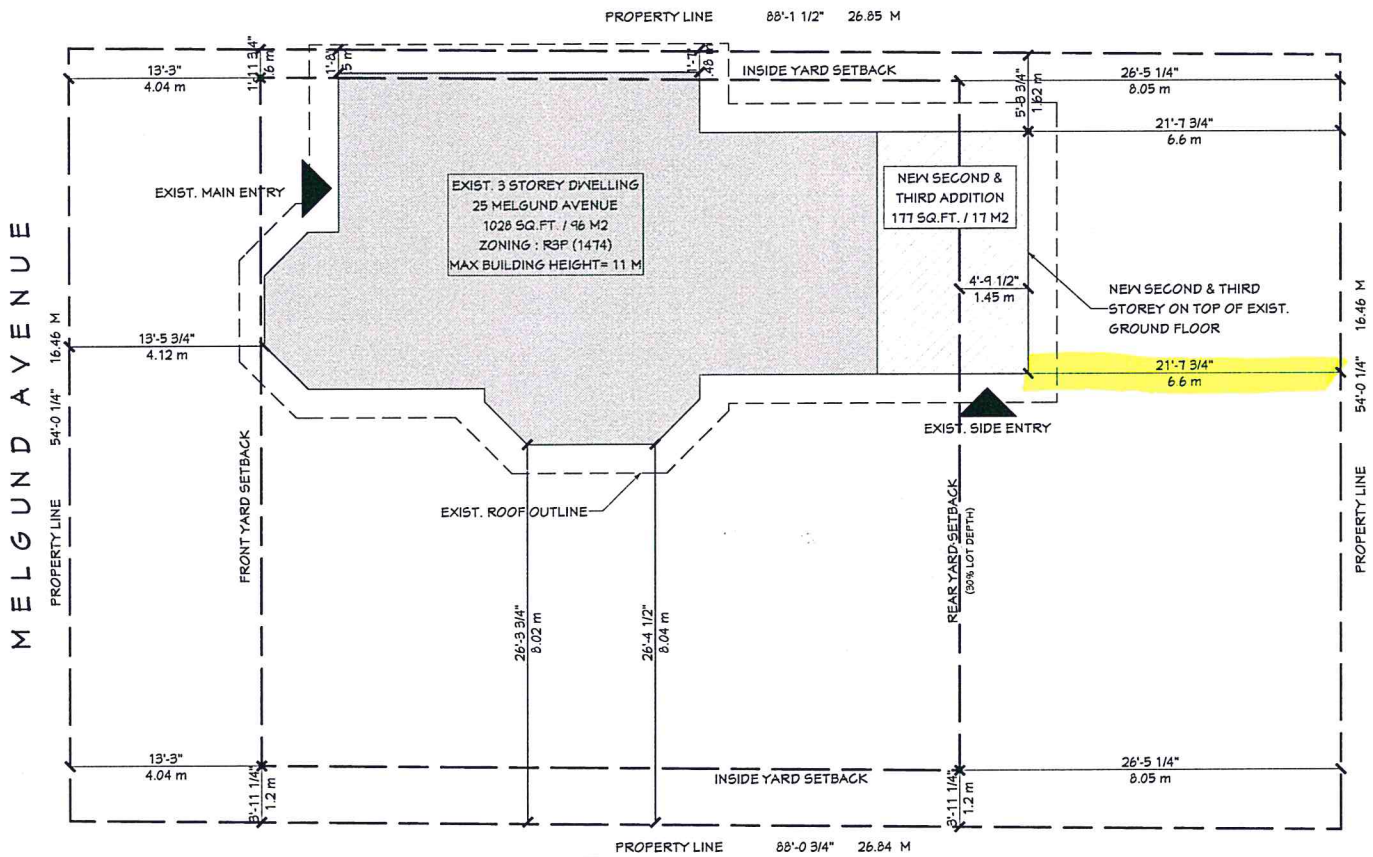


Committee of Adjustment
 JAN 21 2020
 City of Ottawa



NOTES:
 - THIS PROPERTY IS LOCATED IN A MATURED NEIGHBORHOOD
 - PROPERTY LIMITS AND EXISTING BUILDING LOCATION FROM GEO OTTAWA
 - ZONING INFORMATION FROM THE CITY OF OTTAWA

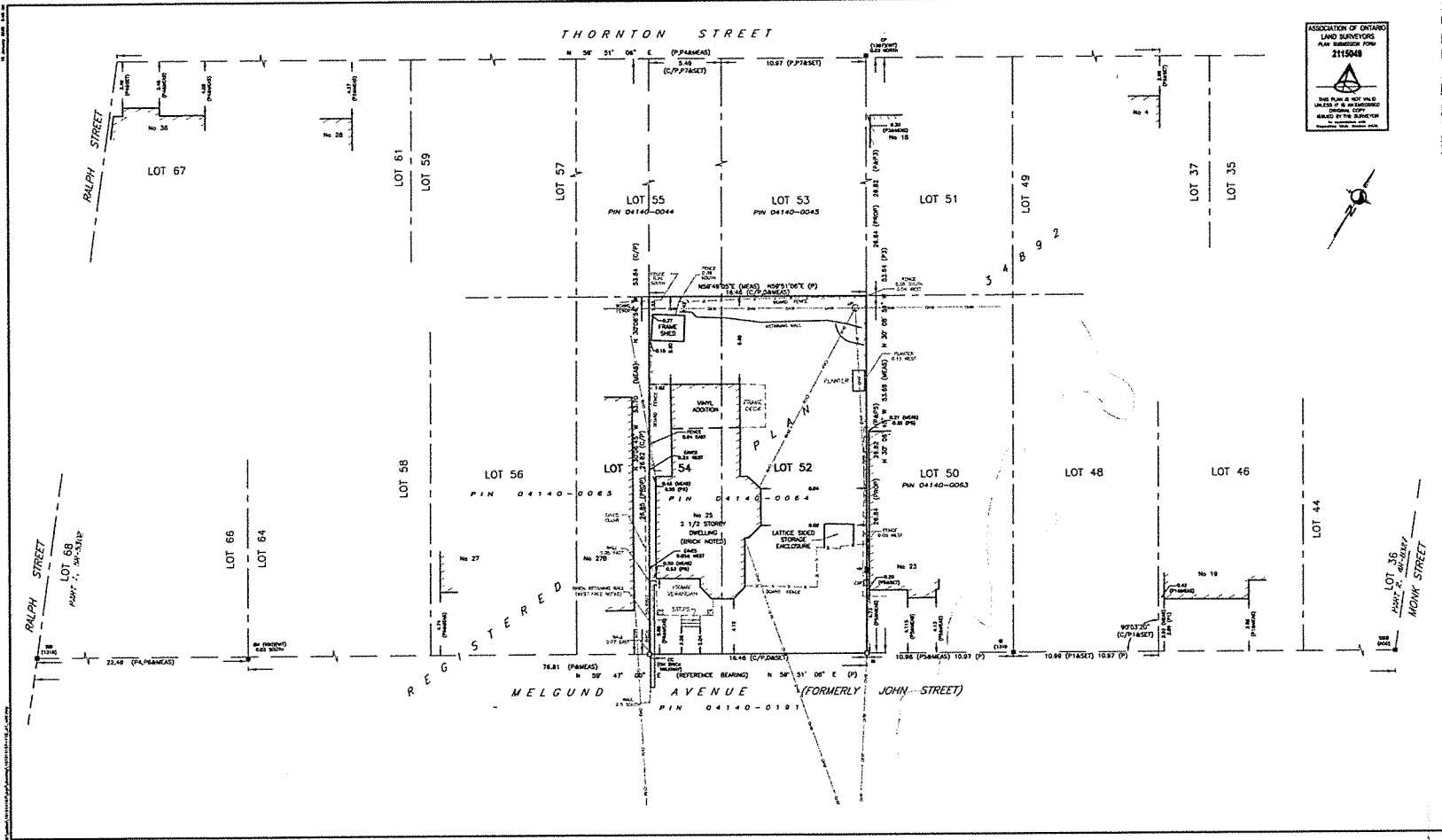
MATURED NEIGHBORHOOD:
 FRONT YARD SETBACK CALCULATION
 FROM EXISTING BUILDINGS:
 LEFT PROPERTY: 2.74 M + 4.51 M
 RIGHT PROPERTY: 4.51 M + 4.26 M
 AVG FRONT YARD LINE: 4.04 M



PRELIMINARY
25 MELGUND AVENUE

DRAWING: PROPOSED SITE PLAN
 SCALE: NTS
 DATE: JANUARY 17, 2019





SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF
LOT 52 AND PART OF LOT 54
REGISTERED PLAN 34892
CITY OF OTTAWA
Scale 1:150

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE
ALL BEARINGS ARE AZIMUTHIC AND ARE REFERRED TO THE NORTH-SOUTH LINE
OF AN ISOGONAL MERIDIAN, HAVING A BEARING OF 150° 42' 42.5" ON G14.

NOTE
THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE
PLAT SUMMARY NOTED AS PART 2 HEREON. NO ADDITIONAL
POINTS OF THIS ORIGINAL REPORT WILL BE TOLERATED SUBSEQUENT TO
THE DATE OF CERTIFICATION.
ALL TIES ARE SHOWN UNLESS OTHERWISE NOTED.
ALL TIES TO EXISTING BOUNDARIES ARE MADE TO ACCURATE
RISE OR ENGINEERING SERVICES, UNLESS OTHERWISE PLANTED
ACCORDINGLY.

PART 2
This report was prepared by M. Stantec and the undersigned accepts
no responsibility for its use by other parties.
1. **REGISTRATION RIGHTS AND WAIVER**
No rights of way or easements were found to be registered against the
subject property.
2. **EXISTING ENCUMBRANCES**
There are encumbrances along the westerly, rear or easterly and southerly
property boundaries, see Part 1 of this Report for details and
where the improvements:
3. **COMPARED WITH PREVIOUS SURVEY PLAN(S)**
Comparison is not required by the report.
4. **VISIBILITY ISSUES**
Restricting vision to 1 metre, there are overhead utility wires running
across the rear or southerly end of the subject lands.
The wires attached to the same pole of the street front to the
subject lands protrude over the property by the west to a maximum of
0.7 metres, plus or less.

LEGEND

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SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT.
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF JANUARY, 2020.

Jan 15 / 20
DATE
[Signature]
DATE OF SURVEY
ONTARIO LAND SURVEYOR