

PLAN 59M-475

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (59) AT 11:35 O'CLOCK ON THE 25th DAY OF FEBRUARY, 2020 AND ENTERED IN THE PARCEL REGISTER FOR PIN 64132-0319(LT) AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. 59-16282-0490(LT)

K.EPP

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 64132-0319(LT).

Approved under Section 51 of THE PLANNING ACT

This 25th day of FEBRUARY, 2020

Authorized Signature

FRANK CAMPBELL, Mayor, CITY OF WELLAND

PLAN OF SUBDIVISION OF PART OF LOT 25, CONCESSION 4 GEOGRAPHIC TOWNSHIP OF HUMBERSTONE IN THE CITY OF WELLAND REGIONAL MUNICIPALITY OF NIAGARA SCALE 1 : 600

DONALD G. CHAMBERS ONTARIO LAND SURVEYOR

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

BEARING NOTE BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010)

DISTANCE NOTE DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999827.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD 83 (CSRS) (2010). CO-ORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4756438.47	643752.05
ORP B	4756121.62	643806.05

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

LEGEND

SYMBOL	DENOTES	SURVEY MONUMENT FOUND
—	STANDARD IRON BAR SET	—
—	IRON BAR SET	—
SIB	STANDARD IRON BAR	—
SSIB	SHORT STANDARD IRON BAR	—
IB	IRON BAR	—
CP	CONCRETE PIN	—
RIB	ROUND IRON BAR	—
IP	IRON PIPE	—
MEAS	MEASURED	—
WIT	WITNESS	—
OU	ORIGIN UNKNOWN	—
N/S/E/W	NORTH/SOUTH/EAST/WEST	—
NKA	NOW KNOWN AS	—
P1	DEPOSITED PLAN 59R-8154	—
P2	DEPOSITED PLAN 59R-8773	—
P3	DEPOSITED PLAN 59R-10520	—
P4	DEPOSITED PLAN 59R-16282	—
744	REGISTERED PLAN 59M-462	—
1225	R. J. MATTHEWS, O.L.S.	—
1495	D. B. SEARLES, O.L.S.	—
SLSA	P. D. REITSMAN, O.L.S.	—
JDB	ST. LAWRENCE SEAWAY AUTHORITY	—
	J. D. BARNES LIMITED	—

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
 1) LOTS 1 TO 83, BOTH INCLUSIVE, AND THE STREETS NAMED TUMBLEWOOD PLACE AND COTTONWOOD CRESCENT HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
 2) THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF WELLAND AS PUBLIC HIGHWAYS.

QUEENSVILLE DEVELOPMENTS INC.

Feb 19/20 DATE CHARLES GENG - PRESIDENT I HAVE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1) 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;
 2) THE SURVEY WAS COMPLETED ON THE 27th DAY OF JANUARY, 2020.

JANUARY 31, 2020 DATE DONALD G. CHAMBERS, B. SC., O.L.S.

CHAMBERS AND ASSOCIATES SURVEYING LTD
 12 THOROLD ROAD EAST WELLAND ONTARIO L3C 3T2 (905) 735-7841 / 735-7844 FAX (905) 735-7333 www.coast-surveying.com

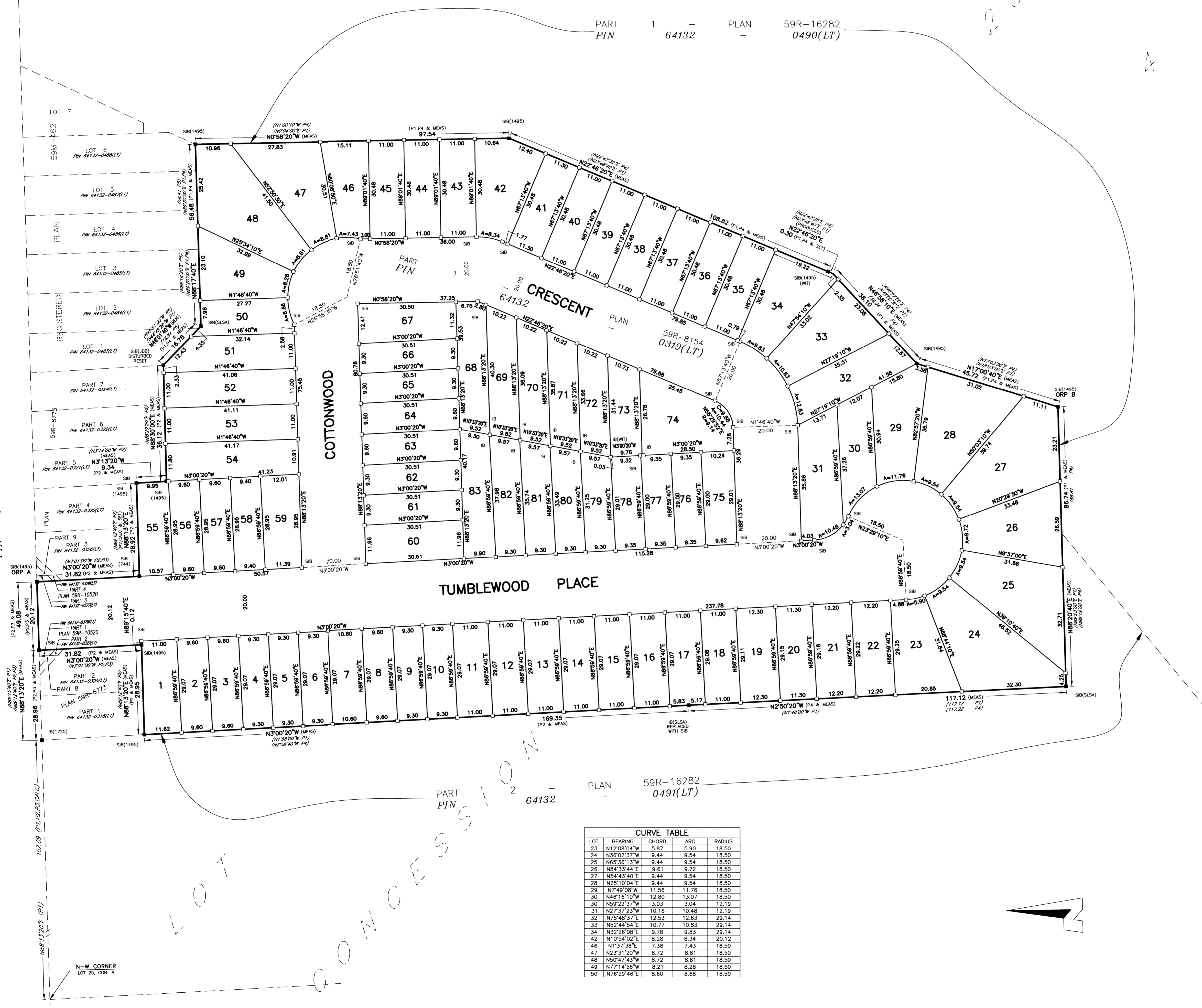
PART 1 PLAN 59R-16282 PIN 64132 0490(LT)

PART 2 PLAN 59R-16282 PIN 64132 0491(LT)

CURVE TABLE

LOT	BEARING	CHORD	ARC	RADIUS
23	N12°08'04"W	5.87	5.90	18.50
24	N36°02'37"W	9.44	9.54	18.50
25	N65°36'13"W	9.44	9.54	18.50
26	N84°33'44"E	9.61	9.72	18.50
27	N54°43'40"E	9.44	9.54	18.50
28	N25°10'04"E	9.44	9.54	18.50
29	N7°49'08"W	11.56	11.76	18.50
30	N46°16'10"W	12.80	13.07	18.50
30	N59°22'37"W	3.03	3.04	12.19
31	N27°37'23"W	10.16	10.48	12.19
32	N75°48'37"E	12.53	12.63	29.14
33	N52°44'54"E	10.77	10.83	29.14
34	N32°28'08"E	9.78	9.83	29.14
42	N10°54'02"E	8.28	8.34	20.12
46	N1°37'38"E	7.38	7.43	18.50
47	N2°31'20"W	8.72	8.81	18.50
48	N50°47'43"W	8.72	8.81	18.50
49	N77°14'56"W	8.21	8.28	18.50
50	N76°29'46"E	8.60	8.68	18.50

FORMERLY KNOWN AS ONTARIO STREET
 ROAD 64454 PIN 64132-0138(LT)
 FORKS ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5
 LOCALLY KNOWN AS FORKS



NOTE PARTS 1 AND 3 ON PLAN 59R-10520 ARE NAMED AND DEDICATED AS PART OF FORKS ROAD BY BY-LAW NO. 1989-34, INST. NO. 17-134026