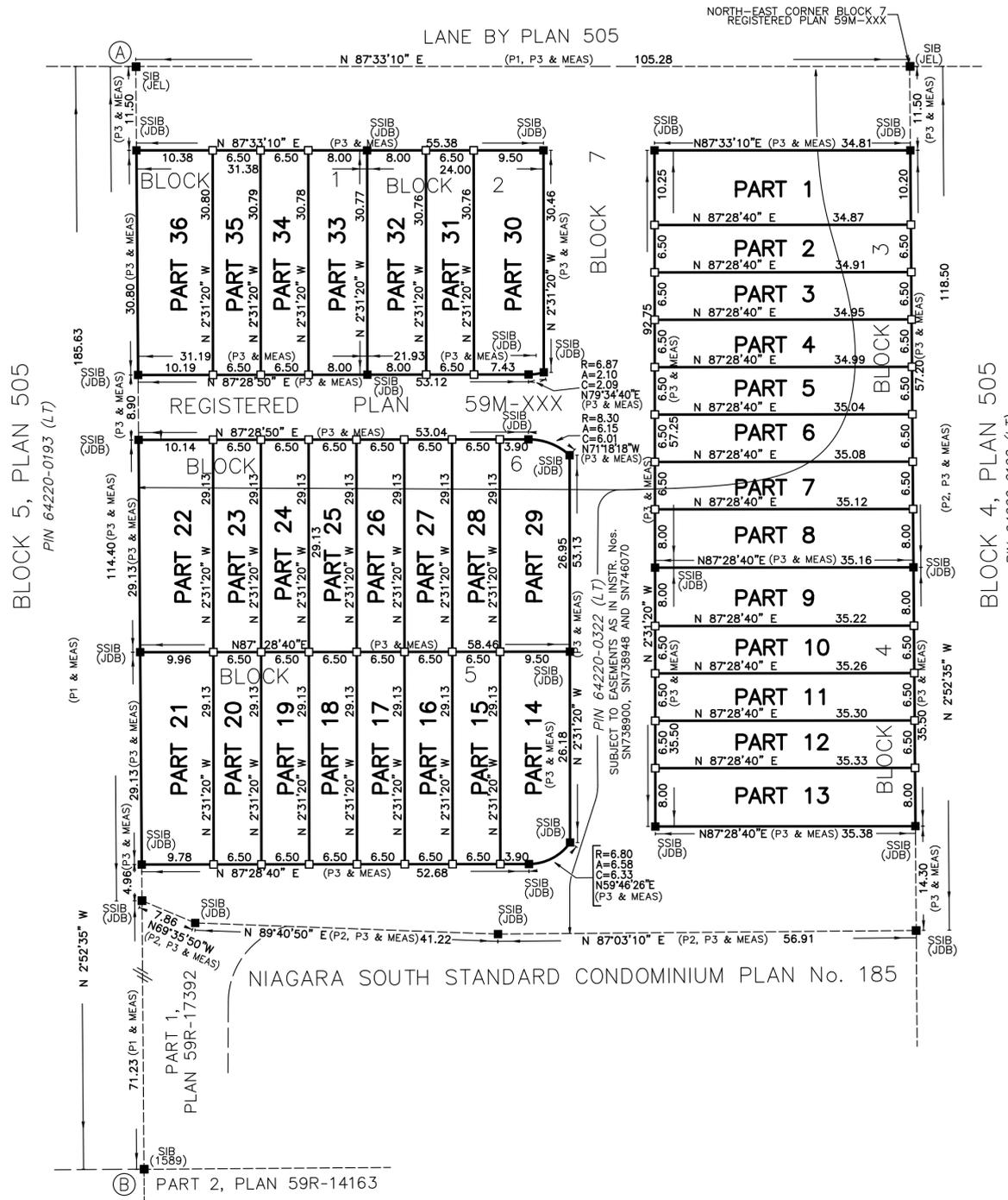


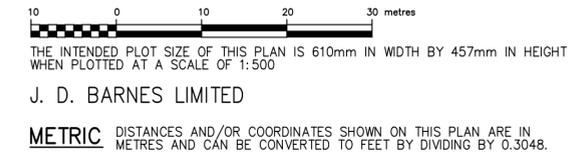
INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	669 242.54	4 752 609.01
ORP (B)	669 251.82	4 752 423.65
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

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 0.999928

SCHEDULE									
PART	BLOCK	PLAN	PIN	AREA	PART	BLOCK	PLAN	PIN	AREA
1	ALL OF 3	59M-***	ALL OF 64220-XXXX (LT)	356.2 sq.m	19	ALL OF 5	59M-***	ALL OF 64220-XXXX (LT)	189.3 sq.m
2				226.8 sq.m	20				189.3 sq.m
3				227.0 sq.m	21				287.5 sq.m
4				227.3 sq.m	22				292.8 sq.m
5				227.6 sq.m	23				189.3 sq.m
6				227.9 sq.m	24				189.3 sq.m
7				228.1 sq.m	25				189.3 sq.m
8	ALL OF 4	59M-***	ALL OF 64220-XXXX (LT)	228.4 sq.m	26	ALL OF 6	59M-***	ALL OF 64220-XXXX (LT)	189.3 sq.m
9				281.5 sq.m	27				189.3 sq.m
10				229.1 sq.m	28				189.3 sq.m
11				229.3 sq.m	29				272.9 sq.m
12	ALL OF 5	59M-***	ALL OF 64220-XXXX (LT)	229.5 sq.m	30	ALL OF 2	59M-***	ALL OF 64220-XXXX (LT)	292.0 sq.m
13				282.8 sq.m	31				199.9 sq.m
14				271.9 sq.m	32				246.1 sq.m
15	ALL OF 5	59M-***	ALL OF 64220-XXXX (LT)	189.3 sq.m	33	ALL OF 1	59M-***	ALL OF 64220-XXXX (LT)	246.2 sq.m
16				189.3 sq.m	34				200.1 sq.m
17				189.3 sq.m	35				200.2 sq.m
18				189.3 sq.m	36				316.8 sq.m



PLAN OF SURVEY OF
BLOCKS 1 TO 6 (BOTH INCLUSIVE)
REGISTERED PLAN 59M-XXX
 TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 500



LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
MEAS	DENOTES MEASURED
1589	DENOTES SUDA & MALESZYK SURVEYING INC. O.L.S.
JDB	DENOTES J.D. BARNES LIMITED
JEL	DENOTES J.E. LANTHIER, O.L.S.
P1	DENOTES PLAN 59R-16994
P2	DENOTES NIAGARA SOUTH STANDARD CONDOMINIUM PLAN No. 185
P3	DENOTES REGISTERED PLAN 59M-XXX

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

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

DATE: _____ DASHA PAGE
 ONTARIO LAND SURVEYOR
 THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-46115

J.D. BARNES LIMITED
 LAND INFORMATION SPECIALISTS
 SURVEYING MAPPING GIS
 4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
 T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY: TS/TW	CHECKED BY: *	REFERENCE NO.: 20-16-102-02
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 PLOT DATE: 9/12/2024 2:18 PM

WALDEN BOULEVARD (AS LOCALLY KNOWN)
(FORMERLY MAIN STREET BY REGISTERED PLAN No. 519)
PIN 64220-0117 (LT)

PART 1 OF 4 PARTS SHEET 1 OF 1 SHEET

INDEX OF PARTS		
PART	SHEET(S)	DESCRIPTION
1	1	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE APPURTENANT AND SERVIENT INTERESTS AND THE DESIGNATION OF UNITS ON LEVEL 1
2	1	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS ON LEVEL 1
3	NIL	ARCHITECTURAL PLANS
4	NIL	STRUCTURAL PLANS

NIAGARA SOUTH COMMON ELEMENTS
CONDOMINIUM PLAN No. _____

LEVEL 1
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES
DIVISION OF NIAGARA NORTH (No. 59) AT _____ O'CLOCK
ON THE _____ DAY OF _____ 2024.

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON _____

DATE _____ DASHA PAGE
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V- _____

DECLARATION REGISTERED AS NO.

THIS CONDOMINIUM IS COMPRISED OF ALL OF PIN 64220-???? (LT)

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS
(Pursuant to Clauses 157 (1) (d) And (e) of the Condominium Act 1998)

	PARTS	PLAN	DESCRIBED IN	NOTES
TOGETHER WITH (APPURTENANT INTERESTS)	NONE	NONE	NONE	NONE
SUBJECT TO (SERVIENT INTERESTS)	NONE	NONE	NONE	NONE

PLAN OF SURVEY OF
BLOCK 7
REGISTERED PLAN 59M-XXX
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 300



J.D. BARNES LIMITED
METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
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 0.999928.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	669 242.51	4 752 609.04
ORP (B)	669 353.65	4 752 495.18

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 159.12 (GROUND), N44°18'25"W

LEGEND

- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - PB DENOTES PLASTIC BAR
 - CP DENOTES CONCRETE PIN AND WASHER
 - WIT DENOTES WITNESS
 - MEAS DENOTES MEASURED
 - JDB DENOTES J.D. BARNES LIMITED
 - JEL DENOTES J.E. LANTHIER, O.L.S.
 - P1 DENOTES REGISTERED PLAN 59M-XXX
 - P2 DENOTES PLAN 59R-?????
 - DENOTES BOUNDARIES OF THE UNITS AND THE COMMON ELEMENTS
- N=NORTH / S=SOUTH / E=EAST / W=WEST

CERTIFICATE OF DECLARANT

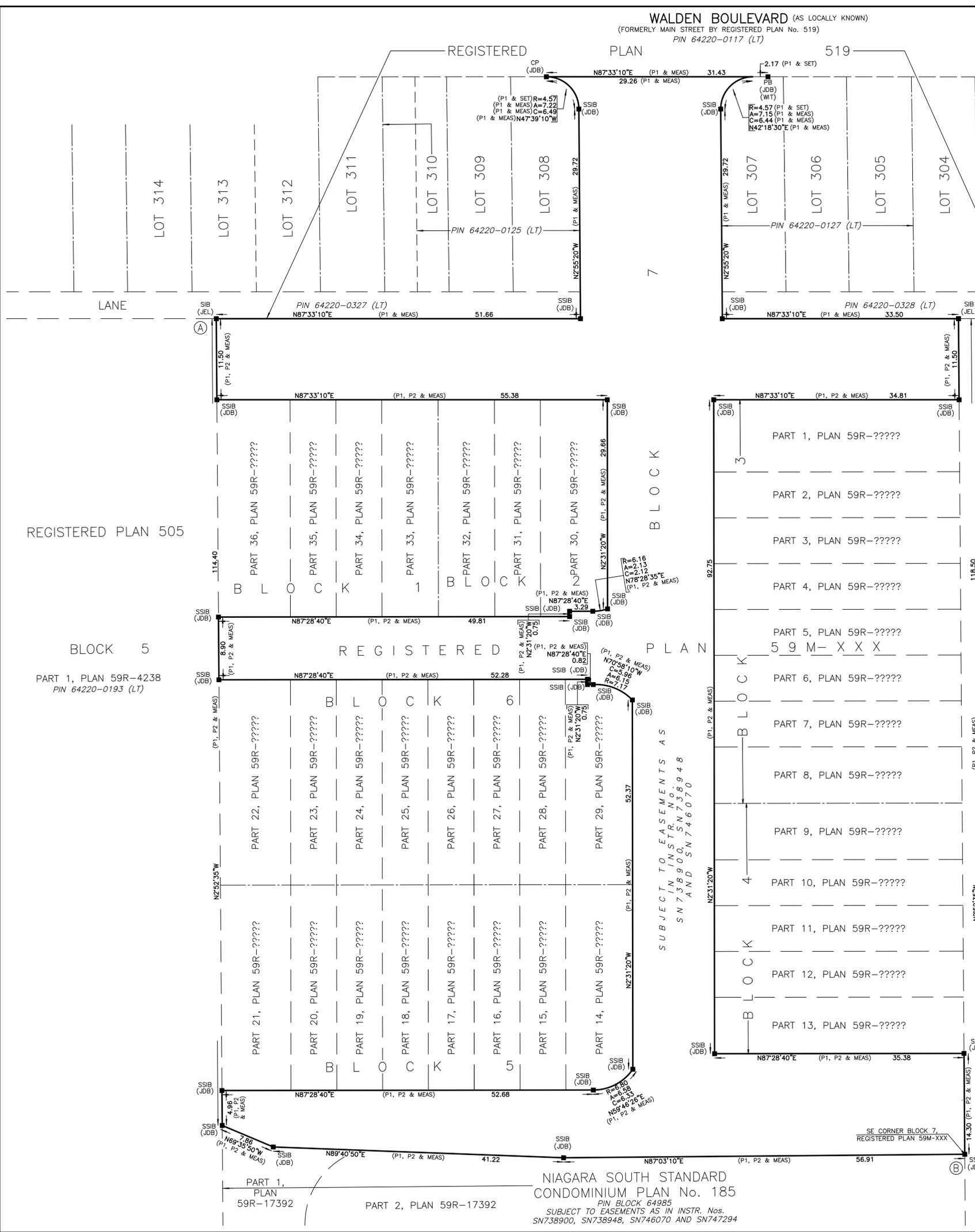
THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.
DECLARANT: 2717041 ONTARIO INC.
DATE _____
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)
2717041 ONTARIO INC.

MUNICIPAL APPROVAL

PARTS 1 AND 2 ARE APPROVED UNDER SECTION 9 OF THE CONDOMINIUM ACT AND SECTION 51 OF THE PLANNING ACT.
THIS _____ DAY OF _____ 2024.
AUTHORIZED SIGNATURE _____
TOWN OF FORT ERIE

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY: JIN CHECKED BY: BM/DP REFERENCE NO.: 20-16-102-02
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NIAGARA SOUTH STANDARD
CONDOMINIUM PLAN No. 185
PIN BLOCK 64985
SUBJECT TO EASEMENTS AS IN INSTR. Nos.
SN738900, SN738948, SN746070 AND SN747294

NIAGARA SOUTH COMMON ELEMENTS
CONDOMINIUM PLAN No. _____

PLAN OF SURVEY OF
THE EXTENT AND LOCATION OF THE
EXCLUSIVE USE PORTIONS OF THE
COMMON ELEMENTS ON LEVEL 1



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.

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 0.999928.

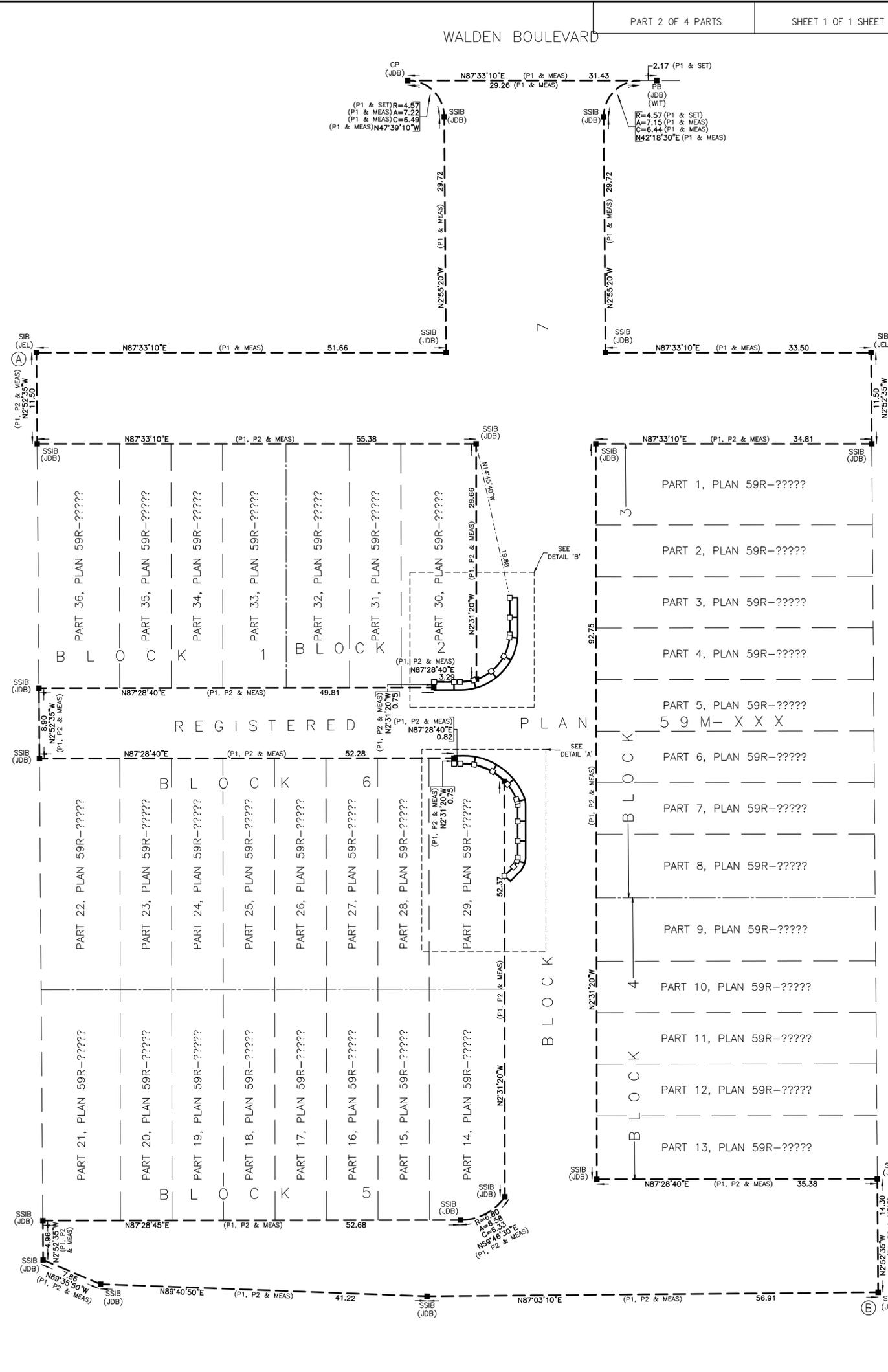
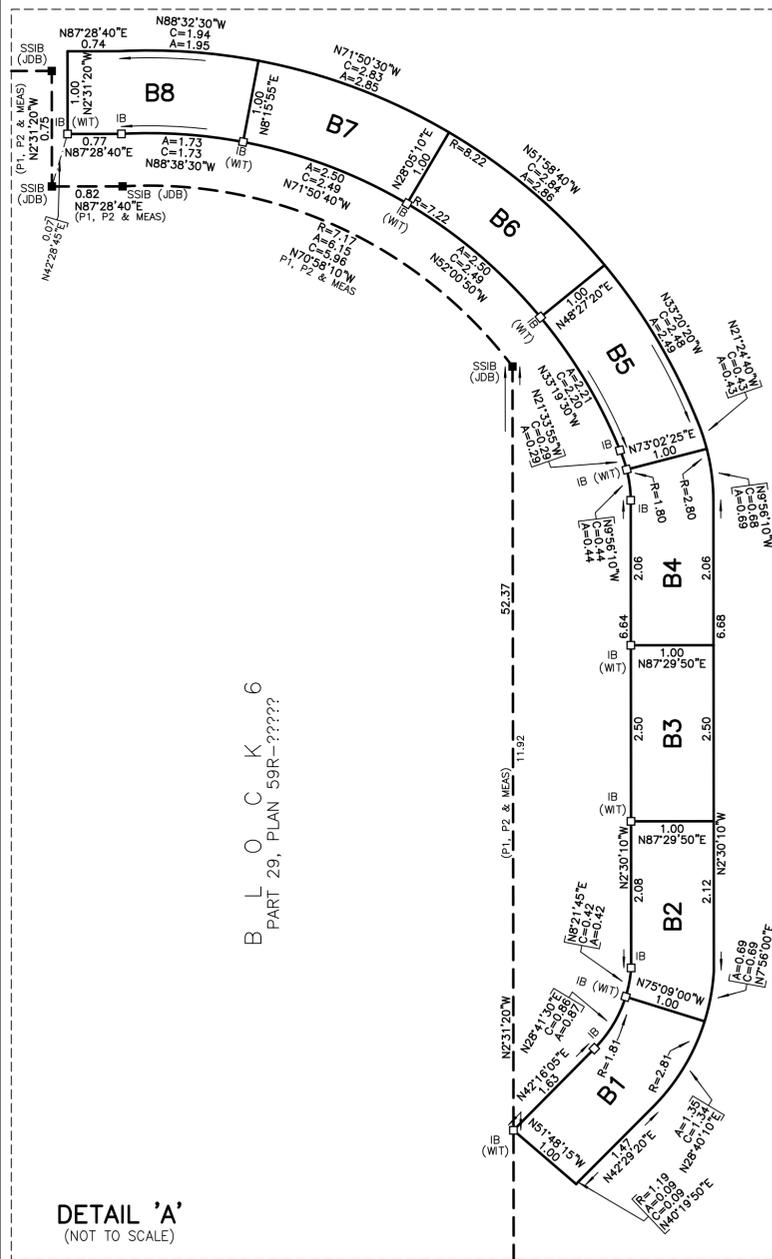
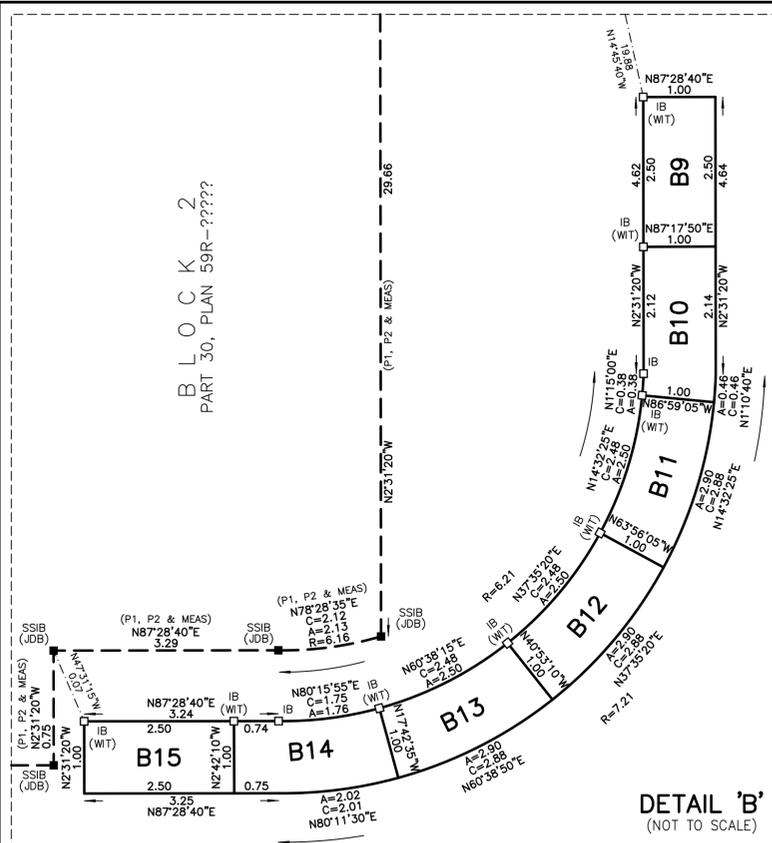
INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	669 242.51	4 752 609.04
ORP (B)	669 353.65	4 752 495.18

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

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 159.12 (GROUND), N44°18'25"W



LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
PB	DENOTES PLASTIC BAR
CP	DENOTES CONCRETE PIN AND WASHER
WIT	DENOTES WITNESS
MEAS	DENOTES MEASURED
JDB	DENOTES J.D. BARNES LIMITED
JEL	DENOTES J.E. LANTHER, O.L.S.
F1	DENOTES REGISTERED PLAN 59M-XXX
P1	DENOTES PLAN 59R-XXXX
P2	DENOTES PLAN 59R-XXXX
---	DENOTES BOUNDARIES OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS

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

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXTENT AND LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.

DATE _____ DASHA PAGE
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
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DRAWN BY: JN CHECKED BY: BM/DP REFERENCE NO.: 20-16-102-02
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