

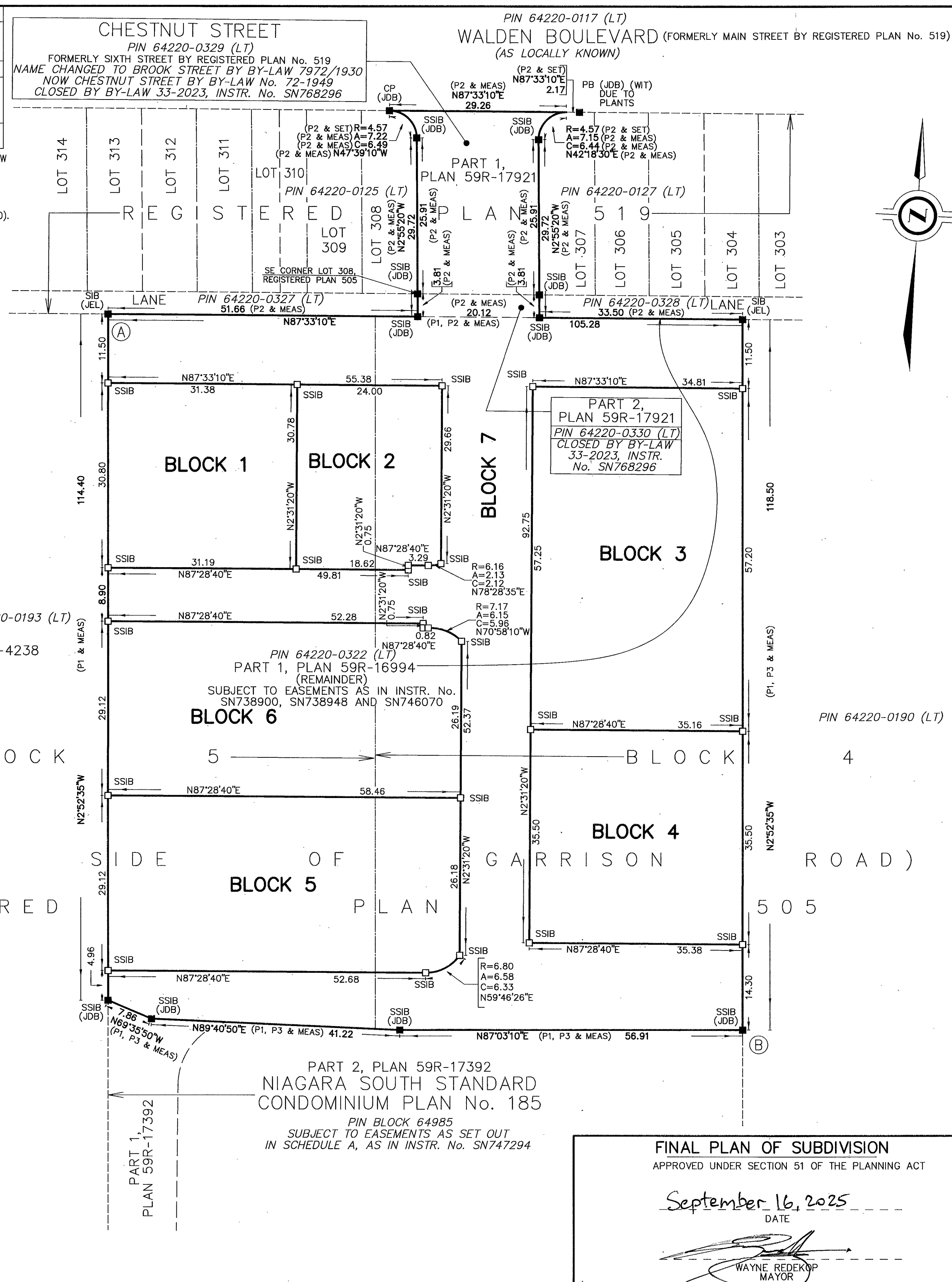
INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS 2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	669 242.51	4 752 609.04
ORP (B)	669 353.65	4 752 495.18
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 159.12 (GROUND), N44°18'25"W		

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

ALL SET SSIB AND PB 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.



PLAN 59M-541

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (No. 59) AT 10:59 O'CLOCK ON THE 30th DAY OF OCTOBER, AND ENTERED IN THE PARCEL REGISTER FOR P.I.N. 64220-0329 (LT), P.I.N. 64220-0322 (LT) AND P.I.N. 64220-0330 (LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. SN853968

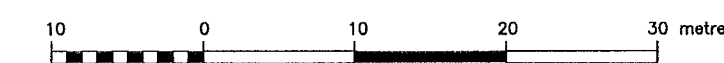
James Halliwell
REPRESENTATIVE FOR LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF NIAGARA SOUTH (59)

THIS PLAN COMPRISES ALL OF P.I.N. 64220-0329 (LT), ALL OF P.I.N. 64220-0322 (LT) AND ALL OF P.I.N. 64220-0330 (LT)

ALL OF P.I.N. 64220-0329 (LT):
PART OF BLOCK 7
ALL OF P.I.N. 64220-0322 (LT):
BLOCKS 1 TO 6 (BOTH INCLUSIVE)
AND PART OF BLOCK 7
ALL OF P.I.N. 64220-0330 (LT):
PART OF BLOCK 7

BLOCKS 1, 2, 3, 4, 5, 6 & PART OF BLOCK 7 ARE SUBJECT TO EASEMENTS AS IN INSTR. No. SN738900, SN738948 AND SN746070

PART OF SUBDIVISION OF
PART OF BLOCKS 4 & 5
(NORTH SIDE OF GARRISON ROAD)
REGISTERED PLAN 505
AND
PART OF LANE (BETWEEN ERIE STREET
AND MATHER BOULEVARD)
AND
SIXTH STREET (SOUTH OF WALDEN BOULEVARD)
(CHANGED TO BROOK STREET BY BY-LAW 792/1930 AND
TO CHESTNUT STREET BY BY-LAW 72/1949)
(CLOSED BY BY-LAW 33-2033, INSTR. No. SN768296)
REGISTERED PLAN No. 519
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 500



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 27, 2024

SEPTEMBER 4, 2025.
DATE

Dasha Page
DASHA PAGE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM V-57721

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

THIS IS TO CERTIFY THAT:

- BLOCKS 1 TO 7 (BOTH INCLUSIVE) HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

DATED THIS 8th DAY OF September 2025

Vijay Kumar Patel
VIJAY KUMAR PATEL
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"
2717041 ONTARIO INC.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CP	DENOTES	CONCRETE PIN AND WASHER
PB	DENOTES	PLASTIC BAR
WT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
JEL	DENOTES	J.E. LANTHIER, O.L.S.
JDB	DENOTES	J.D. BARNES LIMITED
P1	DENOTES	PLAN 59R-17392
P2	DENOTES	PLAN 59R-17921
P3	DENOTES	NIAGARA SOUTH STANDARD CONDOMINIUM PLAN No. 185

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

FINAL PLAN OF SUBDIVISION

APPROVED UNDER SECTION 51 OF THE PLANNING ACT

September 16, 2025
DATE

Wayne Redekop
WAYNE REDEKOP
MAYOR

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: JN	CHECKED BY: BM/DP	REFERENCE NO.: 20-16-102-02
-----------------	----------------------	--------------------------------

FILE: G:\PROJECTS\20-16-102\02\Drawing\20-16-102-02 M-PLAN.dwg

Subdivision/PIN Description Correlation List

PIN	Description
64220-0333	BLOCK 1, PLAN 59M541
64220-0334	BLOCK 2, PLAN 59M541
64220-0335	BLOCK 3, PLAN 59M541
64220-0336	BLOCK 4, PLAN 59M541
64220-0337	BLOCK 5, PLAN 59M541
64220-0338	BLOCK 6, PLAN 59M541
64220-0339	BLOCK 7, PLAN 59M541

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)	669 242.51	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		



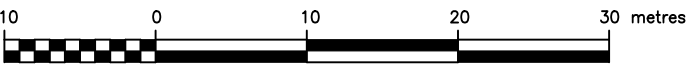
SCHEDULE										
PART	BLOCK	PLAN	PIN	AREA	PART	BLOCK	PLAN	PIN	AREA	
1	ALL OF 3		ALL OF 64220-0335 (LT)	356.2 sq.m	22	ALL OF 6	59M-541	ALL OF 64220-0338 (LT)	292.8 sq.m	
2				226.8 sq.m	23				189.3 sq.m	
3				227.0 sq.m	24				189.3 sq.m	
4				227.3 sq.m	25				189.3 sq.m	
5				227.6 sq.m	26				189.3 sq.m	
6				227.9 sq.m	27				189.3 sq.m	
7				228.1 sq.m	28				189.3 sq.m	
8				228.4 sq.m	29				268.6 sq.m	
9	ALL OF 4	59M-541	ALL OF 64220-0336 (LT)	281.5 sq.m	30	ALL OF 2	59M-541	ALL OF 64220-0334 (LT)	287.9 sq.m	
10				229.1 sq.m	31				199.9 sq.m	
11				229.3 sq.m	32				246.1 sq.m	
12				229.5 sq.m	33	ALL OF 1		ALL OF 64220-0333 (LT)	246.2 sq.m	
13	282.8 sq.m	34	200.1 sq.m							
14	271.9 sq.m	35	200.2 sq.m							
15	189.3 sq.m	36	316.8 sq.m							
16	ALL OF 5		ALL OF 64220-0337 (LT)	189.3 sq.m	NOTE A: ALL OF PARTS 1 TO 36 (BOTH INCLUSIVE) ARE SUBJECT TO EASEMENTS AS IN INSTR. Nos. SN738900, SN738948, AND SN746070					
17				189.3 sq.m						
18				189.3 sq.m						
19				189.3 sq.m						
20				189.3 sq.m						
21	287.5 sq.m									

PLAN OF SURVEY
BLOCKS 1 TO 36

NOTE A: ALL OF PARTS 1 TO 36 (BOTH INCLUSIVE) ARE SUBJECT TO EASEMENTS AS IN INSTR. Nos. SN738900, SN738948, AND SN746070

PLAN OF SURVEY OF
BLOCKS 1 TO 6 (BOTH INCLUSIVE)
REGISTERED PLAN 59M-541
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 500



THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

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 (CSRS)(2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999928

SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.

ALL FOUND SURVEY MONUMENTS PLANTED BY JDB UNLESS OTHERWISE NOTED.

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.

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
- JDB DENOTES J.D. BARNES LIMITED
- JEL DENOTES J.E. LANTHER O.L.S.
- P1 DENOTES REGISTERED PLAN 59M-541
- P2 DENOTES NIAGARA SOUTH STANDARD CONDOMINIUM PLAN No. 185

N=North / S=South / E=East / W=West

SURVEYOR'S CERTIFICATE

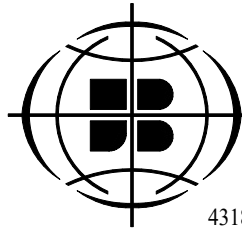
I CERTIFY THAT:

- 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 NOVEMBER 5, 2025

NOVEMBER 18, 2025
DATE

DASHA PAPE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-46115



J.D.BARNES
LIMITED

SURVEYING
MAPPING
GIS

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:
TS/TW

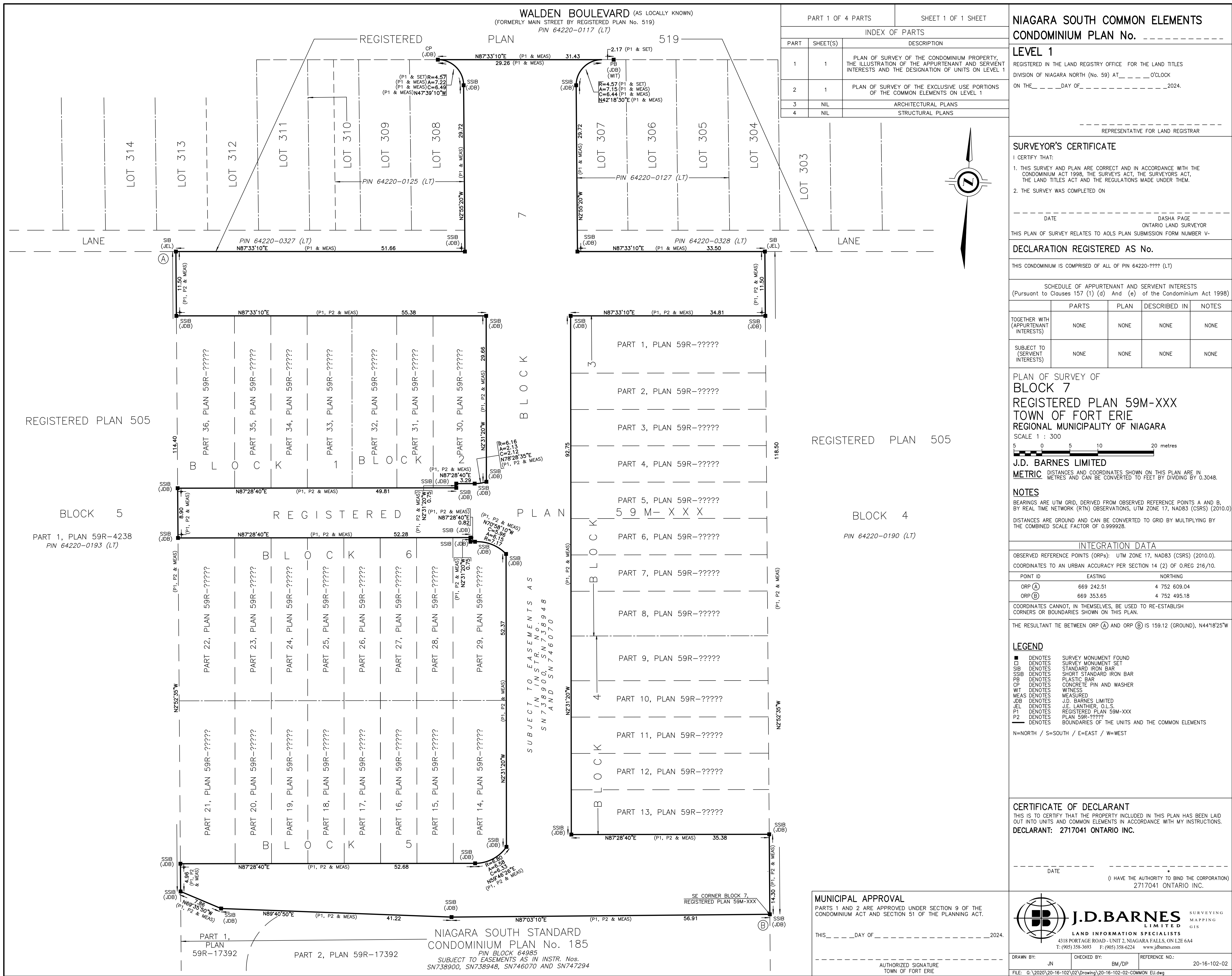
CHECKED BY:
BM/DP

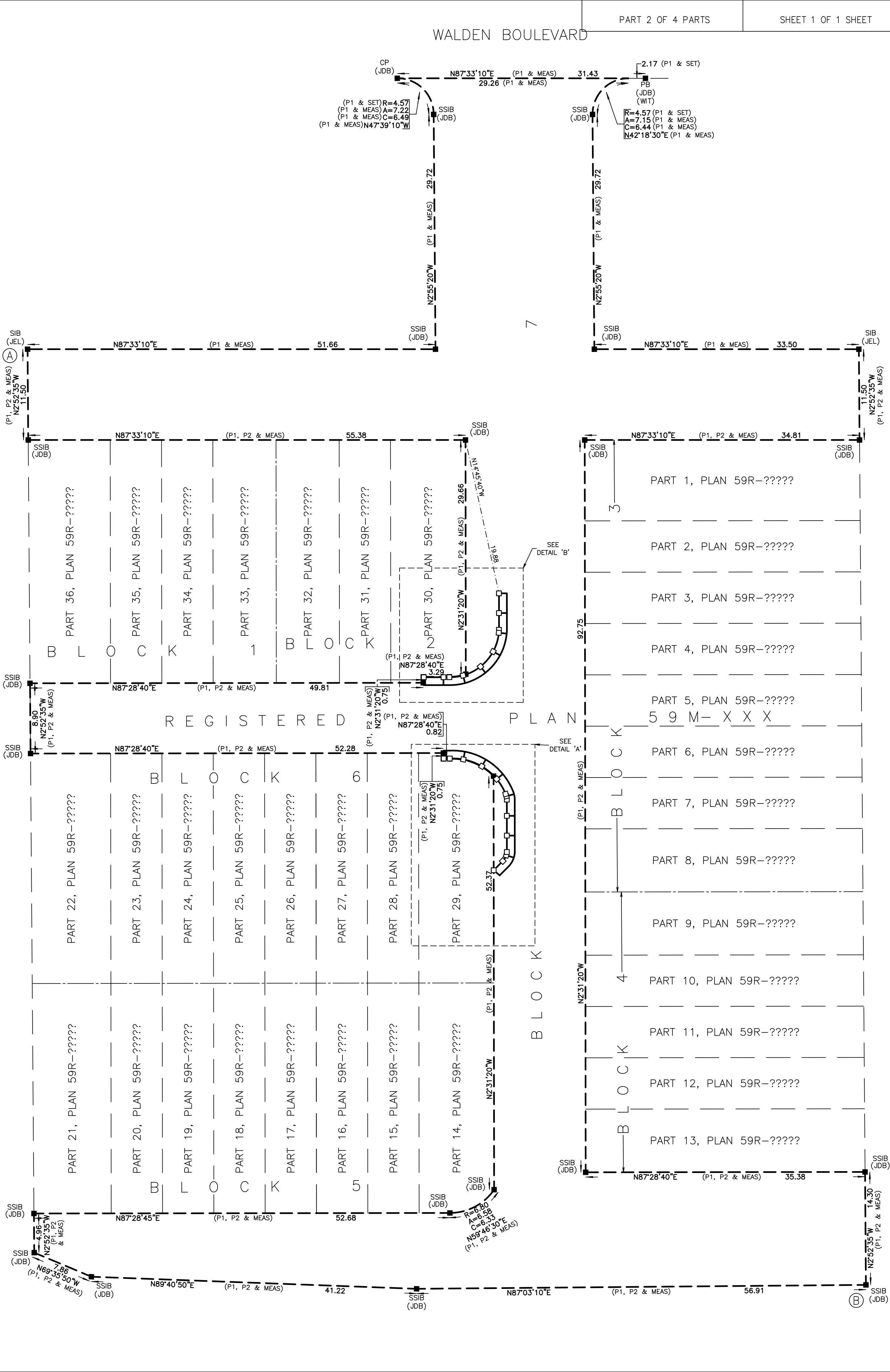
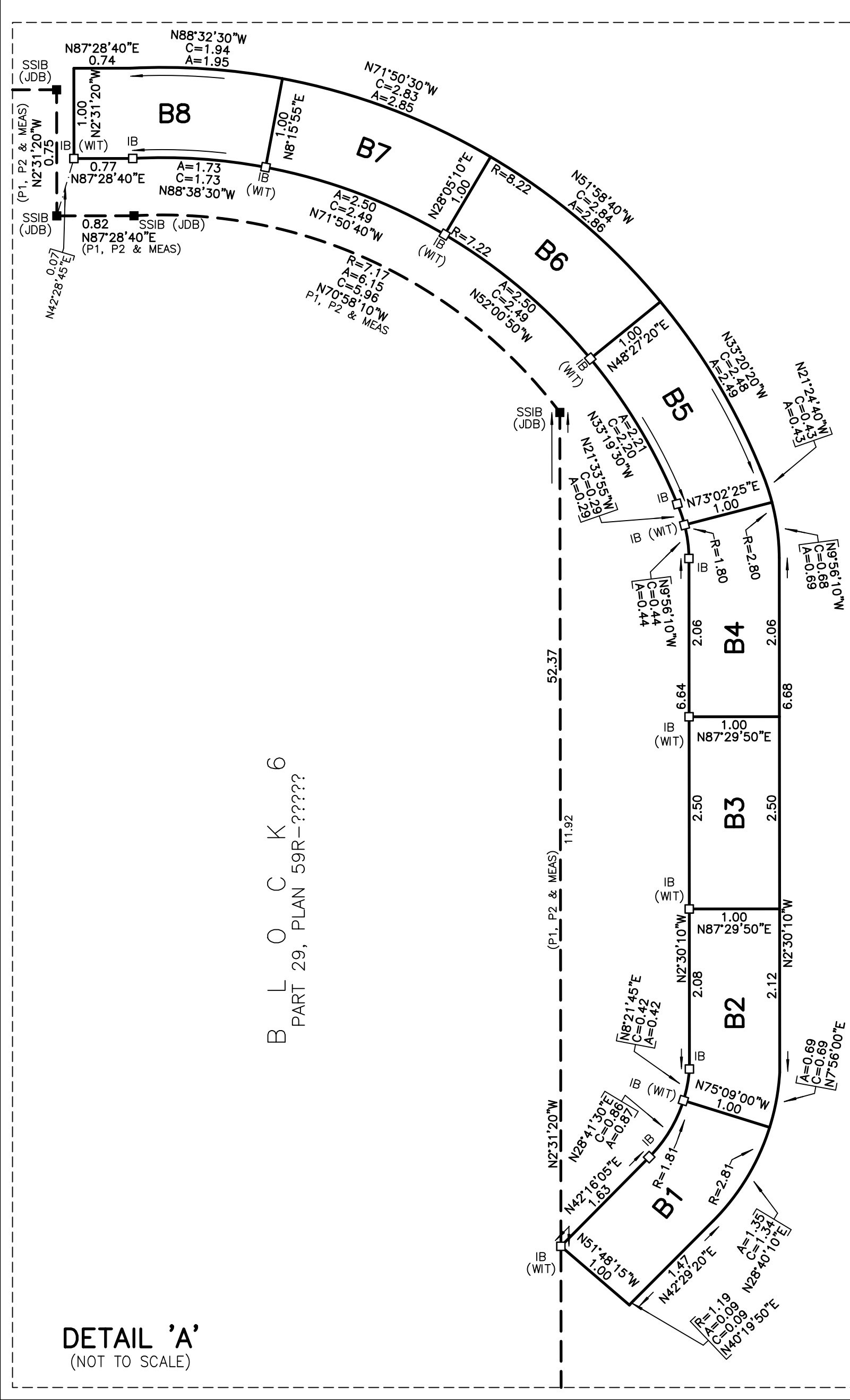
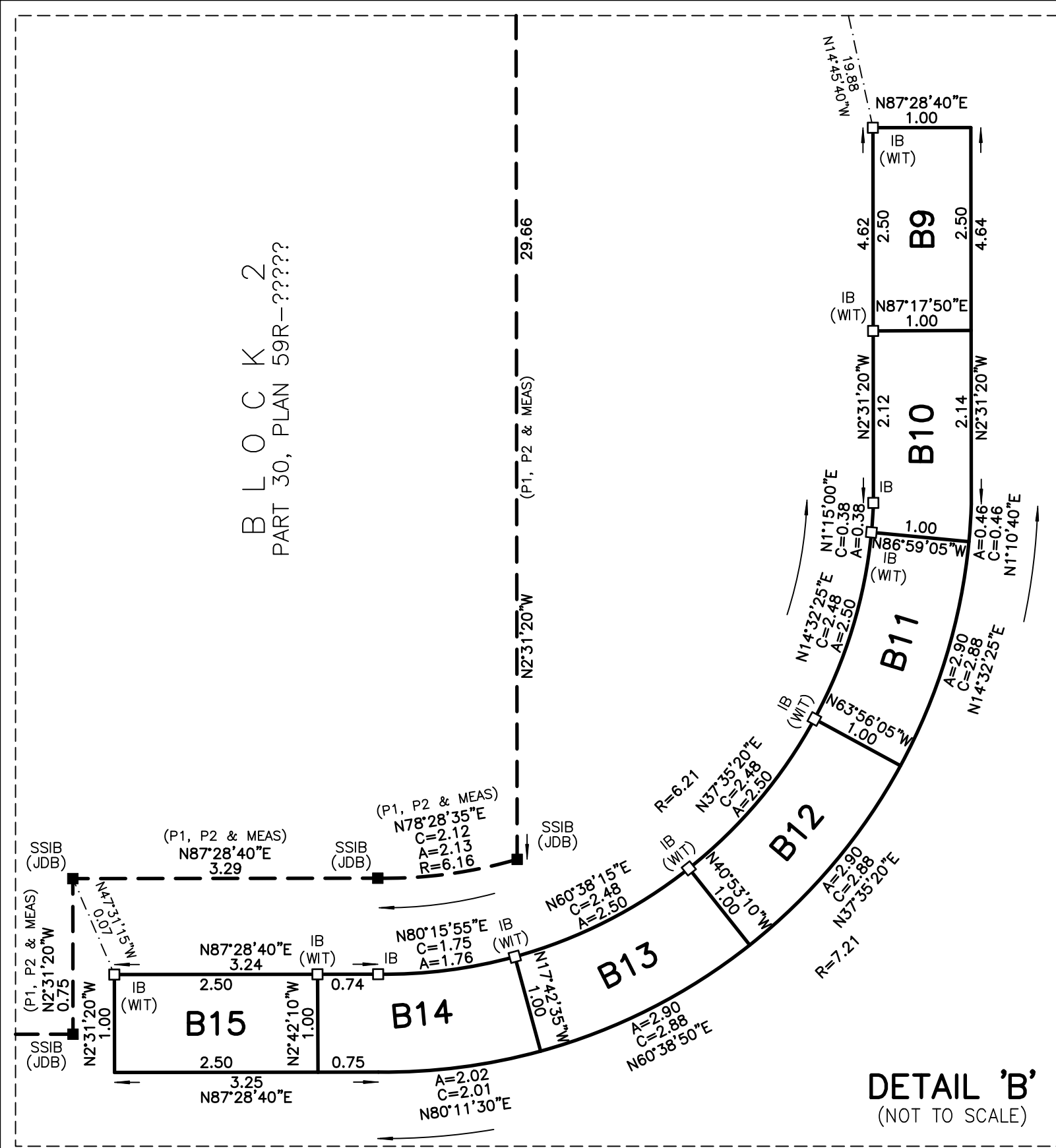
REFERENCE NO.:

20-16-102-02

FILE: G:\PROJECTS\20-16-102\02\Drawing\20-16-102-02 POTL REF.dwg

PLOT DATE: 3/13/2026 2:07 PM





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**

SCALE 1 : 300

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

Symbol	Description
■	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
J.E.	DENOTES J.E. LANTHER, O.L.S.
P1	DENOTES REGISTERED PLAN 59M-XXX
P2	DENOTES PLAN 59R-????
---	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
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: JN CHECKED BY: BM/DP REFERENCE NO.: 20-16-102-02

FILE: G:\2020\20-16-102-02\Drawing\20-16-102-02-COMMON EU.dwg

PLOTTED: 10/16/2024