

PART 2 - SURVEY REPORT

- DESCRIPTION
 LOT 58, REGISTERED PLAN 447993, BEING PIN 04658-0072 (LT)
 - REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
 SUBJECT TO EASEMENTS AS IN INSTRUMENT NUMBERS CR457098
 AND CR457214
 - BOUNDARY FEATURES
 NOTE THE LOCATION OF CEDAR HEDGE AND BOARD FENCES ALONG
 THE EASTERN, WESTERN, AND SOUTHERN LIMITS OF THE SUBJECT
 PROPERTY
 NOTE THE LOCATION OF BOARD FENCE ALONG
 THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY
 - ADDITIONAL REMARKS
 NONE

**SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN OF SURVEY OF
 LOT 58
 REGISTERED PLAN 447993
 CITY OF OTTAWA**

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 SCALE 1 : 250

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 MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY OBSERVATIONS, MTM ZONE 9, MAD 83, (CSRS) (2010)
 FOR BEARING COMPARISONS A ROTATION OF 0°35'50" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 447993
 ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION
 COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - DENOTES STANDARD IRON BAR
 - DENOTES SHORT STANDARD IRON BAR
 - DENOTES IRON BAR
 - DENOTES PLASTIC BAR
 - DENOTES WITNESS
 - DENOTES MEASURED
 - DENOTES J.D. BARNES LIMITED
 - DENOTES REGISTERED PLAN 447993
 - DENOTES PAUL A. RIDDELL O.L.S.
 - DENOTES BUILDING LOCATION PLAN BY R.W. ARNETT O.L.S. DATED JUNE 11, 1984
 - DENOTES SURVEYOR'S REAL PROPERTY REPORT BY PAUL A. RIDDELL O.L.S. DATED NOVEMBER 1, 1999
 - DENOTES BUILDING LOCATION PLAN BY FARHALL, MORFATT WOODLAND LTD DATED JULY 3, 1985
 - DENOTES BUILDING LOCATION PLAN BY R.W. ARNETT O.L.S. DATED SEPTEMBER 16, 1983

- N=NORTH S=SOUTH E=EAST W=WEST
- DENOTES ELECTRICAL JUNCTION BOX
 - DENOTES POST
 - DENOTES LIGHT POST
 - DENOTES CENTRELINE
 - DENOTES CATCH BASIN
 - DENOTES WATER KEY
 - DENOTES SANITARY MANHOLE
 - DENOTES DIAMETER
 - DENOTES RADIUS
 - DENOTES WATER MANHOLE
 - DENOTES DECIDUOUS TREE
 - DENOTES CONIFEROUS TREE
 - DENOTES SHRUB



ALL SET SSB AND FB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.C. 523/91.

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 REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON DECEMBER 20, 2019.

JANUARY 10, 2020 DATE
 SHAWN LEROUX ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 2480 DON REDD DRIVE, SUITE 204, OTTAWA, ON K1H 1E1
 T: (613) 731-7244 F: (613) 731-8955 www.jdbarnes.com

DRAWN BY: SM CHECKED BY: SL REFERENCE NO.: 19-10-141-00 (LOT 58)
 FILE: C:\19-10-141\00\TPO-SPR-LOT 58.dwg DATE: 01/10/20 PLOTTED: 1/10/2020

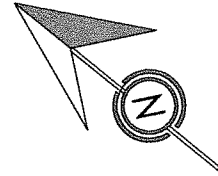
Committee of Adjustment
FEB 14 2020
 City of Ottawa

SULLIVAN AVENUE
 (REGISTERED PLAN 447993)
 PIN 04658 - 0090 (LT)

PARKER AVENUE
 (REGISTERED PLAN 447993)
 PIN 04658 - 0088 (LT)

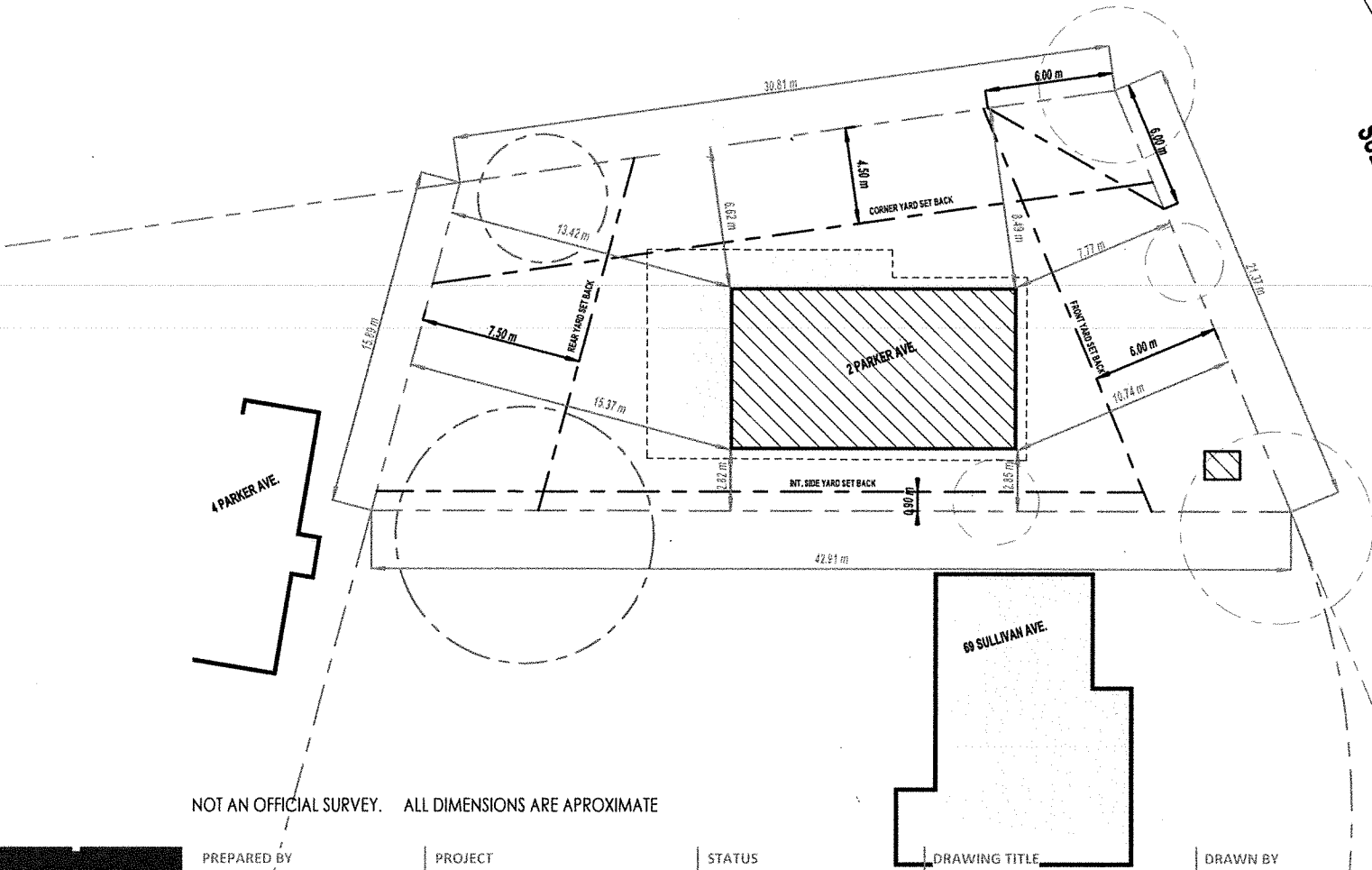


VISUAL SCALE 1:200



PARKER AVE.

SULLIVAN AVE.



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NOT AN OFFICIAL SURVEY. ALL DIMENSIONS ARE APPROXIMATE



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 CROSSFORD CONSTRUCTION
 613.729.5004
 176 HOLLAND AVE.
 OTTAWA ON, K1Y 0X6
 CROSSFORD.CA

PROJECT
PARKER RENO
 2 PARKER AVE. OTTAWA, ON

STATUS
 MINOR VARIANCE
 FEBRUARY 2020

DRAWING TITLE
 EXISTING SITE PLAN

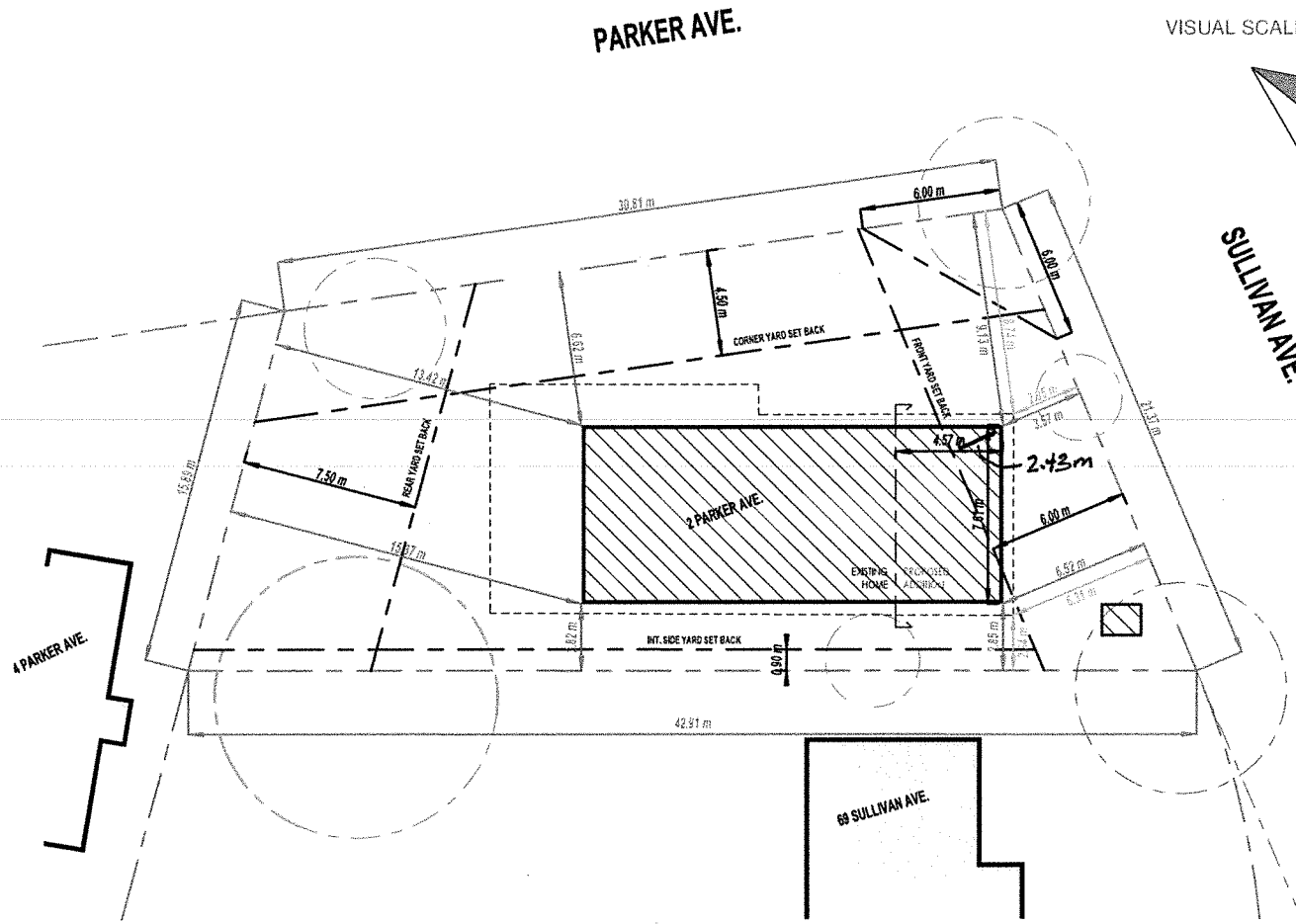
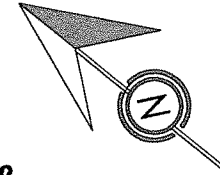
DRAWN BY
 DREW MASON

SCALE
 1 : 200

SHEET NUMBER
01

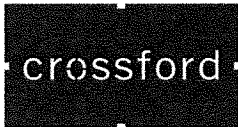


VISUAL SCALE 1:200



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PROJECT
PARKER RENO
 2 PARKER AVE. OTTAWA, ON

STATUS
 MINOR VARIANCE
 FEBRUARY 2020

DRAWING TITLE
 PROPOSED SITE PLAN

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 DREW MASON

SCALE
 1 : 200

SHEET NUMBER
02