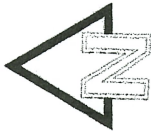
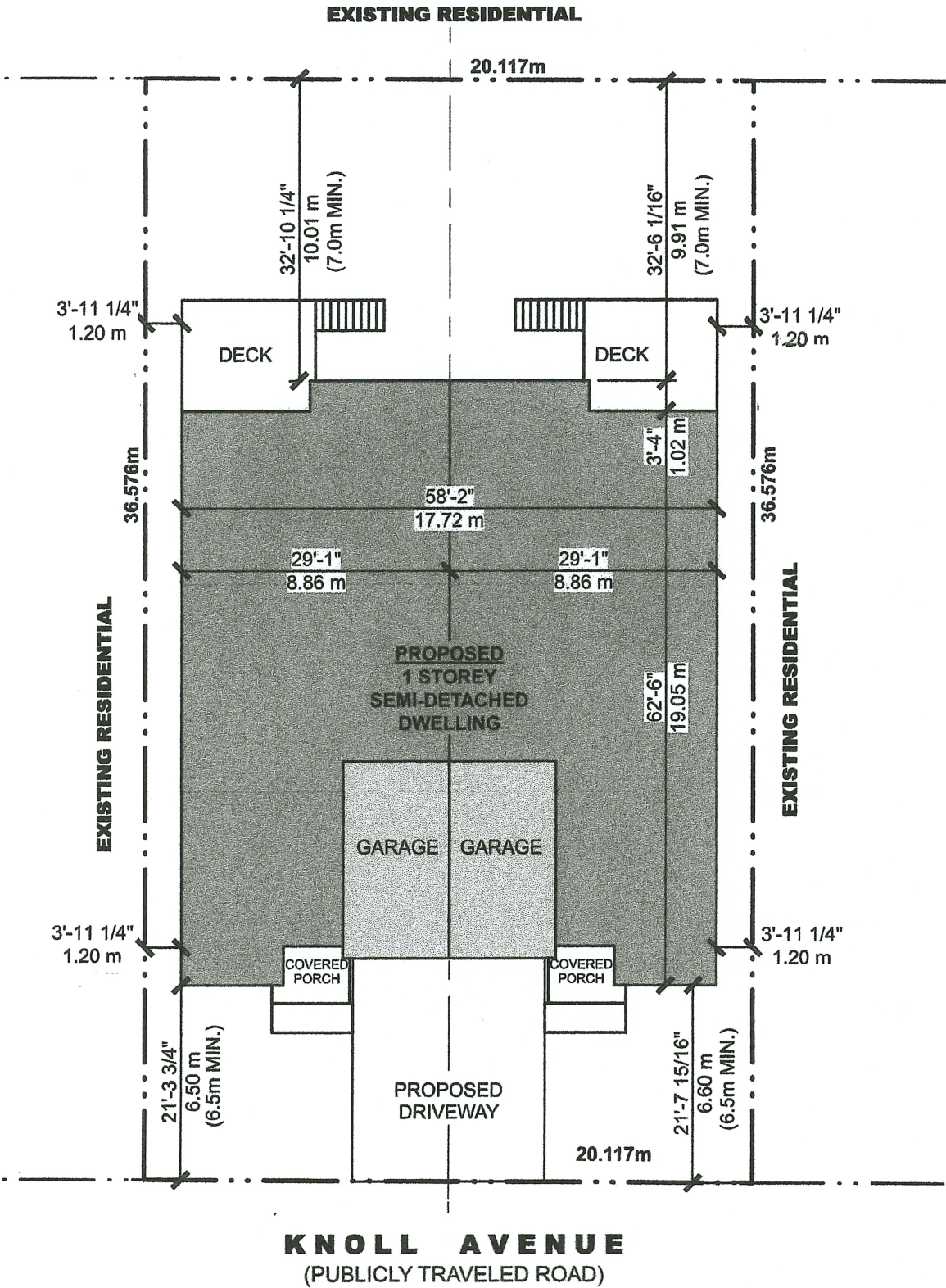


SCALE = 1:150

<u>SITE STATISTICS:</u>		
LOT AREA	- 735.8 m ²	(100%)
LIVING AREA	- 289.2 m ²	(39.3%)
GARAGE	- 46.0 m ²	(6.3%)
COV. PORCH	- 9.0 m ²	(1.2%)
TOTAL	- 344.2 m ²	(46.8%)

PROPOSED SEMI DETACHED
PART 1, PLAN 59R-17542 - PORT COLBORNE

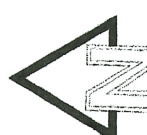
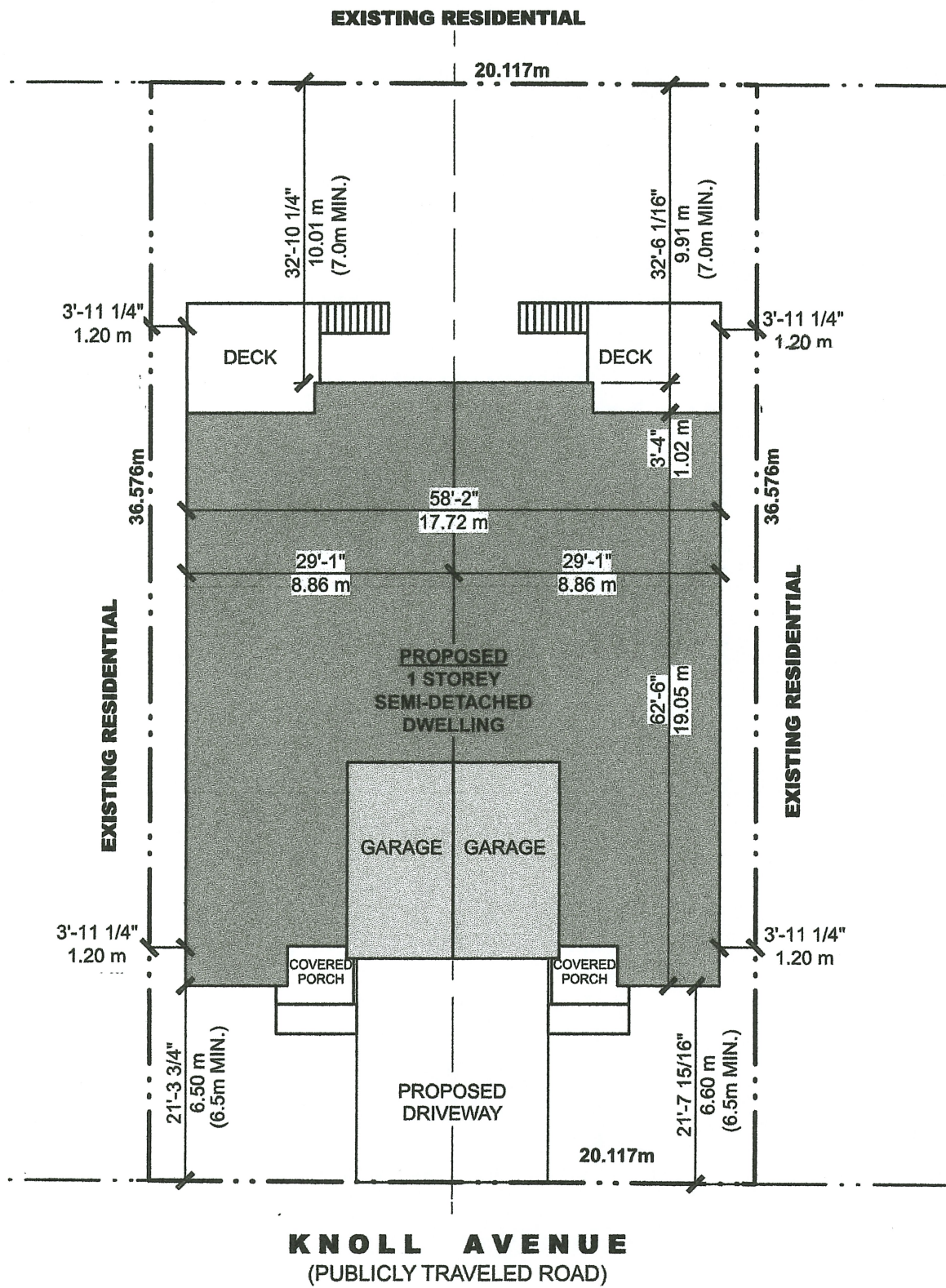


SITE PLAN
SCALE = 1:150

SITE STATISTICS:		
LOT AREA	- 735.8 m ²	(100%)
LIVING AREA	- 289.2 m ²	(39.3%)
GARAGE	- 46.0 m ²	(6.3%)
COV. PORCH	- 9.0 m ²	(1.2%)
TOTAL	- 344.2 m ²	(46.8%)

PROPOSED SEMI DETACHED

PART 1, PLAN 59R-17542 - PORT COLBORNE



SITE PLAN
SCALE = 1:150

SITE STATISTICS:		
LOT AREA	- 735.8 m ²	(100%)
LIVING AREA	- 289.2 m ²	(39.3%)
GARAGE	- 46.0 m ²	(6.3%)
COV. PORCH	- 9.0 m ²	(1.2%)
TOTAL	- 344.2 m ²	(46.8%)



MARK GILMORE
ONTARIO LAND SURVEYOR

PLAN 59R-17542

DATE: JAN. 17, 2023

"CAROLYN WATSON"

THE LAND TITLES DIVISION
OF NIAGARA SOUTH (59)

PLAN OF SURVEY OF

BORDEN AVE EAST SIDE OF KNOLL STREET
PLAN 792

IN THE

CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA

LEGEND

[illegible]

INTEGRATION · DATA

OBSERVED REFERENCE POINTS (ORP₂) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17, NAD 83 (CORS) (1997).

ZONE 17.

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

ONP2	4,751,385.71	641,959.23
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CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING NOTE

(01° WEST LONGITUDE) MAD 83 (CSES) (1987).

FOR BLEADING COMPANIONS, A ROTATION OF 1' 48" 10" IN A COUNTER CLOCK-WISE DIRECTION WAS APPLIED TO BEARINGS ON PLAN 792, 'JEL' FILE 16-6-23, '1337' FILE W.O. 95-2652 & '1337' FILE W.O. 08-4983.

DISTANCE NOTES

METRIC CONVERSION

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 0.9998195.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JANUARY 9, 2023.

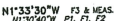
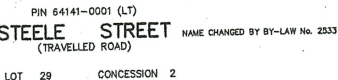
DATE: JANUARY 10, 2021

MARK GILMORE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-34850

PLANTHIER & GILMORE SURVEYING LTD.
173 CAMDEN ST. PORT COLBORNE, ONT. (905) 835-5177

SCALE: 1:200	DR. BY: CM CM BY: PM	JEL FILE: 22-783	F-1415
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RECEIVED THIS DAY TO BE
RECORDED AND RETURN THE
ORIGINAL TO WORK THE
CITY OF LOS ANGELES

DATE: JANUARY 16, 2023

MARK COLLIERE
CLERK OF THE SUPERVISOR

RECEIVED AND DEPOSITED
DATE: JAN. 17, 2023

"GARDEN WATSON"
REPRESENTATIVE FOR LAND REGISTRY TO
OF NATION IN THE DIVISION

PLAN 598-17542

BORDEN AVE EAST SIDE OF KNOLL STREET

IN THE

CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:200

0 5 10 15 20 25 meters

LANTHIER & GILMORE SURVEYING LTD.
2023

LEGEND

1	ORIONTES	SAFETY LINENET FOLD	1337	LANIER & CLAUDE, LINETONE LTD.
2	329	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
3	330	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
4	331	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
5	332	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
6	333	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
7	334	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
8	335	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
9	336	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
10	337	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
11	338	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
12	339	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
13	340	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
14	341	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
15	342	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
16	343	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
17	344	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
18	345	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
19	346	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
20	347	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
21	348	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
22	349	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
23	350	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
24	351	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
25	352	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
26	353	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
27	354	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
28	355	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
29	356	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
30	357	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
31	358	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
32	359	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
33	360	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
34	361	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
35	362	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
36	363	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
37	364	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
38	365	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
39	366	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
40	367	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
41	368	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
42	369	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
43	370	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
44	371	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
45	372	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
46	373	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
47	374	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
48	375	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
49	376	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
50	377	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
51	378	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
52	379	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
53	380	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
54	381	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
55	382	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
56	383	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
57	384	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
58	385	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
59	386	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
60	387	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
61	388	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
62	389	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
63	390	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
64	391	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
65	392	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
66	393	STANDARD ROLL BAR	1337	D.G. MARSH, OLS.
67	394	STANDARD ROLL BAR	1337	LANIER & CLAUDE, LINETONE LTD.
6				

INTEGRATION · DATA

OBSERVED REFERENCE POINTS (ORP₂) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17, NAD 83 (CSRS) (1997).

E 17.

POINT ID	NORTHING	EASTING
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10.		

ORP1	4,751,327.69	641,000.75
ORP2	4,751,365.71	641,959.23

CAUTION COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH

BEARING NOTE

(01° WEST LONGITUDE) NAD 83 (GSP85) (1992), DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS FROM MONUMENTS GRP1 TO GRP7, SHOWN HEREON, HAVING A BEARING OF N130.1°W REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17

FOR BEARING COMPARISONS, A ROTATION OF $1^{\circ} 48' 10''$ IN A COUNTER CLOCK-WISE DIRECTION WAS APPLIED TO BEARINGS ON PLAN 792, 'EL.' FILE 16-623, '1337' FILE W.O. 95-2652 & '1337' FILE W.O. 08-4983.

DISTANCE NOTES

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET

GRID SCALE CONVERSION

GRID COORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.9998185.

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYS ACT AND THE SURVEYS ACT.

2. THE SURVEY WAS COMPLETED ON JANUARY 9, 2023.

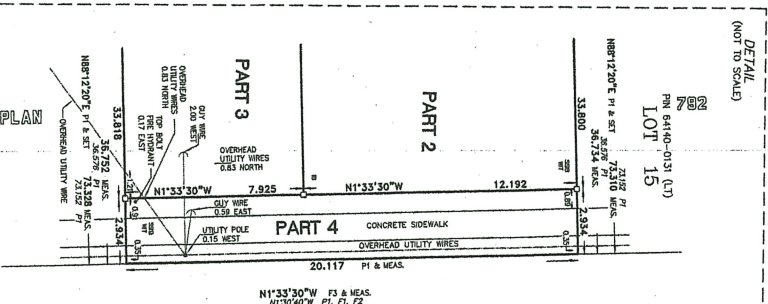
DATE: JANUARY 10, 2022

CAMARK GILMORE
ONTARIO LAND SURVEYOR

IS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-3485C

PLANTHIER & GILMORE SURVEYING LTD
173 A HERSHOLT CT, DONT ON MOORE, WEST LONDON, W6 7EQ

SCALE: 1:200	DR. BY: CM	JE: F. F. 22-783	E-141
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1. RETURNED TO MAIL TO BE DEPOSITED UNDER THE LAND TITLES ACT. DATE: JANUARY 10, 2003			
			
OFFICE OF THE PUBLIC LAND SURVEYOR			
SCHEDULE			
PART	STREET	PLAN	PIN
1	BORDO AGRIC EAST ONE OF NINTH STREET CADDIS OF BR-144 Nn. 0703/49/22		
2			
3			
4			
REPRESENTATIVE FOR LAND RECEIVING FOR THE LAND TITLES DIVISION OF MICHIGAN (SOUTH SIDE) "AGREED BY WATSON" DATE: JAN. 17, 2003 RECEIVED AND DEPOSITED PLAN 59R-175312			
ALL OF PIN 64140-0165 (17)			

SCALE 1:200

0 5 10 15 20 25 meters

LAMPHER & CALLORE SURVEYING LTD.
2023

[illegible]

OBSERVED REFERENCE POINTS (ORP₂) DERIVED FROM GPS OBSERVATION USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17, NAD 83 (CSRS) (1997).

POINT ID	NORTHING	EASTING
ORP1	4,751,327.69	641,860.75
ORP2	4,751,365.71	641,950.23

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

BEARING NOTE

BEARINGS ARE UTM VALUE, DERIVED FROM SMALL-SCALE GPS OBSERVATIONS FROM MONUMENTS ORP1 TO ORP2 SHOWN HEREON, HAVING A BEARING OF N130°10W REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (GSR83) (1987).

FOR BEARING COMPARISONS, A ROTATION OF 1° 48' 10" IN A COUNTER CLOCK-WISE DIRECTION WAS APPLIED TO BEARINGS ON PLAN 792, 'JEL' FILE W.O. 95-2632, '1337' FILE W.O. 95-2632 & '1337' FILE W.O. 08-4963.

DISTANCE NOTES

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

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 0.99996.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JANUARY 9, 2023. ✓

DATE: JANUARY 10, 2022

MARK GILMORE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-34850

CLANFIER & GILMORE SURVEYING LTD.
173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5177

SCALE: 1:200

JEL. FILE: 22-783	F-1415
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