B-00094, 00095 & 00096

DRAFT PLAN FOR SEVERANCE

SCHEDULE				
PART	LOT	PLAN	PIN	AREA
1	ALL OF B	674	ALL OF 04339-0057(LT)	461.0 sq. m.
2				461.1 sq. m.
3				461.5 sq. m.

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

DATE _____

_____
C.M. FOX
ONTARIO LAND SURVEYOR

PLAN 4R-

RECEIVED AND DEPOSITED

DATE _____

_____
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA CARLETON (No 4)

EMERALD GATE AVENUE
(Formerly Pearl Street Per Registered Plan 674)

LOT 37
PART 2, PLAN 4R 19288
PIN 04339-0170(LT)

LOT 38
PART 1, PLAN 5R-8027
PIN 04339-0070(LT)

PART 2, PLAN 5R 8027
PIN 04339-0071(LT)

LOT 39
PIN 04339-0072(LT)

674

PART 1, PLAN 4R-19288

PLAN

BOARD FENCE 1.4 NORTH

BOARD FENCE 1.0 NORTH

ACCEPTED WIDTH/SOUTH 0.04 EAST

N 59°36'00" E

44.20 (P345)

14.75 | 14.73 | 14.74

OVERHEAD CABLE NO REGISTERED EASEMENT

POLE + TO INF.

B-00094
#1397
PART 1

#1399
LOT 18
B-00095
PART 2

B-00096
#1401
PART 3

PIN 04339 - 0057(LT)

CHAIN LINK FENCE 0.1 WEST

CHAIN LINK FENCE 0.1 EAST

OVERHEAD WIRES NO REGISTERED EASEMENT

2 STOREY BRICK RESIDENCE

LOT 40

PART 1, PLAN 5R-6887
PIN 04339-0056(LT)

PART 2, PLAN 5R-9867

SOUTHEASTERLY CORNER LOT 40, REGISTERED PLAN 674

ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4
ALBION ROAD

LOT 21

LOT 20
PART 1, PLAN 4R-12173

REGISTERED

LOT 19
PIN 04339-0056(LT)

N 23°30'00" W

31.55 (P345)

31.56

frontage @ rear 14.61m

frontage @ 50m 14.61m

frontage @ front 14.61m

58.40 (P345)

OVERHEAD HYDRO WIRES

44.20 (P345) (44.21 M)

N 59°37'30" E

44.20 (P345)

MORY STREET
(Per Registered Plan 674)
PIN 04339-0100(LT)

PLAN OF SURVEY OF
LOT 18
REGISTERED PLAN 674
CITY OF OTTAWA

SCALE 1 : 200
5 0 5 10 metres

J.D. BARNES LIMITED

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

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 9, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9991.91

FOR BEARING COMPARISONS A ROTATION OF XX°XX'XX" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN XXR-XXXXX.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs) WITH ZONE 9, NAD83 (CSRS) (2010.0).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF ORREG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	372 457.35	5 022 883.95
ORP (B)	372 510.49	5 022 794.53

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

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SMART STANDARD IRON BAR
IB	DENOTES	IRON BAR
P1	DENOTES	REGISTERED PLAN 674
P2	DENOTES	PLAN 5R-9867
P3	DENOTES	SRVR BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED DECEMBER 7, 2007.
S	DENOTES	SET
M	DENOTES	MEASURED
HP	DENOTES	HYDRO POLE
(647)	DENOTES	H. R. FARLEY, OLS
(1257)	DENOTES	FARLEY, SMITH & MURRAY SURVEYING LTD.
(SD)	DENOTES	SOURCE UNKNOWN
-FO-	DENOTES	OVERHEAD HYDRO CABLE
-OC-	DENOTES	OVERHEAD CABLE
UP	DENOTES	UTILITY POLE

ALL SET SIB AND SR MEASUREMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF ORREG 216/91.

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 THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON _____ 201 .

DATE

C.M. FOX
ONTARIO LAND SURVEYOR

Committee of Adjustment
APR 10 2017
City of Ottawa

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
2433 HONEYWELL DRIVE, SUITE 204, OTTAWA, ON K1H 1B1
T: (613) 731-7244 F: (613) 731-8093 www.jdbarnes.com

DRAWN BY	CHECKED BY:	REFERENCE NO.
QC	CMF	16-10-129-00

FILE: C:\16-10-129\QC\16-10-RP.dgn DATED: JAN/19/2017

PLOTTED: 2/7/2017