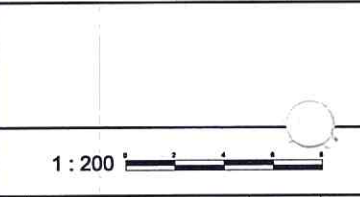


SEVERANCE APPLICATION #1

486 DAWSON AVENUE

PART OF LOTS 23
REGISTERED PLAN 448
CITY OF OTTAWA



No.	REVISION	DATE	BY
1	ISSUED FOR SEVERANCE APPLICATION	OCT 24/17	TT

ISSUED: OCTOBER, 2017

PROJECT No: 113201

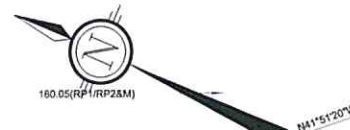
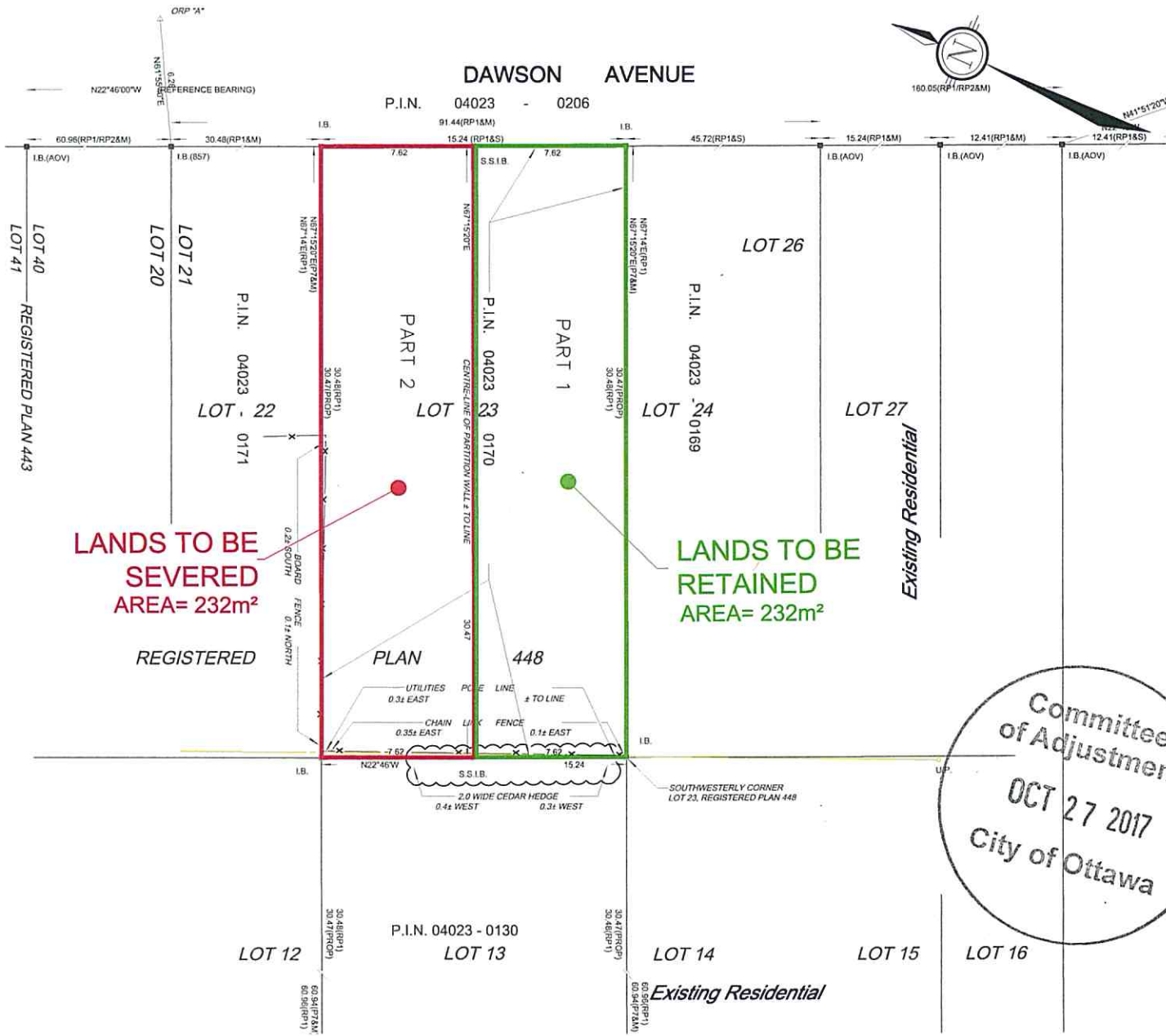
DRAWING No: 113201-SEV

NOVATECH
Engineers, Planners & Landscape Architects
Suite 205, 245 McNeil Corporate Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: 613 254 9643
Facsimile: 613 254 5882
Website: www.novatech-eng.com

M:\2017\113201\CAD\Planning\Figures\113201-SEV.dwg, SEV1, Oct 24, 2017 - 1:20pm, waioss

M:\2011\13201\CAD\Planning\Figures\113201-SEV.dwg, SEV2, Oct 24, 2017 - 1:20pm, wslboss

Existing Residential



SEVERANCE APPLICATION #2

486 DAWSON AVENUE

PART OF LOTS 23
REGISTERED PLAN 448
CITY OF OTTAWA



1 : 200

No.	REVISION	DATE	BY
1.	ISSUED FOR SEVERANCE APPLICATION	OCT 24/17	TT

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Mitchell Avenue #401
Ottawa, Ontario, Canada K2K 1P4
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

ISSUED: OCTOBER, 2017
PROJECT No: 113201
DRAWING No: 113201-SEV

SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	ALL OF 23	448	ALL OF 04023-0170
2			

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

DATE SEPTEMBER 12, 2017

J.P. SHIPMAN

PLAN 4R-30633

RECEIVED AND DEPOSITED

DATE Oct 12 2017

M. Koenig
 REPRESENTATIVE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (No.4)

PLAN OF SURVEY OF
 LOT 23
 REGISTERED PLAN 448
 CITY OF OTTAWA
 SCALE 1:150



METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0

NOTES

BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC, DERIVED FROM THE WESTERLY LIMIT OF DAWSON AVENUE AS SHOWN ON REGISTERED PLAN 448, HAVING A BEARING OF N22°46'W.

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999932

- S.I.B. DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
- S.S.I.B. DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
- I.B. DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
- R.I.B. DENOTES ROUND IRON BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- WT. DENOTES WITNESS
- 632 DENOTES G.C. McROSTIE, O.L.S.
- 857 DENOTES FAIRHALL, WOFFATT & WOODLAND SURVEYING LTD.
- 1474 DENOTES M.E. RENAUD, O.L.S.
- AOV DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- P1 DENOTES BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD. ON LOT 24 DATED OCTOBER 21, 1993
- P2 DENOTES BUILDING LOCATION SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ON LOT 25, DATED JULY 17, 1975
- P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY WEBSTER & SIMMONDS SURVEYING LTD. ON LOT 21 DATED OCTOBER 18, 1994
- P4 DENOTES BUILDING LOCATION SURVEY BY H.R. FARLEY, O.L.S. ON LOT 22 DATED JULY 31, 1984
- P5 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY M.E. RENAUD, O.L.S. ON LOT 15 DATED MAY 15, 2000
- P6 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ON LOT 28 DATED SEPTEMBER 7, 1993
- P7 DENOTES BUILDING LOCATION SURVEY BY FAIRHALL, WOFFATT & WOODLAND LTD. ON LOT 13 DATED NOVEMBER 21, 1985
- M DENOTES MEASURED
- S DENOTES SET
- U.P. DENOTES UTILITIES POLE
- RP1 DENOTES REGISTERED PLAN 448
- RP2 DENOTES REGISTERED PLAN 443
- PROP DENOTES PROPORTIONED

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD 83 (O.N.S.)		
POINT IDENTIFICATION	NORTHING	EASTING
ORP A	5028240.23	363895.80
ORP B	5028113.73	363850.38

COORDINATES SHOWN TO URBAN ACCURACY IN ACCORDANCE WITH O.REG 216/10, SECTIONS 14, AND 31 TO 35 (BOTH INCLUSIVE). COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

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 THE 8th DAY OF SEPTEMBER, 2017.

SEPTEMBER 12, 2017
 DATE

J.P. SHIPMAN
 ONTARIO LAND SURVEYOR



H.A. KEN SHIPMAN SURVEYING LTD.
 P.O. BOX 53, NORTH GOWER, ONT. K0A 2T0

REF No.: OTT.-646

FILE No.: 13-10443

