

**PLAN OF SUBDIVISION OF
PART OF LOT 21, CONCESSION 4**
GEOGRAPHIC TOWNSHIP OF GRANTHAM
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

10 5 0 10 20 30 METRES

SCALE : 1 : 500

WILLIAM A. MASCOE
ONTARIO LAND SURVEYOR

**PLAN 30M -
CERTIFICATE OF REGISTRATION**

I CERTIFY THAT THIS PLAN 30M- IS REGISTERED IN THE LAND TITLES DIVISION OF NIAGARA NORTH (No. 30) AT O'CLOCK ON THE DAY OF 2015 AND ENTERED IN THE REGISTER FOR P.I.N. 46206-0268(LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. NR

ASS'T. DEP. LAND REGISTRAR

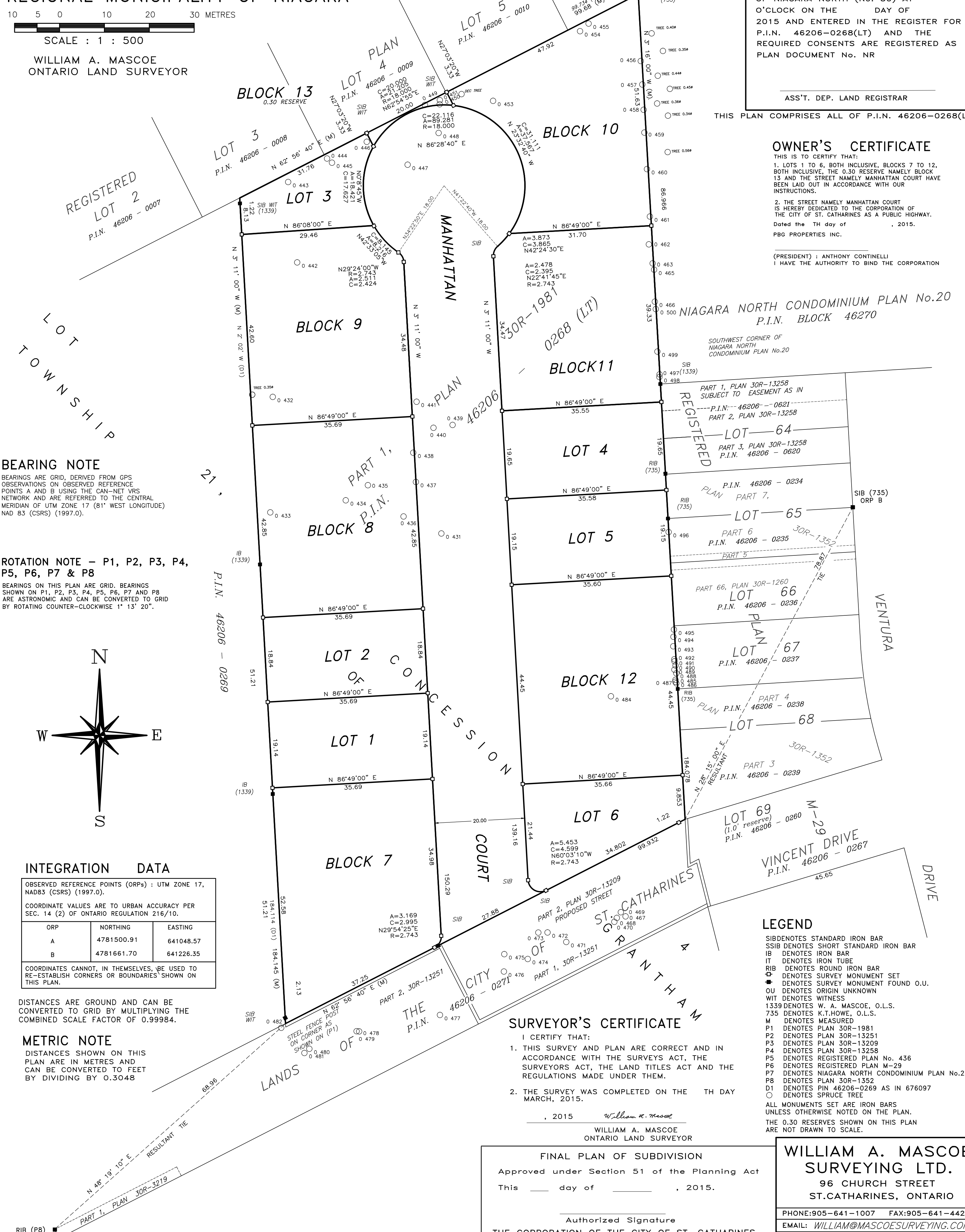
THIS PLAN COMPRISES ALL OF P.I.N. 46206-0268(LT)

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 8, BOTH INCLUSIVE, BLOCKS 7 TO 12, BOTH INCLUSIVE, THE 0.30 RESERVE NAMED BLOCK 13 AND THE STREET NAMED MANHATTAN COURT HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET NAMED MANHATTAN COURT IS HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF ST. CATHARINES AS A PUBLIC HIGHWAY. Dated the TH day of , 2015.
PBG PROPERTIES INC.

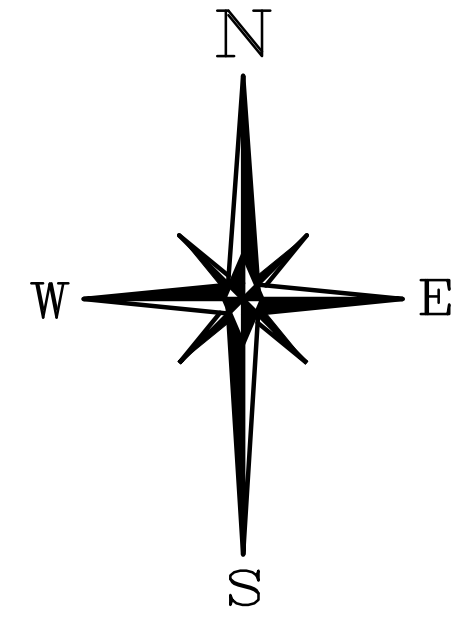
(PRESIDENT) : ANTHONY CONTINELLI
I HAVE THE AUTHORITY TO BIND THE CORPORATION

NIAGARA NORTH CONDOMINIUM PLAN No.20
P.I.N. BLOCK 46270



BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM GPS OBSERVATIONS ON OBSERVED REFERENCE POINTS A AND B USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (1997.0).

ROTATION NOTE - P1, P2, P3, P4, P5, P6, P7 & P8
BEARINGS ON THIS PLAN ARE GRID. BEARINGS SHOWN ON P1, P2, P3, P4, P5, P6, P7 AND P8 ARE ASTRONOMIC AND CAN BE CONVERTED TO GRID BY ROTATING COUNTER-CLOCKWISE 1° 13' 20".



INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs) : UTM ZONE 17, NAD83 (CSRS) (1997.0).
COORDINATE VALUES ARE TO URBAN ACCURACY PER SEC. 14 (2) OF ONTARIO REGULATION 216/10.

ORP	NORTHING	EASTING
A	4781500.91	641048.57
B	4781661.70	641226.35

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

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE COMBINED SCALE FACTOR OF 0.99984.

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE TH DAY MARCH, 2015.

2015 *William A. Mascoe*
WILLIAM A. MASCOE
ONTARIO LAND SURVEYOR

FINAL PLAN OF SUBDIVISION
Approved under Section 51 of the Planning Act
This ___ day of _____, 2015.
Authorized Signature
THE CORPORATION OF THE CITY OF ST. CATHARINES

- LEGEND**
- SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - IT DENOTES IRON TUBE
 - RIB DENOTES ROUND IRON BAR
 - SD DENOTES SURVEY MONUMENT SET
 - SM DENOTES SURVEY MONUMENT FOUND O.U.
 - O.U. DENOTES ORIGIN UNKNOWN
 - WIT DENOTES WITNESS
 - 1339 DENOTES W. A. MASCOE, O.L.S.
 - 735 DENOTES K.T.HOWE, O.L.S.
 - M DENOTES MEASURED
 - P1 DENOTES PLAN 30R-1981
 - P2 DENOTES PLAN 30R-13251
 - P3 DENOTES PLAN 30R-13209
 - P4 DENOTES PLAN 30R-13258
 - P5 DENOTES REGISTERED PLAN No. 436
 - P6 DENOTES REGISTERED PLAN M-29
 - P7 DENOTES NIAGARA NORTH CONDOMINIUM PLAN No.20
 - P8 DENOTES PLAN 30R-1352
 - D1 DENOTES PIN 46206-0269 AS IN 676097
 - O DENOTES SPRUCE TREE
 - ALL MONUMENTS SET ARE IRON BARS UNLESS OTHERWISE NOTED ON THE PLAN.
 - THE 0.30 RESERVES SHOWN ON THIS PLAN ARE NOT DRAWN TO SCALE.

WILLIAM A. MASCOE SURVEYING LTD.
96 CHURCH STREET
ST.CATHARINES, ONTARIO
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EMAIL: WILLIAM@MASCOESURVEYING.COM
DATE : MARCH 18, 2015 FILE : 8699