

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	657271.42	4790811.22
ORP (B)	657484.41	4790670.51
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

SCHEDULE				
PART	ROAD	PLAN	PIN	AREA
1	PART OF RICARDO STREET	TP PLAN 86	PART OF 46407-0003 (LT)	36.2 sq.m

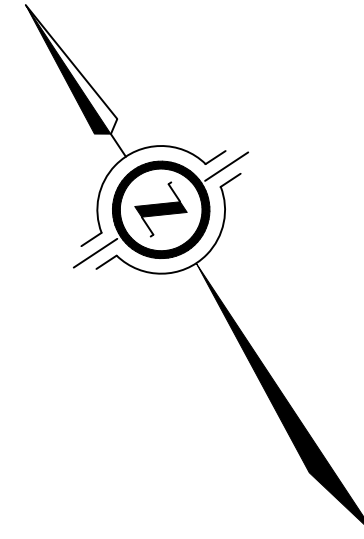
PLAN 30R-16314

Received and deposited

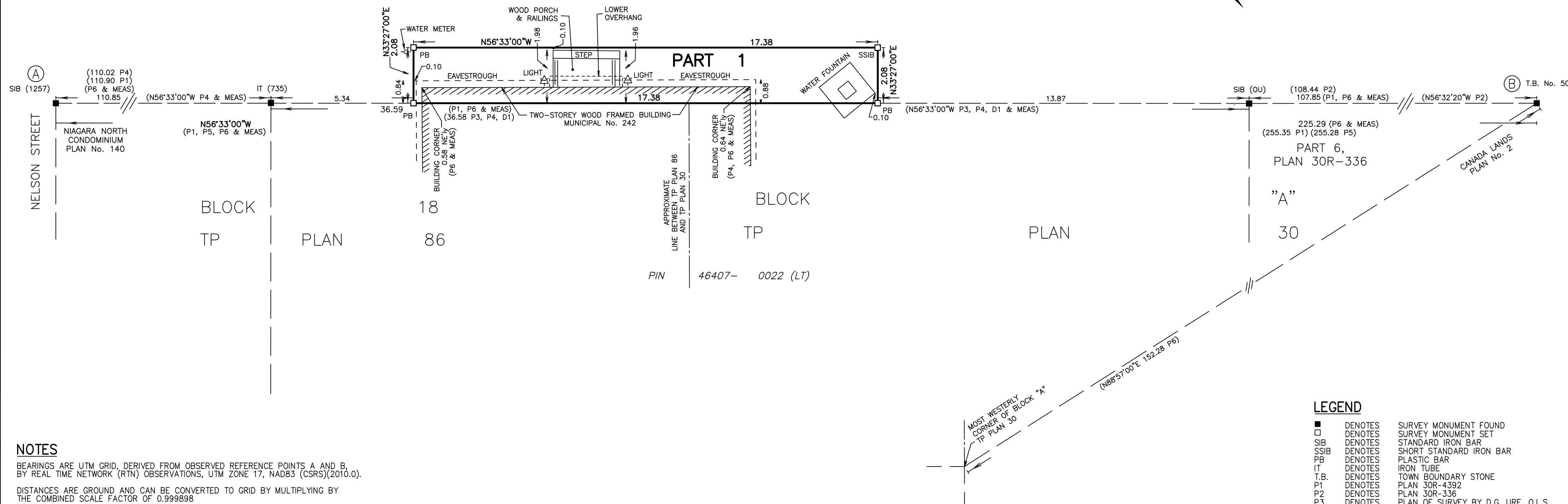
September 26th, 2024

Jamila Barrett

Representative for the
Land Registrar for the
Land Titles Division of
Niagara North (No.30)



RICARDO STREET
(AS SHOWN ON TP PLAN 86)
PIN 46407-0003 (LT)



PLAN OF SURVEY OF
PART OF RICARDO STREET
TP PLAN 86
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 100



THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY 356mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100

J. D. BARNES LIMITED

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

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 AUGUST 26, 2024

AUGUST 28, 2024
DATE

Andrew Handspiker
ANDREW HANDSPIKER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-71537

DRAWN BY: AT	CHECKED BY: AH	REFERENCE NO.: 23-16-369-02
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FILE: G:\PROJECTS\23-16-369\02 - 23-16-369\Drawing\23-16-369-02-ref-encroachment.dwg PLOT DATE: 9/18/2024 11:51 AM

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999898

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

FOR BEARING COMPARISONS:
- A ROTATION OF 1°19'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1 & P2
- A ROTATION OF 1°18'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P3, P4, P5 & D1.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- PB DENOTES PLASTIC BAR
- IT DENOTES IRON TUBE
- T.B. DENOTES TOWN BOUNDARY STONE
- P1 DENOTES PLAN 30R-4392
- P2 DENOTES PLAN 30R-336
- P3 DENOTES PLAN OF SURVEY BY D.G. URE, O.L.S. DATED MAY 13, 1968
- P4 DENOTES PLAN OF SURVEY BY KERRY T. HOWE, O.L.S. DATED JULY 13, 1954, FILE: 950-U-NIA
- P5 DENOTES TP PLAN 86
- P6 DENOTES PLAN OF SURVEY BY J.D. BARNES LIMITED DATED DECEMBER 22, 2023, FILE: 23-16-369-00
- D1 DENOTES INSTRUMENT No. R0194496
- MEAS DENOTES MEASURED
- 735 DENOTES KERRY T. HOWE, O.L.S.
- 1257 DENOTES R. LAROCQUE, O.L.S.
- OU DENOTES ORIGIN UNKNOWN

N=NORTH / S=SOUTH / E=EAST / W=WEST