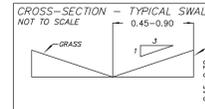


ASSOCIATION OF ONTARIO LAND SURVEYORS  
 PLAN SUBMISSION FORM  
**2193449**  
 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1076, Section 29(3).



**NASSAU (8th STREET; TWP PL 86) STREET**  
 NAME CHANGED BY BY-LAW 63-1572;  
 REGISTERED AS INST. R0102202  
 PIN 46396 - 0001 (LT)



PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION AND SITE PLAN FOR NEW CONSTRUCTION  
**PART LOTS E AND F**  
**TOWNSHIP PLAN 80**  
**TOWN OF NIAGARA-ON-THE-LAKE**  
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 250  
 RASCH & HYDE LTD.  
 ONTARIO LAND SURVEYORS

**LEGEND & NOTES**

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
- SSIB DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
- IB DENOTES IRON BAR (15mmX15mmX60cm)
- IBØ DENOTES ROUND IRON BAR (20mm DIA X 60cm)
- IT DENOTES IRON TUBE
- CC DENOTES CUT CROSS
- SM DENOTES STONE MONUMENT
- WIT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- (1339) DENOTES W. A. MASCOE, OLS
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J. D. BARNES, OLS, DATED MARCH 10, 2022 (FILE: 21-16-337-00)
- P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY W. A. MASCOE, OLS, DATED APRIL 23, 2012 (FILE: 12-5)
- P3 DENOTES TOWNSHIP PLAN 80
- D1 DENOTES R0678460 (PIN 46396-0004(LT))
- HP DENOTES HYDRO/UTILITY POLE
- ANC DENOTES GUY ANCHOR
- OUL DENOTES OVERHEAD HYDRO/UTILITY LINE
- CB DENOTES CATCH BASIN
- DICB DENOTES DITCH INLET CATCH BASIN
- MH DENOTES MANHOLE
- (INV) DENOTES INVERT
- Ø DENOTES DIAMETER
- BDF DENOTES BOARD FENCE
- RIF DENOTES ROD IRON FENCE
- WV DENOTES WATER VALVE
- HH DENOTES HAND HOLE (CONTROL BOX)
- FED DENOTES COMMUNICATION PEDESTAL
- TOD DENOTES TOP OF DITCH
- C-LD DENOTES CENTRELINE OF DITCH
- DENOTES DECIDUOUS TREE (TREE CANOPY NOT TO SCALE)
- DENOTES CONIFEROUS TREE (TREE CANOPY NOT TO SCALE)
- 100.00 DENOTES PROPOSED FINISHED GRADE
- DENOTES PROPOSED SURFACE RUN-OFF
- RWL DENOTES RAIN WATER LEADER
- S/D O DENOTES RAIN WATER LEADER
- SW 100.00 DENOTES SWALE ELEVATION
- SW/HP DENOTES SWALE HIGH POINT

N-NORTH; S-SOUTH; W-WEST; E-EAST

FOR THE PURPOSES OF NOTATIONS "N" OR "S", ETC. JOHNSON STREET IS CONSIDERED TO BE NORTH-SOUTH; AND NASSAU STREET IS CONSIDERED TO BE EAST-WEST

**BEARING NOTE**

BEARINGS HEREON ARE GRID, UTM ZONE 17, (NAD 83-CSR5 : CSRS96 (Epoch 2010.0)) DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

**ROTATION NOTE**

FOR THE PURPOSES OF COMPARISON THE ASTRONOMIC BEARINGS -ON P2 HAVE BEEN ROTATED 1°13'40" COUNTER-CLOCKWISE -THE BEARINGS ON P1 HAVE NOT BEEN ROTATED

**SURVEYOR'S CERTIFICATE**

1. I CERTIFY THAT :  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 7th DAY OF DECEMBER, 2023.

DECEMBER 15, 2023  
 DATE  
 HAROLD D. HYDE  
 ONTARIO LAND SURVEYOR

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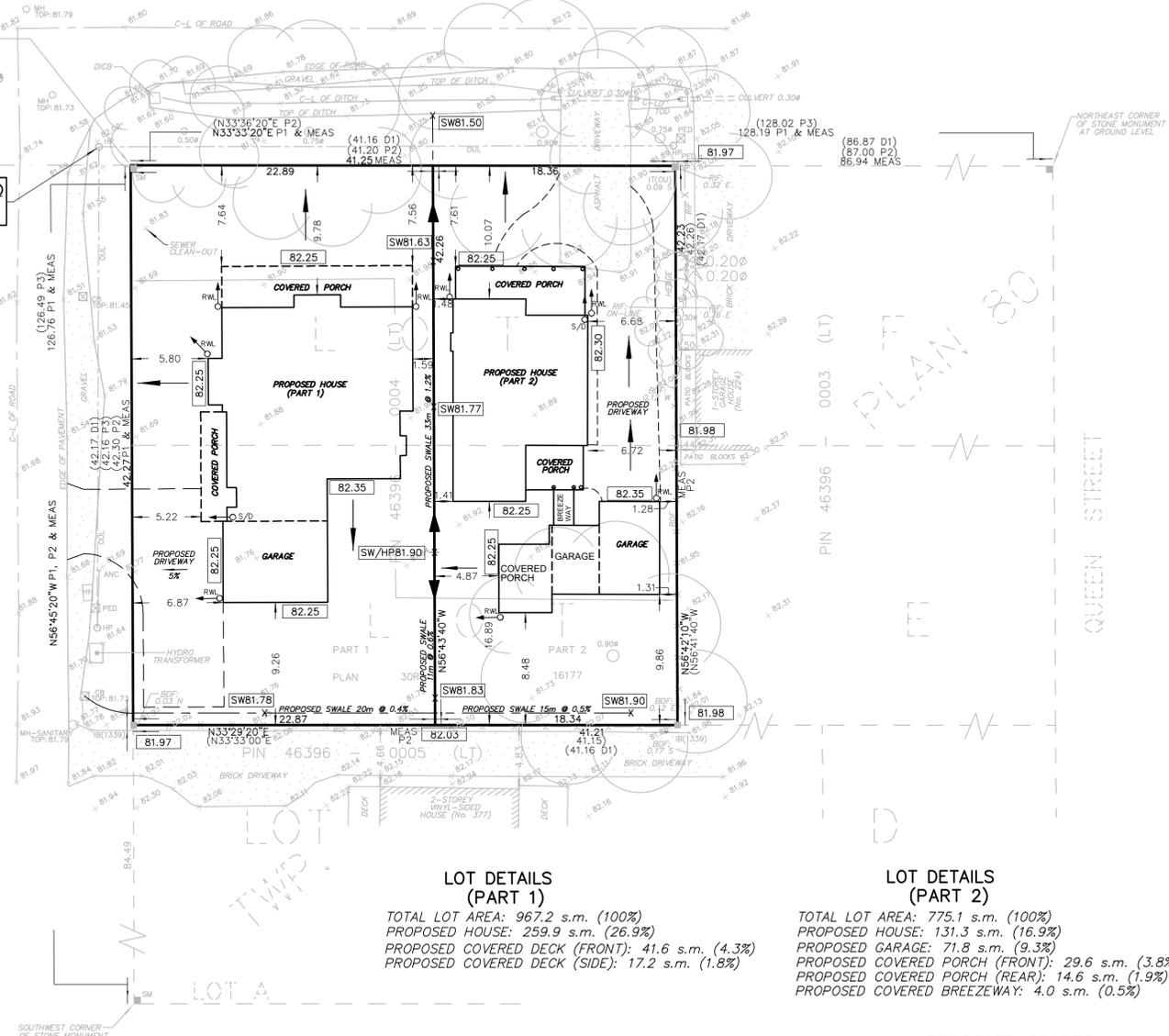
**RASCH + HYDE LTD.**  
 Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B DUNNVILLE, ONT, N1A 2X1 905-774-7188 (FAX 905-774-4000)	P.O. Box 550, 74 Jarvis Street FORT ERIE, ONT, L2A 5Y1 905-871-9757 (FAX 905-871-9748)
HAROLD D. HYDE O.L.S.	
SCALE 1 : 250	SURVEY : 22F117 S&G
DRWN BY : J.H.	

INDIVIDUAL LOT GRADING CERTIFICATE	
<b>AS CONSTRUCTED GRADING</b> I HEREBY CERTIFY THAT I HAVE TAKEN THE FINISHED ELEVATIONS SHOWN ( ) WITH RESPECT TO THE GRADING OF THIS LOT. FURTHER, I HEREBY CERTIFY THAT THE LOT GRADING AS CONSTRUCTED SATISFIES THE OBJECTIVES OF THE LOT GRADING AND DRAINAGE POLICY OF THE TOWN.	<b>PROPOSED GRADING</b> I HEREBY CERTIFY THAT THE PROPOSED BUILDING WILL BE COMPATIBLE WITH THE PROPOSED GRADING AND THE OBJECTIVES OF THE LOT GRADING AND DRAINAGE POLICY. FURTHER, I CERTIFY THAT THE EXISTING DRAINAGE ONTO THIS PROPERTY HAS BEEN ACCOMMODATED AND THAT ALL DRAINAGE SHALL BE DIRECTED TO AN ACCEPTABLE OUTLET.
DATE LEVELS TAKEN _____ NAME _____ SIGNATURE _____ DATE _____ ACCEPTED BY TOWN _____ DATE _____	DATE LEVELS TAKEN NOVEMBER 21, 2023 AND DECEMBER 7, 2023 NAME HAROLD D. HYDE O.L.S. SIGNATURE <i>Harold Hyde</i> DATE DECEMBER 15, 2023 ACCEPTED BY TOWN _____ DATE _____

**CAUTION**  
 COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
 DISTANCES ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR (CSF = 0.99989701)

**ELEVATION NOTE**  
 ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS, REFERRED TO GEODETIC SURVEY OF CANADA BENCHMARK 0011931U1995 (AKA 31U1995) HAVING AN ELEVATION OF 87.442m (CGVD-1928:1978)  
 LOCATION : NIAGARA-ON-THE-LAKE FUNDAMENTAL BENCHMARK IN SIMCOE PARK, 3.7 M NORTHEAST OF NORTHEAST LIMIT OF PICTON STREET, 44.5 M SOUTHEAST OF SOUTHEAST LIMIT OF KING STREET.  
 ALL FUTURE GRADE WORK ON SITE TO BE BASED ON SITE BENCHMARK. ANY ELEVATION DISCREPANCIES TO BE REPORTED TO RASCH & HYDE LTD.



**LOT DETAILS (PART 1)**  
 TOTAL LOT AREA: 967.2 s.m. (100%)  
 PROPOSED HOUSE: 259.9 s.m. (26.9%)  
 PROPOSED COVERED DECK (FRONT): 41.6 s.m. (4.3%)  
 PROPOSED COVERED DECK (SIDE): 17.2 s.m. (1.8%)

**LOT DETAILS (PART 2)**  
 TOTAL LOT AREA: 775.1 s.m. (100%)  
 PROPOSED HOUSE: 131.3 s.m. (16.9%)  
 PROPOSED GARAGE: 71.8 s.m. (9.3%)  
 PROPOSED COVERED PORCH (FRONT): 29.6 s.m. (3.8%)  
 PROPOSED COVERED PORCH (REAR): 14.6 s.m. (1.9%)  
 PROPOSED COVERED BREEZEWAY: 4.0 s.m. (0.5%)

**PROPOSED GRADES (PART 1)**  
 FFE: 82.85  
 T/FDN: 82.45  
 GRADE @ APRON: 82.25  
 F.G.F.: 82.25  
 T/FTG: 79.55 & 78.94  
 U.S./FTG: 79.40 & 78.79

**PROPOSED GRADES (PART 2)**  
 FFE: 82.95  
 T/FDN: 82.55  
 GRADE @ APRON: 82.35  
 F.G.F.: 82.45  
 T/FTG: 79.68  
 U.S./FTG: 79.53

**METRIC NOTE**  
 DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048