

**PART OF LOT 18, CONCESSION 2
PART OF ROAD ALLOWANCE
BETWEEN CONCESSIONS 2 & 3
PART OF LOT 19, CONCESSION 3**
(GEOGRAPHIC TOWNSHIP OF NORTH GRIMSBY)
IN THE
TOWN OF GRIMSBY
REGIONAL MUNICIPALITY OF NIAGARA
SCALE & NOTES
Scale 1:2000
BARICH GRENKIE SURVEYING LTD.
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METRIC
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRICS AND CAN BE
CONVERTED TO FEET BY DIVING BY 0.3048

15.6 acres

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SB DENOTES IRON BAR
 - SDB DENOTES STANDARD IRON BAR
 - IT DENOTES IRON TUBE
 - SU DENOTES ORIGIN UNKNOWN
 - P1 DENOTES HIGHWAY PLAN No. 114
 - P2 DENOTES PLAN 30R-7054
 - P3 DENOTES PLAN 30R-6436

BEARING NOTE
BEARINGS ARE UTM GRID, REFERRED TO THE CENTRAL MERIDIAN OF UTM
ZONE 17 (81° 00' WEST LONGITUDE) NAD83 (CSRS) (2011.0)

HORIZONTAL DATUM NOTE
PROJECTION: UNIVERSAL TRANSVERSE MERCATOR
(UTM, ZONE 17, CM 8100'W)

DATUM: NAD83 (CSRS)(2011.0)

GRID SCALE CONVERSION
DISTANCES ON THIS PLAN MAY BE CONVERTED TO GRID DISTANCES BY
MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999742.

NOTE
BEARING COMPARISONS SHOWN ARE WITH ASTRONOMIC BEARINGS ON
UNDERLYING PLANS.

OBSERVED REFERENCE POINTS DERIVED FROM GPS USING REAL TIME
NETWORK (RTN) OBSERVATIONS UTM ZONE 17, NAD83 (CSRS)(2011.0).
COORDINATES TO URBAN ACCURACY PER SEC 14(1) OF O.R.G. 216/10

POINT ID	NORTHING	EASTING
①	475409.08	612926.33
②	475311.46	612878.05
③	475311.46	612878.05

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



PART 2 DESCRIPTION SUMMARY - LANDS DESCRIBED IN PIN 46042-0233 (L.T.)
REGISTERED EASEMENTS/RIGHTS-OF-WAY - NONE FOUND ON TITLE.

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AS SHOWN ON THE FACE OF THE PLAN.
THIS PLAN WAS PREPARED FOR TOMAZ SHIBAN AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 21, 2018.

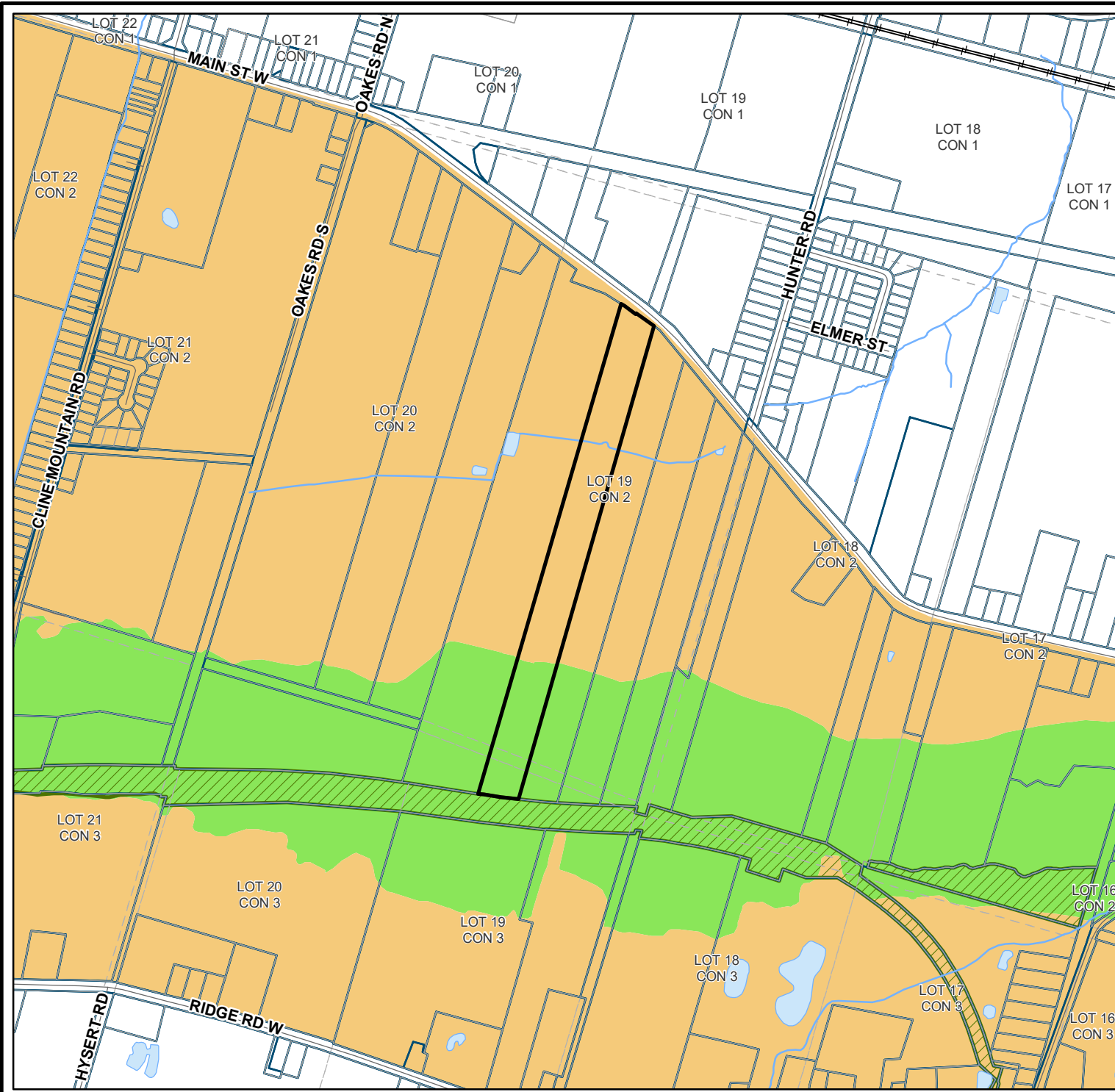
MARCH 22, 2018
GUSO V. CONSOU
ONTARIO LAND SURVEYOR

Barich Grenkie
Surveying Ltd.
287 HWY No. 6, UNIT 101, SCOTBY CREEK, ON
L0N 4E0 4R9
A DIVISION OF GEOMAPLE

DWN BY: ANS
CHK BY: GVC
JOB No: 17-2296

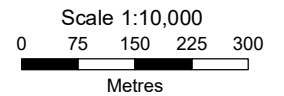
Map 1B Niagara Escarpment Plan

457 MAIN ST W
File: N/R/2022-2023/674



- Subject Property
- Plan Designations**
- Escarpment Natural Area
- Escarpment Protection Area
- Niagara Escarpment Parks and Open Space System
- Roads
- Railway - Operational
- Waterbodies
- Watercourse
- Upper Tier Municipality
- Lower/Single Tier Municipality
- Lot and Concession Boundary
- Parcel Boundary
- Ownership Boundary

NOTE: The Niagara Escarpment Plan Designation boundaries shown on this map are approximate and subject to confirmation through Site Inspection and the application of the 'Interpretation of Boundaries' section of the Niagara Escarpment Plan



Printed on Apr 03, 2023

THIS IS NOT A PLAN OF SURVEY.
This map is illustrative only. Do not rely on it as being a precise indicator of routes, location of features, nor as a guide to navigation. Base derived from various sources.
Map compiled and produced by the Geographic Information Systems (GIS) Department of the Niagara Escarpment Commission, Ministry of Natural Resources

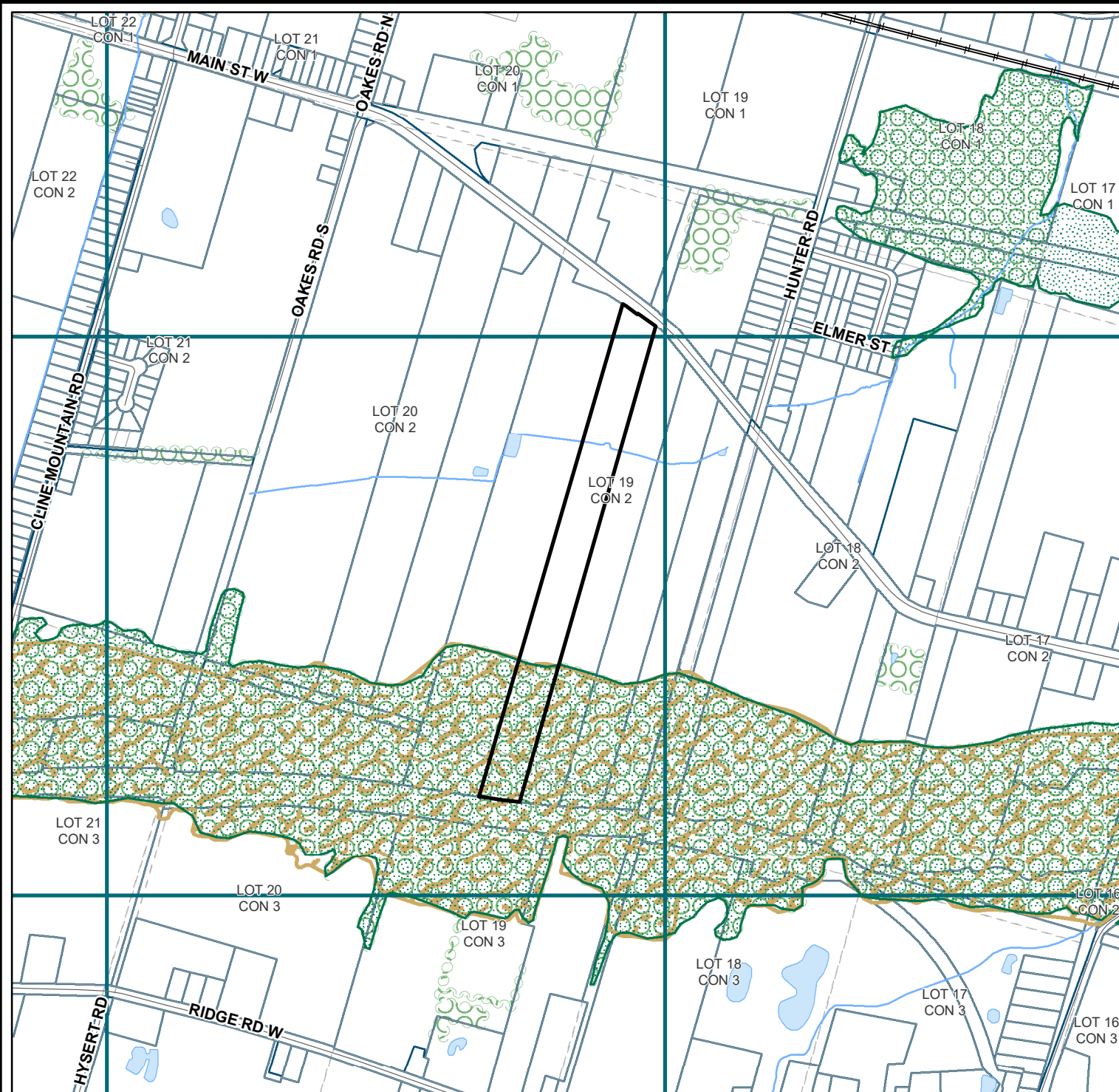


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Map 2A Natural Heritage Features

457 MAIN ST W
File: N/R/2022-2023/674



- Subject Property
- Roads
- Railway - Operational
- Waterbodies
- Watercourse
- Upper Tier Municipality
- Lower/Single Tier Municipality
- Lot and Concession Boundary
- Parcel Boundary
- Ownership Boundary
- Wooded Area
- ESA - Niagara
- Provincially tracked species (1km grid)
- ANSI - Life Science**
- Life Science, Provincial

Natural Heritage Features Data Source: Ontario's Ministry of Natural Resources - Natural Resource Values and Information System (NRVIS).

Scale 1:10,000
0 75 150 225 300

Metres

Printed on Apr 03, 2023

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LOT 21
CON 2

LOT 20
CON 2

LOT 19
CON 2

LOT 18
CON 2

LOT 20
CON 3










LOT 19
CON 3

LOT 18
CON 3

Map 2C

Orthophoto

457 MAIN ST W
TOWN OF GRIMSBY

-  Subject Property
-  Roads
-  Waterbodies
-  Watercourse
-  Upper Tier Municipality
-  Lower/Single Tier Municipality
-  Lot and Concession Boundary
-  Parcel Boundary
-  Ownership Boundary

Orthophoto Date: 1995-2015

Scale 1:5,000
0 30 60 90 120



Metres

Printed on Dec 19, 2024

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