PLAN OF SURVEY
OF ALL OF
BLOCKS 82 AND 83
PLAN 30M-236
IN THE
TOWN OF GRIMSBY
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:200 METRIC

4 2 0 4 8 12 metres

R.A. McLAREN, O.L.S. – 2026

SCHEDULE			
PART	LOT	CON/PLAN	P.I.N.
1	PART OF BLOCK 82	PLAN 30M-236	ALL OF PIN 46026-0596 (LT)
2	PART OF BLOCK 82		
3	PART OF BLOCK 82		
4	PART OF BLOCK 83		ALL OF PIN 46026-0595 (LT)
5	PART OF BLOCK 83		
6	PART OF BLOCK 83		

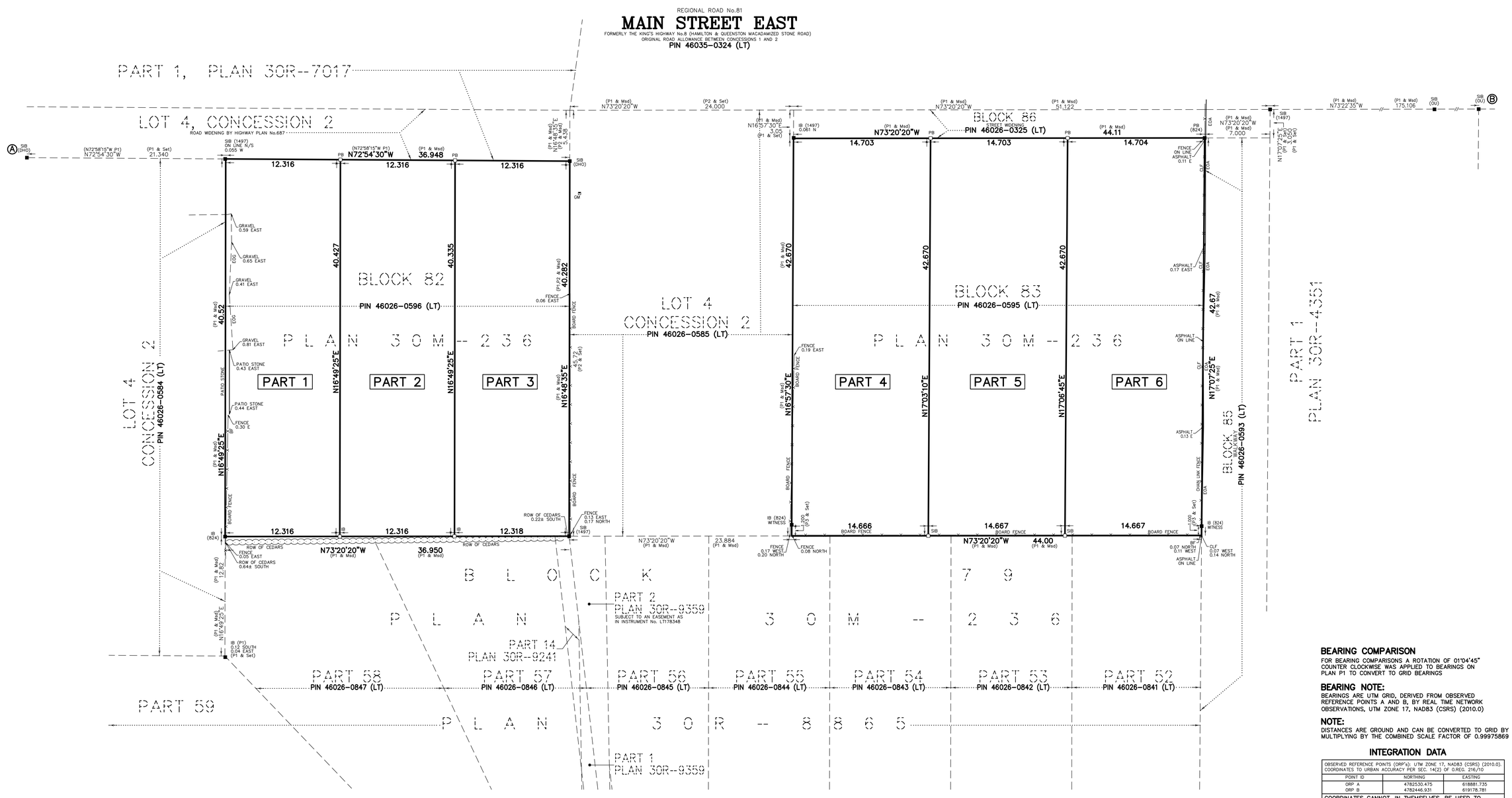
PART 1 TO 3, INCLUSIVE, COMPRISE ALL OF BLOCK 82, PLAN 30M-236 AND ALL OF PIN 46026-0596 (LT)
PART 4 TO 6, INCLUSIVE, COMPRISE ALL OF BLOCK 83, PLAN 30M-236 AND ALL OF PIN 46026-0595 (LT)

PLAN 30 R-_____
RECEIVED AND DEPOSITED
Date _____

LAND REGISTRAR FOR LAND REGISTAR FOR THE LAND TITLES DIVISION OF NIAGARA NORTH (No. 30)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
Date _____

ROB A. McLAREN, O.L.S.



LEGEND:

□	DENOTES	MONUMENT SET
■	"	MONUMENT FOUND
IB	"	IRON BAR
PB	"	PLASTIC BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
824	"	A.T. McLAREN, O.L.S.
1497	"	ASHENHURST NOUWENS &ASSOCIATES INC., O.L.S.
DHO	"	DEPARTMENT OF HIGHWAYS ONTARIO
OU	"	ORIGIN UNKNOWN
P1	"	PLAN 30M-236
P2	"	PLAN 30R-7017
P3	"	PLAN BY A.T. McLAREN, O.L.S., DATED MAY 22, 2026, FILE No. 338412
Mad	"	MEASURED
BF	"	BOARD FENCE
CLF	"	CHAIN LINK FENCE
EOA	"	EDGE OF ASPHALT
//	"	NOT TO SCALE

BEARING COMPARISON

FOR BEARING COMPARISONS A ROTATION OF 01°04'45" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P1 TO CONVERT TO GRID BEARINGS

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99975869

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4782530.475	618881.735
ORP B	4782446.931	619176.781

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

METRIC NOTE:

DISTANCES AND 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:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE XXth DAY OF XXXXXXXX, 2026.

DRAFT

DATE ROB A. McLAREN, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 132449

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559

Drawn	Checked	Crew Chief	Scale	Dwg.No.
AS	RBM	DW	1:200	38412-R