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

PART OF LOT 2, CONCESSION 3 LAKE ERIE

NOW IN THE
GEOGRAPHIC TOWNSHIP OF BERTIE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 500

10 0 10 20 30 metres

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.

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 0.999922.

FOR BEARING COMPARISONS, A ROTATION OF 1°21'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1 & P2.

PART 2 - SURVEY REPORT

- **DESCRIPTION**
  PART OF LOT 2, CONCESSION 3 LAKE ERIE
- **REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**
  NONE
- **BOUNDARY FEATURES**
  FENCING ALONG EAST AND SOUTH LIMIT
  UTILITY POLE AND OVERHEAD CABLE ALONG WEST LIMIT
- **ZONING COMPLIANCE**
  NOT VERIFIED BY THIS SURVEY
- **ADDITIONAL REMARKS**
  PLAN PREPARED FOR 2071380 ONTARIO INC.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IBØ	DENOTES	ROUND IRON BAR
IB	DENOTES	IRON BAR
CM	DENOTES	CONCRETE MONUMENT
WIT	DENOTES	WITNESS
P1	DENOTES	PLAN P-1654-41 (INSTR. No. BB5417)
P2	DENOTES	PLAN OF SURVEY BY J.E. LANTHIER, O.L.S. DATED MARCH 30, 1977 FILE O-9424
D1	DENOTES	INSTR. No. RO770744
MEAS	DENOTES	MEASURED
DHO	DENOTES	DEPARTMENT OF HIGHWAYS, ONTARIO
JEL	DENOTES	J.E. LANTHIER, O.L.S.
OU	DENOTES	ORIGIN UNKNOWN
UP	DENOTES	UTILITY POLE
MW	DENOTES	MONITORING WELL
CB	DENOTES	CATCHBASIN
———	DENOTES	PROPERTY LINE

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

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 DECEMBER 4, 2024

DECEMBER 9, 2024
DATE

ANDREW HANDSPIKER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-86367 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
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DRAWN BY:	CHECKED BY:	REFERENCE NO.:
TW	AH	24-16-216-00

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