



**PLAN 30M- 444**

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NIAGARA NORTH (No. 30) AT 9:11 O'CLOCK ON THE 6 DAY OF February, 2018 AND ENTERED IN THE PARCEL REGISTER FOR P.I.N. 46392-0847 (LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. NR473015

**W. Stephenson**  
 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA NORTH (30)

THIS PLAN COMPRISES:  
 ALL OF P.I.N. 46392-0847(LT)

**NOTES**  
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL).  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998859.  
 SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
M	DENOTES	MEASURED
JDB	DENOTES	J.D. BARNES LIMITED
1339	DENOTES	W.A. MASCOE, O.L.S.
P1	DENOTES	PLAN 30R-12946
P2	DENOTES	PLAN 30M-426
S	DENOTES	SET

PLAN OF SUBDIVISION OF  
**PART OF LOT 205**  
**REGISTERED PLAN M-11**  
 (CONFIRMED BY PLAN 30BA-179)  
 NOW IN THE TOWN OF  
**NIAGARA-ON-THE-LAKE**  
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 250

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

MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.

**FINAL PLAN OF SUBDIVISION**  
 APPROVED UNDER SECTION 51 OF THE PLANNING ACT

*Jan 16, 2018*  
 DATE

*John Ryan Hawley*  
 THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE

**OWNER'S CERTIFICATE - PLAN OF SUBDIVISION**  
 THIS IS TO CERTIFY THAT:

- LOTS 1 TO 7 (BOTH INCLUSIVE), BLOCKS 8 TO 12 (BOTH INCLUSIVE), THE STREET NAMED MOSEBY STREET, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- THE STREET, NAMED MOSEBY STREET, IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE AS PUBLIC HIGHWAY.

DATED THIS 15<sup>th</sup> DAY OF Jan, 2018

TRADITIONAL NEIGHBOURHOOD DEVELOPMENTS INC.

*John Ryan Hawley*  
 JOHN RYAN HAWLEY  
 (PRESIDENT)

I HAVE THE AUTHORITY TO BIND THE CORPORATION"

**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 DECEMBER 15, 2017.

*Jan 12, 2018*  
 DATE

*Allan J. Heywood*  
 ALLAN J. HEYWOOD  
 ONTARIO LAND SURVEYOR

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (ORIGINAL).  
 COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	654528.74	4789911.88
ORP (B)	654455.59	4789886.36
ORP (C)	654490.89	4789786.26

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

**MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE** SURVEYING MAPPING GIS

A wholly owned subsidiary of J.D. Barnes Limited  
 5233 STANLEY AVENUE, UNIT 1, NIAGARA FALLS, ON L2E 7C2  
 T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY: AT/AA CHECKED BY: AC REFERENCE NO.: 16-16-673-00-MP

FILE: G:\16-16-673\00\Drawing\16-16-673-00-MP.dgn DATED: JAN. 12, 2018

PLOTTED: 01/12/18

NIVEN ROAD  
 (BY PLAN M-11)

3.962m ROAD WIDENING BY REGISTERED PLAN M-19  
 PIN 46392-0407(LT)

RAMPART STREET  
 (BY REGISTERED PLAN 30M-426)  
 PIN 46392-1047(LT)

PIN 46392-1048 (LT)  
 PEREZ ROAD  
 (BY REGISTERED PLAN 30M-426)

PART 3 PLAN 30R-12946