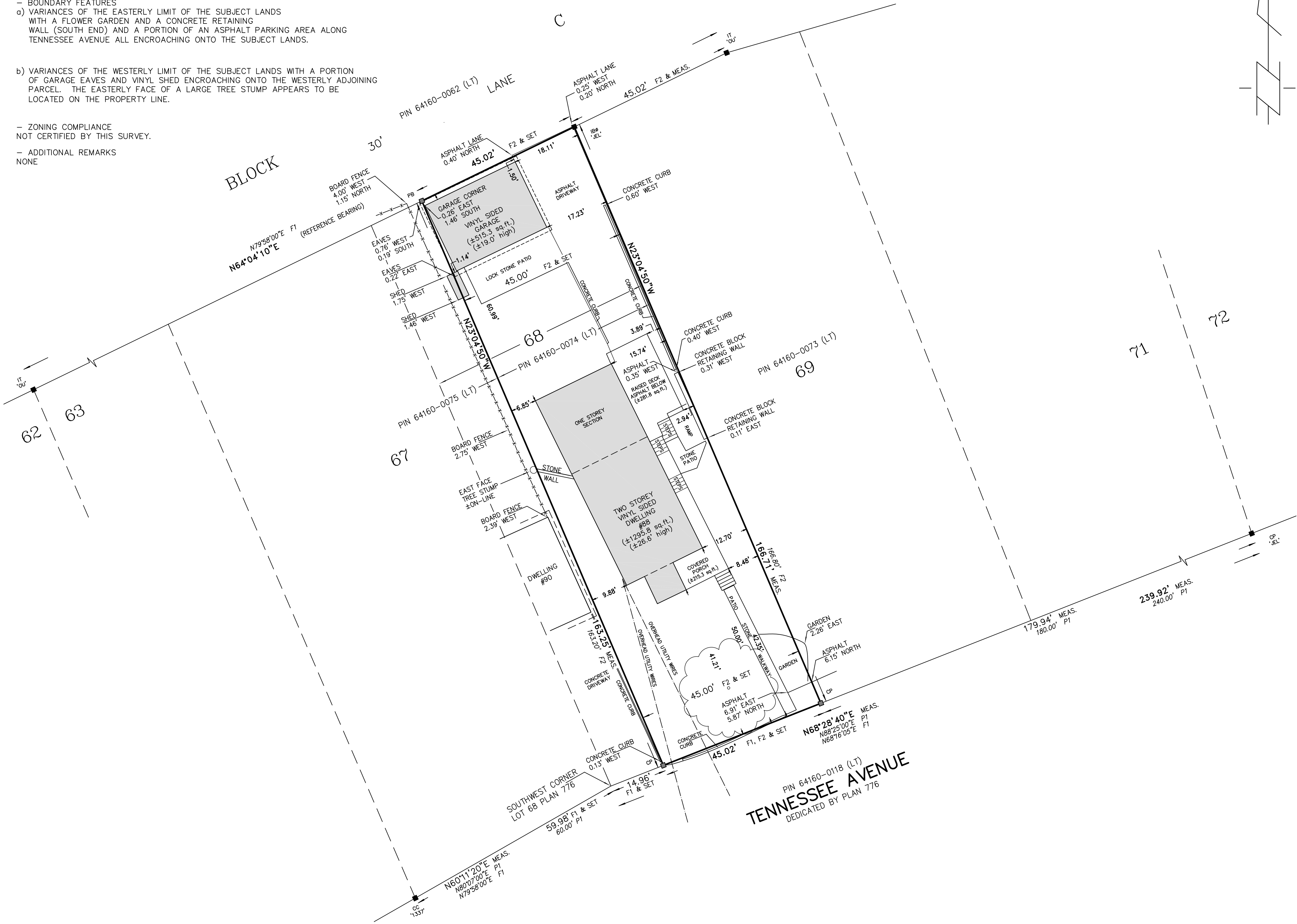


PART 2 – SURVEY REPORT

- DESCRIPTION
PART OF LOT 68
PLAN 776
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAYS
NONE
- BOUNDARY FEATURES
a) VARIANCES OF THE EASTERLY LIMIT OF THE SUBJECT LANDS
WITH A FLOWER GARDEN AND A CONCRETE RETAINING
WALL (SOUTH END) AND A PORTION OF AN ASPHALT PARKING AREA ALONG
TENNESSEE AVENUE ALL ENCRDACHING ONTO THE SUBJECT LANDS.

- b) VARIANCES OF THE WESTERLY LIMIT OF THE SUBJECT LANDS WITH A PORTION
OF GARAGE EAVES AND VINYL SHED ENCRDACHING ONTO THE WESTERLY ADJOINING
PARCEL. THE EASTERLY FACE OF A LARGE TREE STUMP APPEARS TO BE
LOCATED ON THE PROPERTY LINE.

- ZONING COMPLIANCE
NOT CERTIFIED BY THIS SURVEY.
- ADDITIONAL REMARKS
NONE



LOT AREA: ±7418.1 sq.ft.

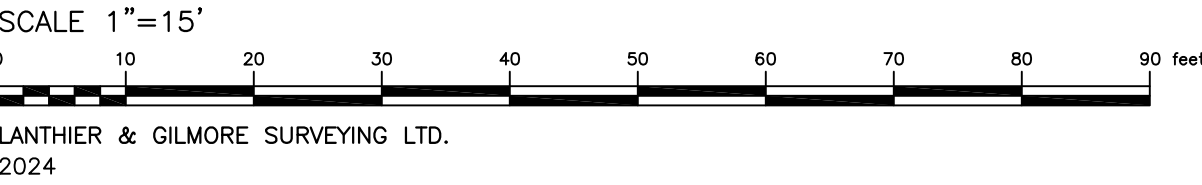
SURVEYORS REAL PROPERTY REPORT

PART 1

PART OF LOT 68
PLAN 776

IN THE

CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA



LEGEND

✚	DENOTES SURVEY MONUMENT FOUND	'JEL'	DENOTES LANTHIER & GILMORE SURVEYING LTD.
CS	SURVEY MONUMENT SET	'1337'	D.G. MARR, O.L.S.
SIB	STANDARD IRON BAR	P1	PLAN 776
SSIB	SHORT STANDARD IRON BAR	F1	'1337' FILE W.O. 07-4831
IB	IRON BAR	F2	'JEL' FILE 0-9000
IBB	ROUND IRON BAR		
IT	IRON TUBE		
PB	PLASTIC BAR		
CC	CUT CROSS		
CP	CONCRETE PIN		
WIT	WITNESS		
'OU'	ORIGIN UNKNOWN		
MEAS.	MEASURED		

BEARING NOTE:

BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT
FF THE 30' LANE AS SHOWN ON '1337' FILE W.O. 07-4831 HAVING A BEARING OF N64°04'10"E.

IMPERIAL NOTE

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

NOTE:

NO PERSON MAY COPY, REPRODUCE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN
PERMISSION OF MARK GILMORE.

NOTE:

THIS REPORT WAS PREPARED FOR 1000954907 ONTARIO LIMITED AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON JULY 23, 2024.

DATE: JULY 24, 2024.

MARK GILMORE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 71762

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

SCALE: 1"=15' DR. BY: CM CH. BY: MG JEL FILE: 22-946 F-1467