

RAGLAN STREET NOW BELL STREET  
DEDICATED BY PLAN 843  
(NOT TRAVELLED)

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE  
LAND TITLES ACT.

PLAN 59R-18193

DATE: OCTOBER 8, 2024

RECEIVED AND DEPOSITED  
DATE: OCTOBER 18, 2024

*[Signature]*  
MARK GILMORE  
ONTARIO LAND SURVEYOR

*[Signature]*  
REPRESENTATIVE FOR LAND REGISTRAR FOR  
THE LAND TITLES DIVISION  
OF NIAGARA SOUTH (59)

SCHEDULE

PART	LOT	PLAN	PIN
1	PART OF ALMA STREET LYING WEST OF WELLAND STREET	843	PART OF PIN 64149-0151 (LT)

PLAN OF SURVEY OF

PART OF ALMA STREET LYING WEST OF WELLAND STREET  
PLAN 843

IN THE

CITY OF PORT COLBORNE  
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:300



LANTHIER & GILMORE SURVEYING LTD.  
2024

LEGEND

<ul style="list-style-type: none"> <li>• DENOTES SURVEY MONUMENT FOUND</li> <li>⊕ SURVEY MONUMENT SET</li> <li>SIB STANDARD IRON BAR</li> <li>SSIB SHORT STANDARD IRON BAR</li> <li>IB IRON BAR</li> <li>IBØ ROUND IRON BAR</li> <li>IT IRON TUBE</li> <li>PB PLASTIC BAR</li> <li>CC CUT CROSS</li> <li>WT WITNESS</li> <li>ORP OBSERVED REFERENCE POINT</li> <li>MEAS. MEASURED</li> </ul>	<ul style="list-style-type: none"> <li>'JEL' DENOTES LANTHIER &amp; GILMORE SURVEYING LTD.</li> <li>'OU' ORIGIN UNKNOWN</li> <li>'AGM' ARCHIBALD, GRAY &amp; MCKAY LTD. (LONDON)</li> <li>P1 PLAN 59R-11209</li> <li>P2 PLAN 59R-2759</li> <li>P3 PLAN 59R-11920</li> <li>P4 PLAN 59R-11181</li> </ul>
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INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's) DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17, NAD 83 (CSRS) (1997).

COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
ORP1	4,749,884.58	643,170.95
ORP2	4,750,009.90	643,160.57

CAUTION

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

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS FROM MONUMENTS ORP1 TO ORP2, SHOWN HEREON, HAVING A BEARING OF N4°44'55"W REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (1997).

FOR BEARING COMPARISONS, A ROTATION OF 1' 11" 05" IN A COUNTER CLOCK-WISE DIRECTION WAS APPLIED TO BEARINGS ON PLAN 59R-2759.

DISTANCE NOTES

METRIC CONVERSION

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

GRID SCALE CONVERSION

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID COORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.99983135.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON OCTOBER 7, 2024.

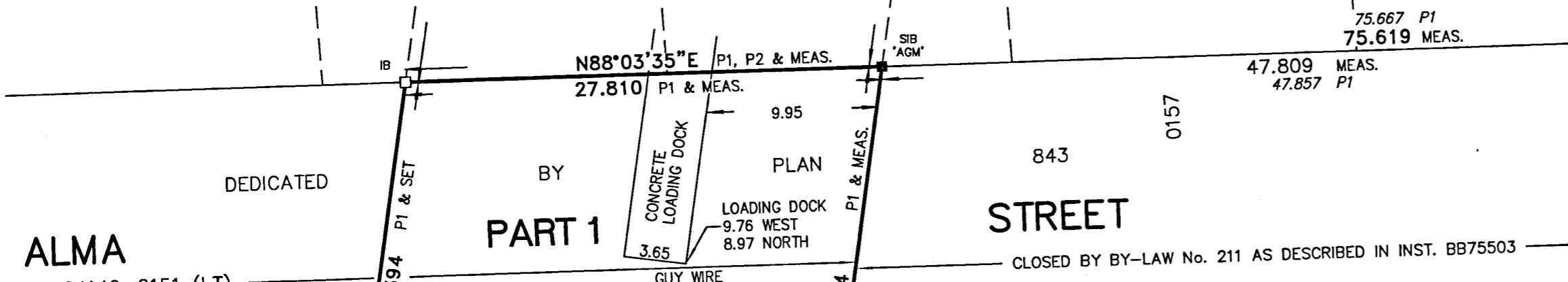
DATE: OCTOBER 8, 2024

*[Signature]*  
MARK GILMORE  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-71768

LANTHIER & GILMORE SURVEYING LTD.  
173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477

SCALE: 1:300	DR. BY: CM CH. BY: MG	JEL FILE: 22-966	F-1472
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WELLAND AVENUE  
WELLAND STREET  
ALSO KNOWN AS WELLAND AVENUE  
DEDICATED BY PLAN 843