

B-00104 &  
B-00105



REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATE: \_\_\_\_\_  
BY: ANDREW SHELL, ON (AND) LAND SURVEYOR  
FOR REPRESENTATION FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

SCHEDULE				
AREA (SQ. FT.)	PART	LOT	CONCESSION	PIN
894.6	1	PART OF 28	A (RIDEAU FRONT) (NEPEAN)	ALL OF 04828-0193
85.8	2			
1679.7	3			
428.9	4	PART OF 27		
46.8	5			
1402.3	6			
8629.9	7	PART OF 27 AND 28		
567.3	8			
1029.2	9	PART OF 28		
1198.8	10			
125.9	11			
1465.6	12			

Parts 2 and 8: Subject to Easements Inst. CR456317 & CR385324.  
Parts 1, 2 and 3: Subject to Right-of-Way Inst. CM461569.  
Parts 3 and 6: Subject to Easement Inst. CR310775.  
Parts 11 and 12 (both inclusive): Subject to Right-of-Way Inst. OC977287.  
Parts 1 to 12 (both inclusive): Subject to Easement Inst. OC972187.

**DRAFT PLAN OF SURVEY OF PART OF LOTS 27 AND 28 CONCESSION A (RIDEAU FRONT) Geographic Township of Nepean CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:750  
30 22.5 15 7.5 0 15 30 Meters

**Metric**  
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, ANDREW SHELL:  
1. This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Land Titles Act and the regulations made under them.  
2. The survey was completed on the \_\_\_\_\_ day of \_\_\_\_\_ 2017.

Date: \_\_\_\_\_  
V. Andrew Shell  
On (and) Land Surveyor

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999953.  
Bearings are grid, derived from Can-Net 2010 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N67°44'30"E and are referenced to Specified Control Points 0191988005 and 0191988006, MTM Zone 8 (78°30' West Longitude) NAD-83 (original).

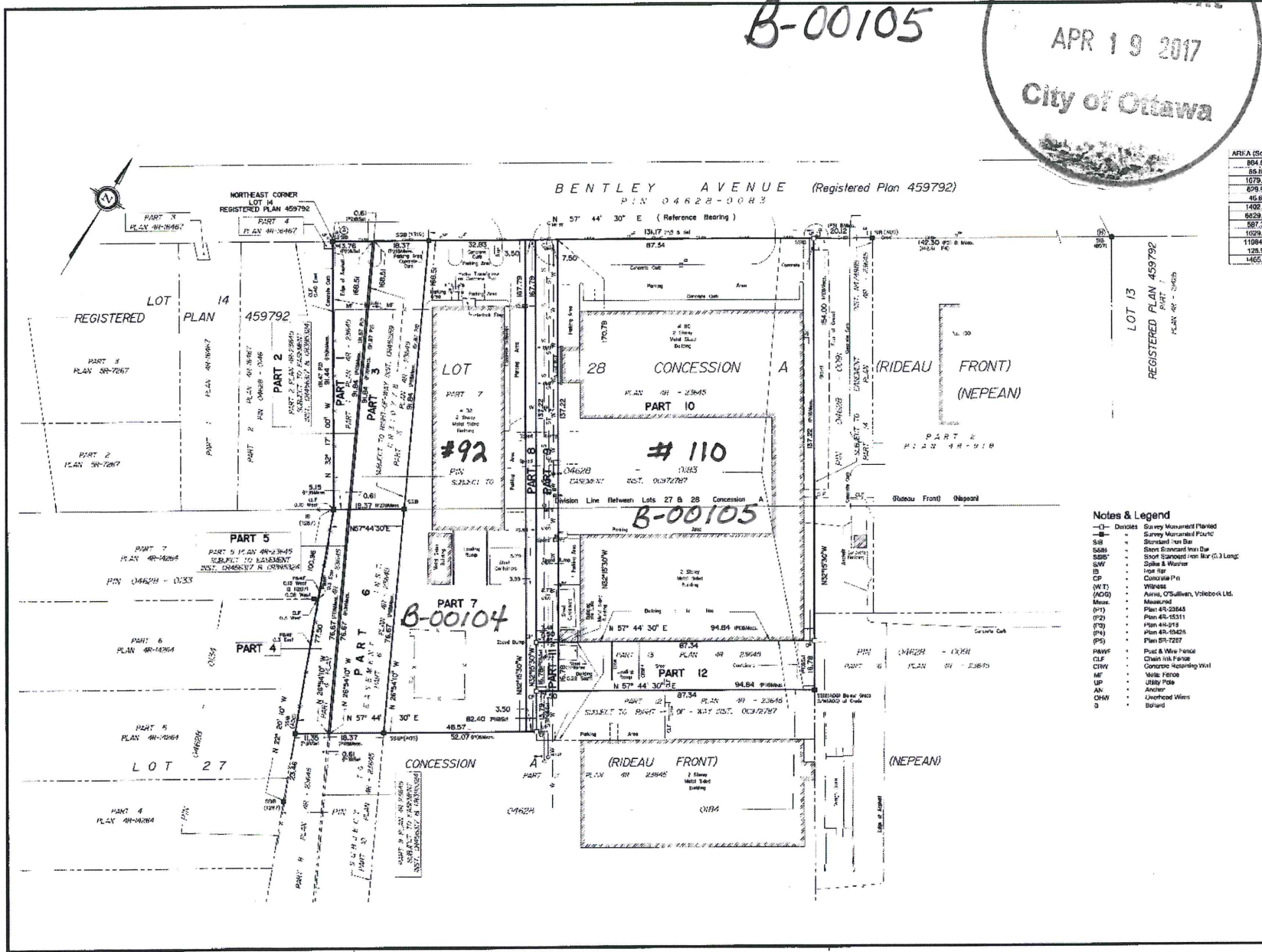
If any bearing comparisons, a variation of 0°31'00" counter-clockwise was applied to bearings on plan 48-73845 in accordance with reference "realtime".

Coordinates are derived from Can-Net 2010 Real Time Network GPS observations referenced to Specified Control Points 0191988005 and 0191988006, MTM Zone 8 (78°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10

0191688005 Northing 5021194.26 Easting 351465.75  
0191975075 Northing 5010516.93 Easting 350805.54  
Point A Northing 5021967.00 Easting 350371.62  
Point B Northing 5022151.23 Easting 350647.58

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.



- Notes & Legend**
- Dotted Survey Monument Planted
  - Survey Monument Found
  - Stamped Iron Bar
  - S&B Staked Stamped Iron Bar
  - S&S Staked Stamped Iron Bar (3 Long)
  - SW Dikes & Wasteb
  - IS Top Hat
  - CP Concrete Pin
  - WT Witness
  - (M/G) Metal
  - (P) Pipe
  - (P) Plan 48-2345
  - (P) Plan 48-5311
  - (P) Plan 48-218
  - (P) Plan 48-1945
  - (P) Plan 48-227
  - PWF Post & Wire Fence
  - CLF Chain Link Fence
  - CHW Concrete Retaining Wall
  - MF Metal Fence
  - UP Utility Pole
  - AN Anchor
  - OHV Overhead Wires
  - 0 Island