

NIAGARA SOUTH VACANT LAND
CONDOMINIUM PLAN NO. 209

LEVEL 1
UNITS 1 TO 41 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR
THE LAND TITLES DIVISION OF NIAGARA SOUTH (No. 59)
AT 9:00 O'CLOCK ON THE 13TH DAY OF MAY
2024.

[Signature]
REGISTERED REPRESENTATIVE FOR THE LAND REGISTRY FOR THE
LAND TITLES DIVISION OF NIAGARA SOUTH (No. 59)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
CONDOMINIUM ACT AND THE REGULATIONS MADE UNDER THEM
AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 30TH DAY OF JANUARY, 2019

DATED APRIL 1, 2024

[Signature]
HAROLD D. HYDE
ONARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM # 2133474

DECLARATION REGISTERED AS No. SN 901375

THIS PLAN COMPRISES ALL OF PIN 64449-0086 (LT)

SCHEDULE OF APPURTENANT AND SERMENT INTERESTS

(PURSUANT TO CLAUSES 157 (1) (d) AND (e) OF THE CONDOMINIUM ACT, 1998)

TOGETHER WITH (Appurtenant Interests)	PART	PLAN	DESCRIBED IN	NOTES
SUBJECT TO (Servient Interests)	PART 1	59R-15051	INST SN689880 INST SN698033 INST SN616871 INST SN698555 INST SN688794	
	PART 2	59R-16418	INST SN688795	

INDEX OF PARTS

SHEET(S)	DESCRIPTION
1	PLAN OF SURVEY OF THE CONDOMINIUM UNITS AND COMMON ELEMENTS, APPURTENANT AND SERMENT INTERESTS, AND DESIGNATION OF UNITS ON LEVEL 1
2	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE CONDOMINIUM ON LEVEL 1
3	ARCHITECTURAL PLANS
4	STRUCTURAL PLANS

PLAN OF SURVEY OF
PART OF LOTS 16 AND 17
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF WAINFLEET
TOWNSHIP OF WAINFLEET
REGIONAL MUNICIPALITY OF NIAGARA

RASCH & HYDE LTD.
ONARIO LAND SURVEYORS

UNIT BOUNDARY DEFINITIONS

MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE
THE SURVEY MONUMENTS SHOWN ON THE FACE OF THE PLAN AS MORE
PARTICULARLY DESCRIBED IN SCHEDULE C OF THE DECLARATION.

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN
LAI D OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH
MY INSTRUCTIONS.

DECLARANT: LAKEWOOD BEACH DEVELOPMENTS INC.

DATED AT ST. CATHARINES

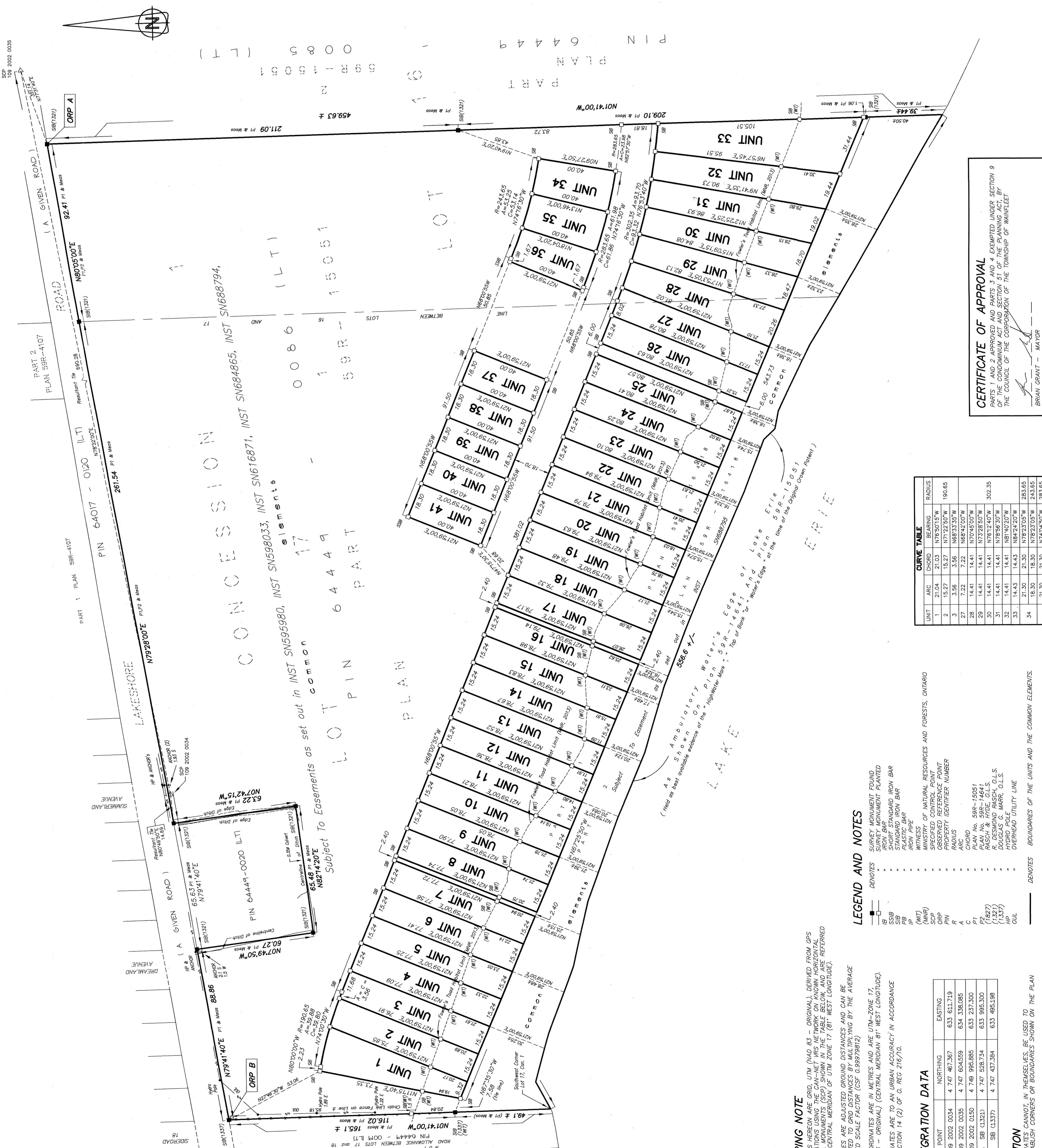
[Signature]
JANICE ROBERTA
I HAVE THE AUTHORITY TO BIND THE
CORPORATION

RASCH & HYDE LTD

ONARIO LAND SURVEYORS

P.O. Box 6, 1333 Highway #3 East, Unit 8,
DUNWILMIE, ONT. N1A 2N1
DUNWILMIE 905-774-7868 FAX 905-871-9397

SCALE 1:1000 SURVEY: 15-180 V.L.C. DRAWN BY: G.P.



CERTIFICATE OF APPROVAL
PARTS 1 AND 2 APPROVED AND PARTS 3 AND 4 EXEMPTED UNDER SECTION 9
OF THE CONDOMINIUM ACT AND SECTION 51 OF THE PLANNING ACT, BY
THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

[Signature]
BRIAN GRANT - MAYOR
THE CORPORATION OF THE TOWNSHIP OF WAINFLEET
DATED AT WAINFLEET THIS 24TH DAY OF APRIL 2024

CURVE TABLE

UNIT	ARC	CHORD	BEARING	RADIUS
1	21.04	15.27	N78°50'15"W	190.65
2	15.27	15.27	N71°22'50"W	190.65
3	3.56	3.56	N68°33'35"W	190.65
27	7.22	7.22	N68°42'00"W	190.65
28	14.41	14.41	N70°45'00"W	190.65
29	14.41	14.41	N73°28'50"W	190.65
30	14.41	14.41	N76°12'40"W	190.65
31	14.41	14.41	N78°56'30"W	190.65
32	14.41	14.41	N81°40'20"W	190.65
33	14.43	14.43	N84°24'10"W	190.65
34	21.30	21.30	N87°08'00"W	243.65
35	18.30	18.30	N74°04'50"W	243.65
36	18.30	18.30	N74°04'50"W	243.65
36	18.30	18.30	N69°58'20"W	243.65
36	18.30	18.30	N69°58'20"W	243.65

LEGEND AND NOTES

- IB SURVEY MONUMENT FOUND
- IB SURVEY MONUMENT PLANTED
- IB IRON BAR
- IB STAINLESS STEEL IRON BAR
- IB STAINLESS STEEL IRON BAR
- IB PLASTIC BAR
- IP IRON PIPE
- (WIT) WITNESS
- (WAP) WITNESS POINT
- (SOP) OBSERVED REFERENCE POINT
- (P) PROPERTY IDENTIFIER NUMBER
- (R) RADIUS
- (A) AREA
- (P1) PLAN No. 59R-15051
- (P2) PLAN No. 59R-14641
- (1827) RASCH & HYDE, O.L.S.
- (1337) DOUGLAS G. HARR, O.L.S.
- (HP) HYDRO POLE
- (OUL) OVERHEAD UTILITY LINE
- (B) BOUNDARIES OF THE UNITS AND THE COMMON ELEMENTS.

BEARING NOTE

BEARINGS HEREON ARE GRID, UTM (NAD 83 - ORIGINAL), DERIVED FROM GPS
OBSERVATIONS USING THE CAN-NET VRS NETWORK ON KNOWN HORIZONTAL
CONTROL MONUMENTS (SCP) SHOWN IN THE TABLE BELOW, AND ARE REFERRED
TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE).
DISTANCES ARE ADJUSTED GROUND DISTANCES AND CAN BE
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE
COMBINED SCALE FACTOR (CSF 0.99999812).
ALL COORDINATES ARE IN METRES AND ARE UTM-ZONE 17.
(NAD 83 - ORIGINAL), (CENTRAL MERIDIAN 81° WEST LONGITUDE).
COORDINATES ARE TO AN URBAN ACCURACY IN ACCORDANCE
WITH SECTION 14 (2) OF O. REG. 216/10.

INTEGRATION DATA

POINT	NORTHING	EASTING
SCP 109 2002 0034	4 747 487.367	633 611.719
SCP 109 2002 0035	4 747 604.559	634 338.085
SCP 109 2002 0150	4 749 995.885	633 237.300
ORP A - SB (1332)	4 747 528.734	633 995.300
ORP B - SB (1337)	4 747 437.384	633 495.198

CAUTION

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

METRIC NOTE:

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