AND PART OF
LOT 434
CORPORATION PLAN 4
IN THE
TOWN OF GRIMSBY
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:250 METRIC

5 2.5 0 5 10 15 metres

R.A. McLAREN, O.L.S. – 2026

BENCHMARK:
ELEVATIONS ARE REFERRED TO THE TOWN OF GRIMSBY BENCHMARK MANHOLE No.14012

ELEVATION: 83.619 metres

NOTE:
APPROXIMATE LOCATIONS OF UNDERGROUND SERVICES WERE DERIVED FROM DRAWING BY WILLIAM MACKAY ENGINEERING SERVICES FOR THE TOWN OF GRIMSBY DEPARTMENT OF PUBLIC WORKS, DRAWING No. 14–050–04, (LAST REVISED NOVEMBER 25, 2015).

UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION.

INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

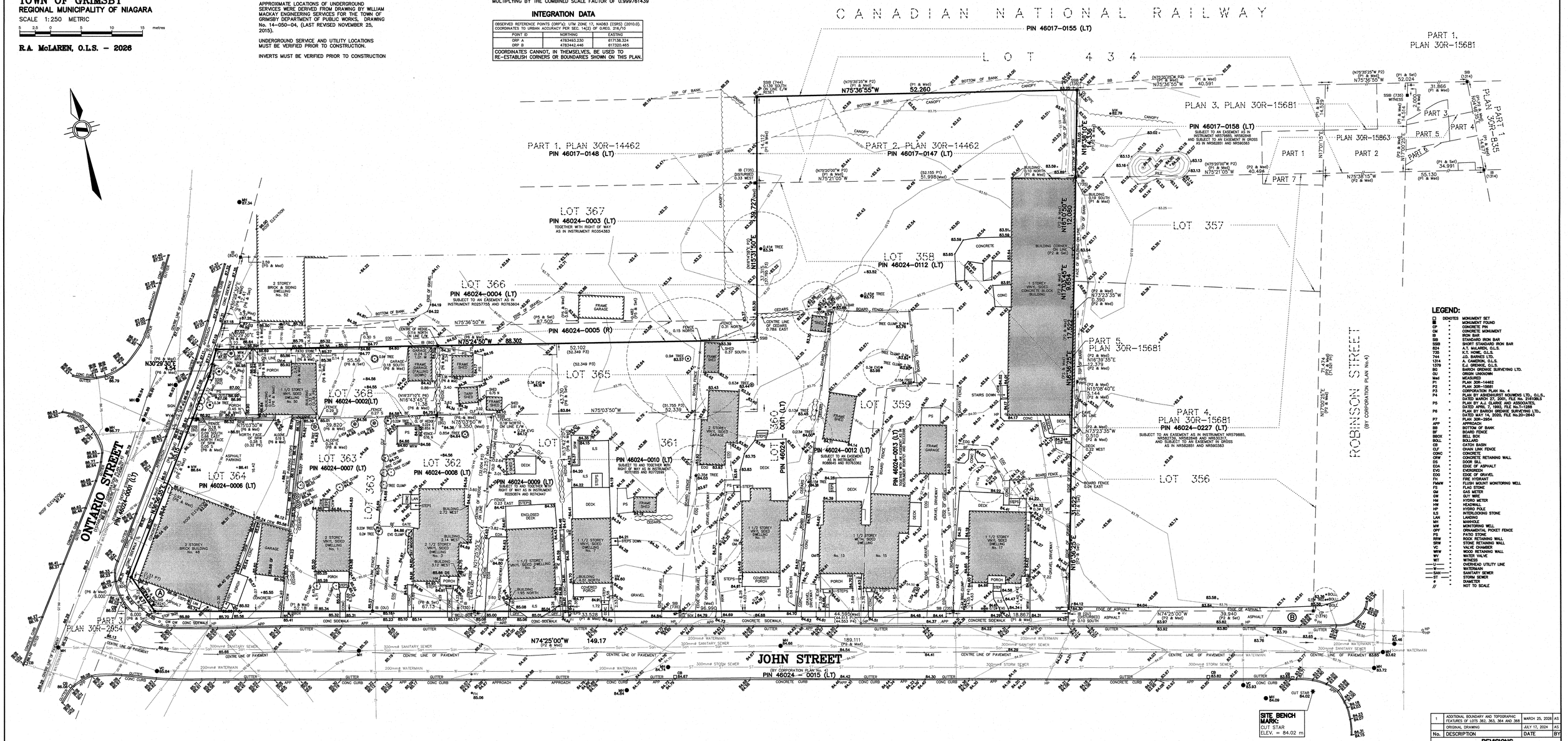
NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999761439

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4783463.230	617138.324
ORP B	4783442.446	617320.465

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



LEGEND:

■	DENOTES	MONUMENT SET
IB	"	MONUMENT FOUND
CP	"	CONCRETE PIN
CM	"	CONCRETE MONUMENT
IB	"	IRON BAR
SB	"	STANDARD IRON BAR
SSB	"	SHORT STANDARD IRON BAR
824	"	A.T. McLAREN, O.L.S.
735	"	K.T. HOWE, O.L.S.
744	"	J.D. BARNES LTD.
1314	"	A. CAMERON, O.L.S.
1379	"	E.J. GREENGE, O.L.S.
BG	"	BARICH GREENGE SURVEYING LTD.
OU	"	ORIGIN UNKNOWN
Med	"	MEASURED
P1	"	PLAN 30R–14462
P2	"	PLAN 30R–15681
P3	"	CORPORATION PLAN No. 4
P4	"	PLAN BY ASHENHURST NOUWENS LTD., O.L.S., DATED MARCH 27, 2001, FILE No. 21010BLS
P5	"	PLAN BY A.J. CLARKE AND ASSOCIATES, DATED APRIL 7, 1992, FILE No.1-1358
P6	"	PLAN BY BARICH GREENGE SURVEYING LTD., DATED MAY 14, 2030, FILE No.20–2643
P7	"	PLAN 30R–2854
APP	"	APPROACH
BF	"	BOTTOM OF BANK
BOF	"	BOARD FENCE
BOL	"	BOLL BOX
BOLL	"	BOLLARD
CB	"	CATCH BASIN
CLF	"	CHAIN LINK FENCE
CONC	"	CONCRETE
CRW	"	CONCRETE RETAINING WALL
DS	"	DOOR SILL
EOA	"	EDGE OF ASPHALT
EVG	"	EVERGREEN
EOG	"	EDGE OF GRAVEL
FH	"	FIRE HYDRANT
FMMW	"	FLUSH MOUNT MONITORING WELL
FS	"	FLAG STONE
GM	"	GAS METER
GW	"	GUY WIRE
HM	"	HYDRO METER
HW	"	HEADWALL
HP	"	HYDRO POLE
ILS	"	INTERLOCKING STONE
LAN	"	LANDING
MH	"	MANHOLE
MW	"	MONITORING WELL
ORNF	"	ORNAMENTAL PICKET FENCE
PS	"	PATIO STONE
RRW	"	ROCK RETAINING WALL
SRW	"	STONE RETAINING WALL
VC	"	VALVE CHAMBER
WRW	"	WOOD RETAINING WALL
WV	"	WATER VALVE
WIT	"	WITNESS
—U—	"	OVERHEAD UTILITY LINE
—W—	"	WATERMAIN
—SAN—	"	SANITARY SEWER
—ST—	"	STORM SEWER
#	"	DIAMETER
//	"	NOT TO SCALE

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

SURVEYOR'S CERTIFICATE
1. 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 THE 19th DAY OF MARCH, 2026.

25 MAR 2026
DATE

R.A. McLAREN, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 75138

REVISIONS

No.	DESCRIPTION	DATE	BY
1	ADDITIONAL BOUNDARY AND TOPOGRAPHIC FEATURES OF LOTS 362, 363, 364 AND 368	MARCH 25, 2026	AS
	ORIGINAL DRAWING	JULY 17, 2024	AS

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A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527–8559

Drawn	Checked	Crew Chief	Scale	Dwg.No.
AS	JC	DW	1:250	37765