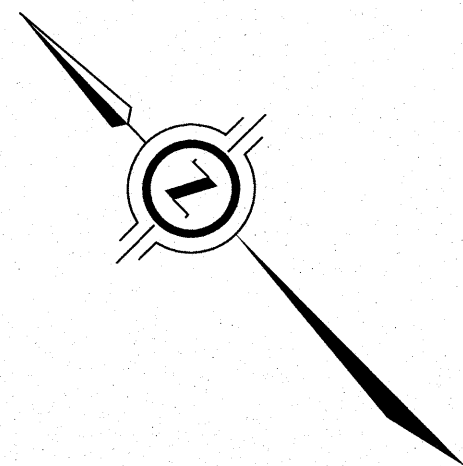




NOTE: THIS SKETCH IS NOT A LEGAL PLAN OF SURVEY

TOPOGRAPHIC SKETCH PREPARED FOR

**VICTORIA AVENUE, WALNUT STREET
& ELLEN AVENUE**

CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200

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LEGAL DESCRIPTION

PART OF LOT 127, PLAN 1002 AND ALL OF LOTS 138 TO 142 AND PART OF LOT 143, PLAN 291

BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.

NOTE:

EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ON THIS SKETCH

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

NOTES

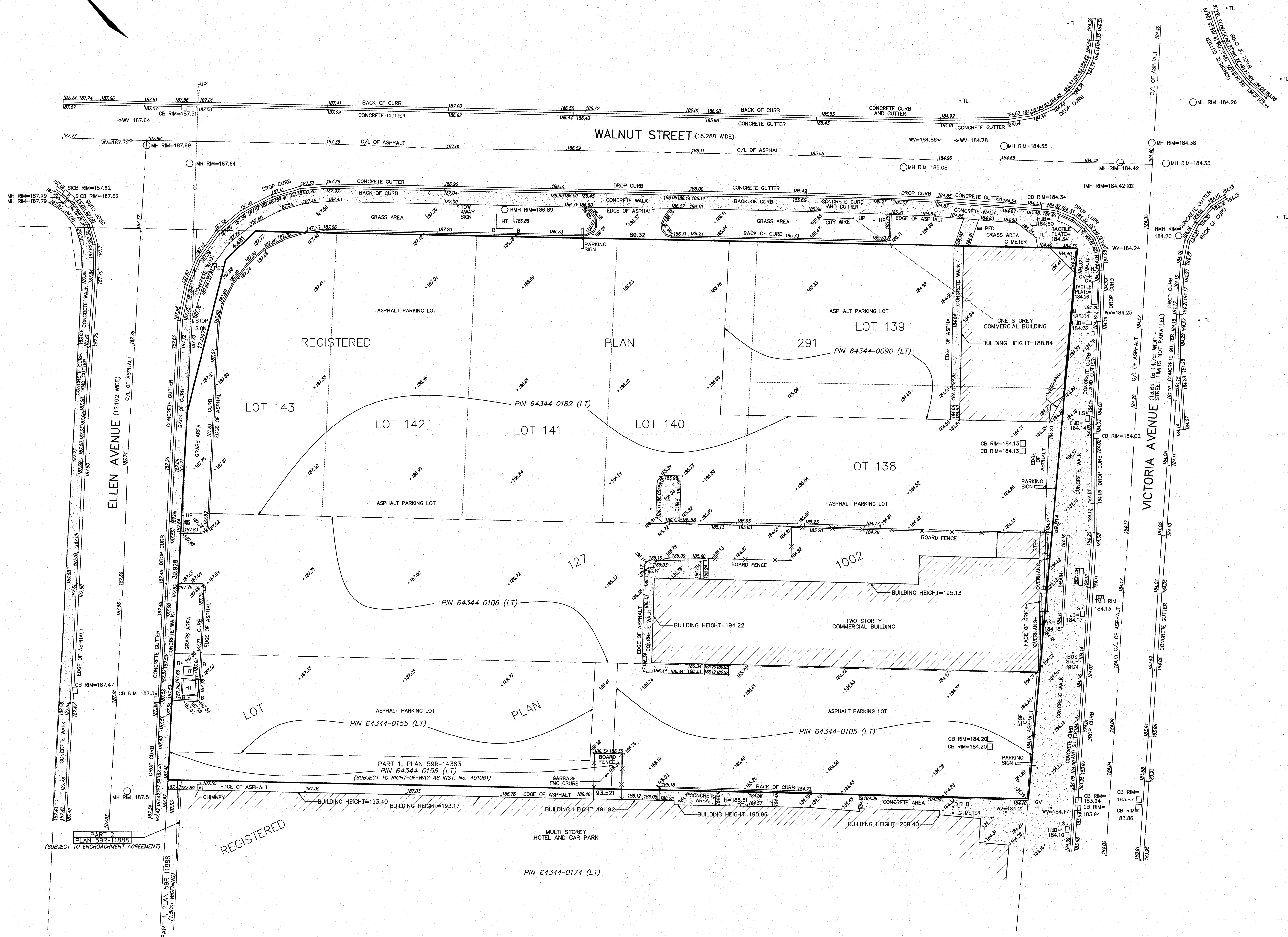
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999874.

ELEVATION NOTE

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928/78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HTZ0.

LEGEND

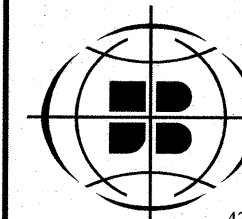
□ CB	DENOTES CATCHBASIN
□ SICB	DENOTES SIDE INLET CATCHBASIN
○ MH	DENOTES MANHOLE
○ HMH	DENOTES HYDRO MANHOLE
□ TMH	DENOTES TELEPHONE MANHOLE
□ HJB	DENOTES HYDRO JUNCTION BOX
HT	DENOTES HYDRO TRANSFORMER
• G METER	DENOTES GAS METER
• GV	DENOTES GAS VALVE
• B	DENOTES BOLLARD
• UP	DENOTES UTILITY POLE
• LS	DENOTES LIGHT STANDARD
• TL	DENOTES TRAFFIC SIGNAL
• TS	DENOTES TRAFFIC SIGN
□ PED	DENOTES TELEPHONE PEDESTAL
• H	DENOTES FIRE HYDRANT
• WV	DENOTES WATER VALVE
• WK	DENOTES WATER KEY
• C/L	DENOTES CENTERLINE
— OC —	DENOTES OVERHEAD CABLE
— X —	DENOTES FENCE



THE FIELD WORK SHOWN ON THIS SKETCH WAS COMPLETED ON
JANUARY 12, 2021

Feb. 8, 2021
DATE

ALLAN K. HEYWOOD
ONARIO 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: MH	CHECKED BY: BM/AJH	REFERENCE NO.: 20-16-372-00
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