PLAN OF SURVEY OF

PART OF LOT 19, CONCESSION 3

GEOGRAPHIC TOWNSHIP OF CLINTON

TOWN OF LINCOLN

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 250

5 0 5 10 15 metres

J.D. BARNES LIMITED

© COPYRIGHT 2024

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 0.999775.

FOR BEARING COMPARISONS, A ROTATION OF 1°01'55" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2 AND P4.

LOT 19 CONCESSION 2 TOWNSIP OF CLINTON

CONCESSIONS 2 & 3

ROAD ALLOWANCE BETWEEN

PART 3, PLAN 30R-5929

PART 1, PLAN 30R-6361 PIN 46101-0065(LT)

PART 2, PLAN 30R-6361 PIN 46101-0060(LT)

PART 1, PLAN 30R-7553 PIN 46101-0061(LT)

PART 2, PLAN 30R-7553 PIN 46101-0062(LT)

PART 3, PLAN 30R-7553 PIN 46101-0063(LT)

PART 4, PLAN 30R-7553 PIN 46101-0064(LT)

PART 1, PLAN 30R-5929

PART 2, PLAN 30R-5929

PART 1, PLAN 30R-5625

PART 2, PLAN 30R-5625 PIN 46101-0134(LT)

PART 3, PLAN 30R-5625

PART 1, PLAN 30R-6467

PART 3, PLAN 30R-16130

PART 2, PLAN 30R-16130

PART 4, PLAN 30R-16130

PIN 46101-0132(LT)

PIN 46101-0133(LT)

PIN 46101-0058(LT)

PIN 46101-0066(LT)

PIN 46100-0001(LT)

N86°03'50"E (P1 & MEAS) 117.54 (P1, P2 & MEAS)

N86°04'45"E (P2)

169.44(P1 & MEAS)

51.90(P1, P4, P5 & MEAS)

N3°49'05"E (P1, P2, P4 & MEAS) 70.21(P1, P2 & MEAS)

134.39 (P1, P4 & MEAS) 88.87 (P2, P4, P5 & MEAS)

N2°52'45"E (P5) 115.68 (MEAS) 115.63 (P2, P4 & P5) 161.40 (MEAS) 161.35 (P1, P2, P3, P4, P5 & P6)

N23°27'55"W (P1 & MEAS) N23°28'20"W (P3) N23°27'55"W (P2, P4, P5 & P6) N23°28'20"W (P3)

COMMONLY KNOWN AS KING STREET

ROAD ALLOWANCE BETWEEN LOTS 18 & 19, CONCESSION 3

N68°13'55"W (P1, P2, P4 & MEAS) N68°14'20"W (P3) 102.74(P2 & MEAS)

197.39(P1, P2, P4 & MEAS) 257.70(P3 & MEAS) 257.64 (P1, P2 & P4)

N68°12'25"W (P2, P4, P5 & MEAS) 57.95(P4, P5 & MEAS)

N68°13'55"W (P1 & MEAS) 58.00 (P1, P2, P4, P6 & SET)

26.71(MEAS & MEAS) 26.05 (P1)

34.20 (P1, P3 & MEAS)

28.53(P2 & MEAS)

38.00(P1, P2, P4, P6 & SET)

REGIONAL ROAD 81

ROAD WIDENING BY HIGHWAY PLAN 116 (P-1935)

HIGHWAY PLAN 935

FORMERLY KNOWN AS QUEENSTON & GRIMSBY STONE ROAD, ASSUMED AS KING'S HIGHWAY 8 BY HIGHWAY PLAN 75, TRANSFERRED TO THE REGIONAL MUNICIPALITY OF NIAGARA BY ORDER-IN-COUNCIL O.C. 2518-70, HIGHWAY PLAN 935, CONSOLIDATED AS REGIONAL ROAD 81 BY ORDER-IN-COUNCIL O.C. 1643-82, BY-LAW 2804-81, INST. RO82424 (AMENDED BY BY-LAW 81-08-99 ORDER-IN-COUNCIL O.C. 1643-82), BY-LAW 113-2001 (UNREGISTERED) FORMERLY KING STREET, CHANGED TO REGIONAL ROAD 81 (KING STREET) BY BY-LAW 6729-92, INST. RO648513 AND BY-LAW 113-2001 (UNREGISTERED)

SUBJECT TO EASEMENT AS IN INST. RO478258

DRAINAGE HEADWALL

DRAINAGE HEADWALLS ENCLOSED WITH ROCKS

"GRAVEL AREA"

SHED AND POST & WIRE FENCE 0.15 S & ON-LINE E/W

POST & WIRE FENCE

POST & WIRE FENCE 0.04 S

WOOD SHED

SHED 0.04 W

BOARD FENCE 0.15 W

BOARD FENCE 0.14 W

BOARD FENCE 0.21 W

GRAVEL EDGE 2.08 W

GRAVEL EDGE

BOARD FENCE 0.15 W

BOARD FENCE 0.09 W

GRAVEL EDGE 2.48 W

MONITORING WELL

CONCRETE EDGE BOARD FENCE

SEE DETAIL 'B'

SHED 0.03 SW

PLASTIC SHED

SHED 0.02 SW

CONCRETE EDGE BOARD FENCE

CONCRETE EDGE 0.14 NE BOARD FENCE 0.07 NE

OVERHANG

1 STOREY BRICK COMMERCIAL BUILDING No. 5205

METAL FIRE ESCAPE

CONCRETE RETAINING WALL

ROCK WALL

DECK

CONCRETE DRIVEWAY

CURB

SIGN

IB (DU) DISTURBED MEASURED INTENT

LS 1.0 NE

LS 0.7 NE

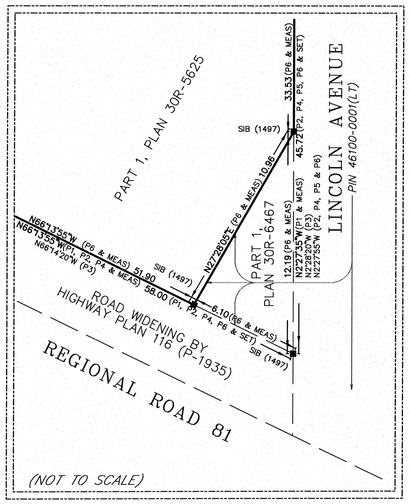
LS 1.0 NW

PED

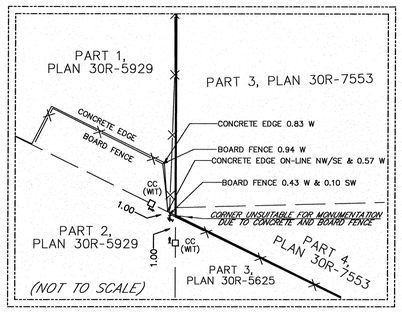
(P6 & MEAS)

SEE DETAIL 'A'

DETAIL 'A'



DETAIL 'B'



LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
CP	DENOTES	CONCRETE PIN AND WASHER
WIT	DENOTES	WITNESS
P1	DENOTES	PLAN OF SURVEY BY MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD., DATED MARCH 28, 2013 (FILE: SC-2013-40)
P2	DENOTES	PLAN 30R-5929
P3	DENOTES	PLAN 30R-16130
P4	DENOTES	PLAN 30R-6361
P5	DENOTES	PLAN 30R-7553
P6	DENOTES	PLAN 30R-6467
MEAS	DENOTES	MEASURED
1257	DENOTES	RICHARD LAROCQUE LIMITED
1497	DENOTES	ASHENHURST NOUWENS LIMITED
	DENOTES	PROPERTY LINE
-x-x-	DENOTES	FENCE
-OC-	DENOTES	OVERHEAD CABLE

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

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 JULY 23, 2024.

July 26, 2024
DATE

DAVID RECCHIA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-71507 AND 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

FIELD BY:	DRAWN BY:	CHECKED BY:	REFERENCE NO.:
AF	DR	DR	24-16-144-00

FILE: G:\PROJECTS\24-16-144\00 - 24-16-144\Drawing\24-16-144-00(POS).dgn

PLOTTED: 2024-07-26