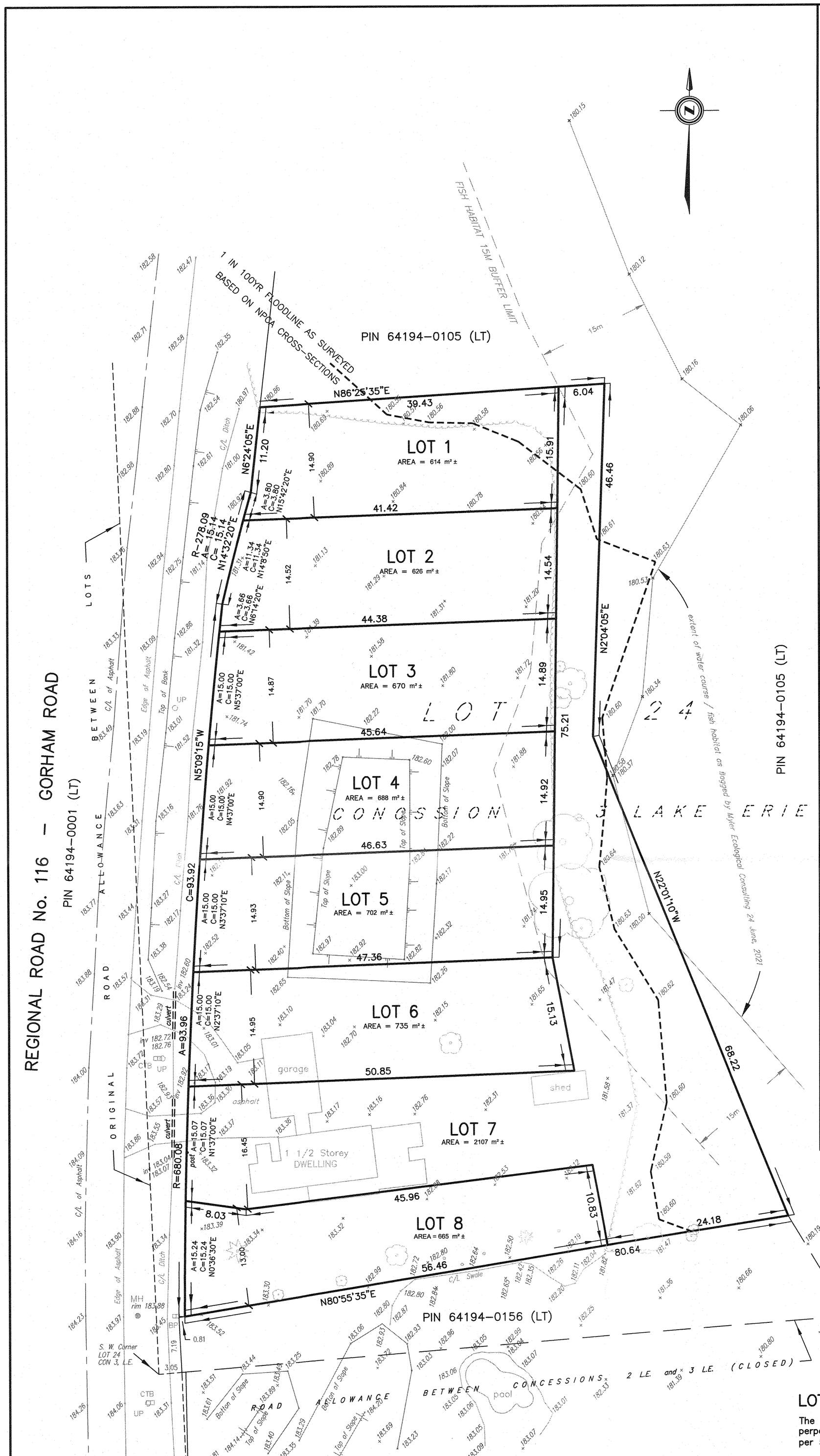
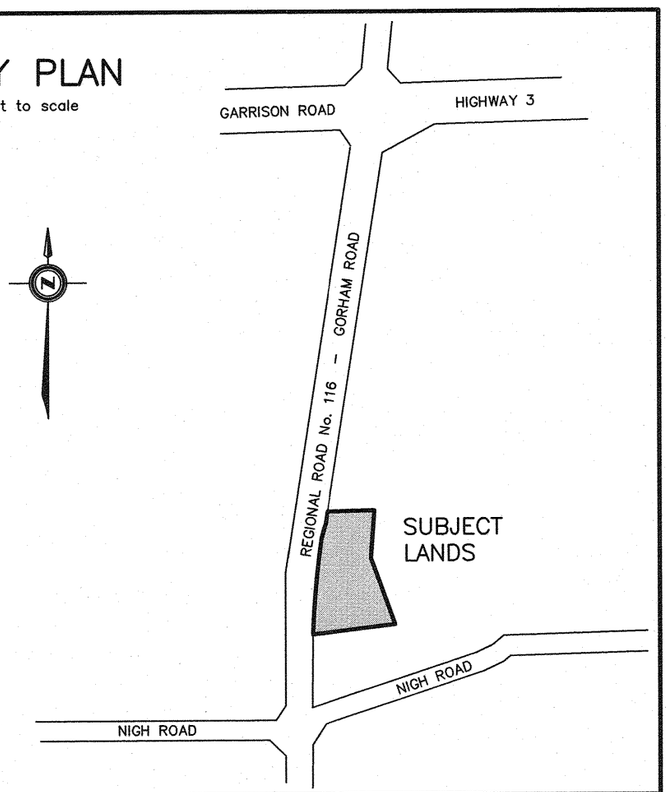


KEY PLAN

not to scale



DRAFT PLAN OF SUBDIVISION

PART OF LOT 24 CONCESSION 3 LAKE ERIE

GEOGRAPHIC TOWNSHIP OF BERITE

TOWN OF FORT ERIE

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 400

10 0 10 20 metres

A Division of J.D. Barnes Limited
Kirkup Mascoe Ure Surveying
ONTARIO LAND SURVEYORS

© THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE PERMISSION OF KIRKUP MASCOE URE SURVEYING IS PROHIBITED.

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

a) SEE PLAN	e) SEE PLAN	i) CLAY LOAM
b) SEE PLAN	f) SEE PLAN	j) SEE PLAN
c) SEE PLAN	g) SEE PLAN	k) MUNICIPAL SERVICES
d) SEE SCHEDULE	h) MUNICIPAL WATER	l) SEE PLAN

LAND USE SCHEDULE

8 SINGLE FAMILY LOTS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN

ROY S. KIRKUP
ONTARIO LAND SURVEYOR

DECEMBER 23, 2021
DATE

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, WE HEREBY AUTHORIZE KIRKUP MASCOE URE SURVEYING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF FORT ERIE FOR APPROVAL.

OWNER : 2644352 ONTARIO LIMITED

FRANK SPADAFORA, DIRECTOR / PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

DATE

LOT FRONTAGE NOTE

The lot frontage was measured by a line 7.5m back on a line perpendicular to a line joining midpoints of front and rear lot lines as per 5.196(Definitions) Town of Fort Erie Zoning by-Law 129-90

LEGEND

MH	DENOTES	MANHOLE
UP	"	UTILITY POLE
BP	"	BELL PEDESTAL
CTV	"	CABLE TV BOX
	"	DECIDUOUS TREE
	"	CONIFEROUS TREE
	"	SHRUB

BENCHMARK NOTE

ELEVATIONS ARE GEODETIC AND WERE DERIVED FROM TOWN OF FORT ERIE BENCH MARK 0011971U037, HAVING A PUBLISHED ELEVATION OF 200.338 metres.

METRIC

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

REVISION	DATE	REMARKS
A	26/MAY/22	LOT FRONTAGES ADDED
	23/DEC/21	INITIAL RELEASE

Kirkup Mascoe Ure Surveying
A Division of J.D. Barnes Limited
SURVEYING MAPPING GIS

4318 PORTAGE ROAD, UNIT 2, NIAGARA FALLS, ON L2E6A4
T: (905) 641-1007 F: (905) 641-4424 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
GP	RSK	21-49-104-00_3draftplan
PLOTTED: DECEMBER 23, 2021		DATED: DECEMBER 23, 2021

FILE: 21-49-104-00

A2 (420 x 594)