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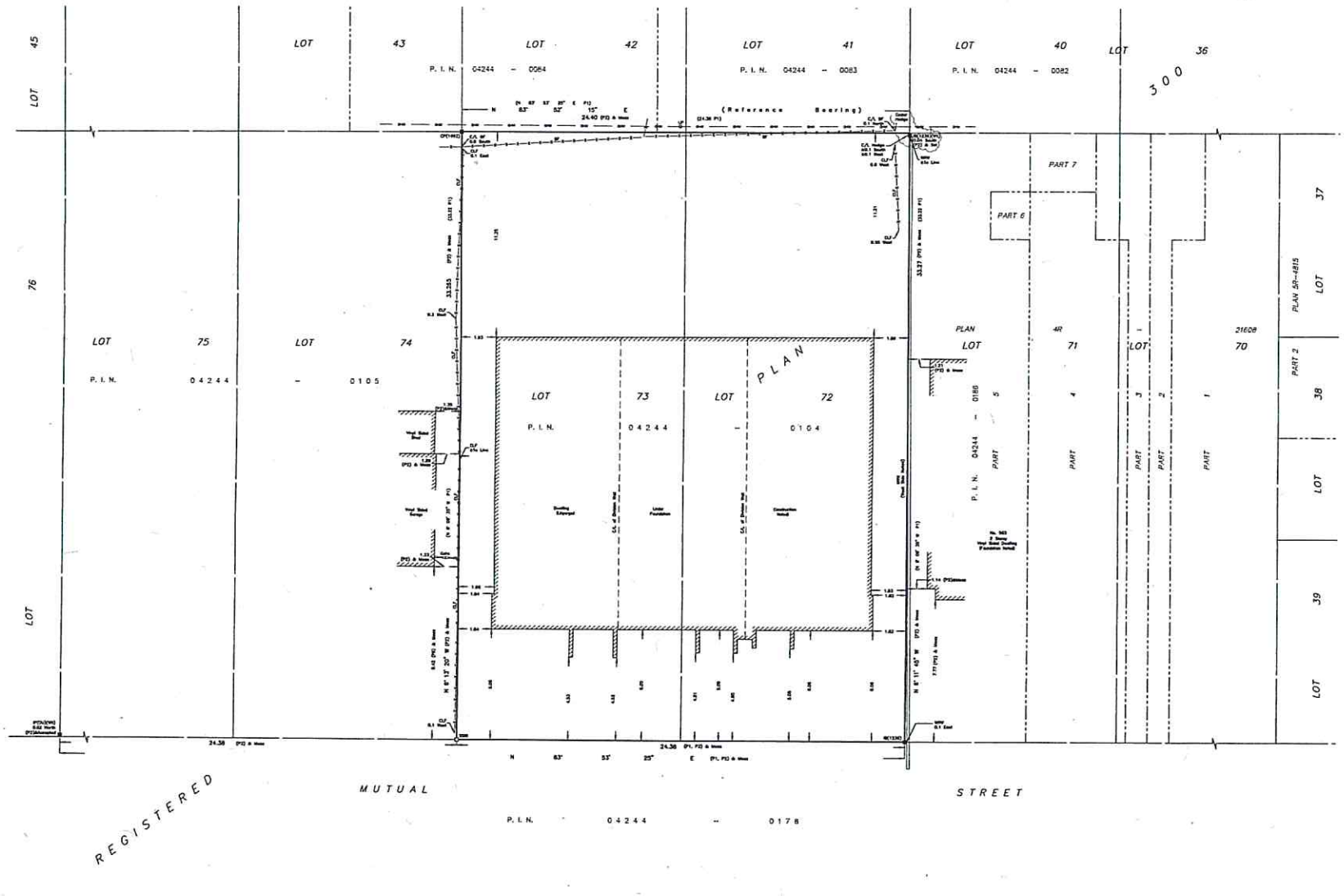

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

LOTS 72 AND 73 REGISTERED PLAN 300 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2020

Scale 1: 100

0 2.5 5 7.5 10 metres

Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note

Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (Original).

For bearing comparisons, a rotation of 0°20'35" counter-clockwise was applied to bearings on P1, P3 & P4.

Notes & Legend

—O—	Denotes	Survey Monument Planted
—●—	"	Survey Monument Found
SIB	"	Standard Iron Bar
IP	"	Iron Pipe
CP	"	Concrete Pin
(WIT)	"	Witness
Meas	"	Measured
(P1)	"	Registered Plan 300
(P2)	"	Plan by (1692) dated March 27, 2019 (File No. 51-19)
—— ow ——	"	Overhead Wires
OLP	"	Utility Pole
CLF	"	Chain Link Fence
BF	"	Board Fence
WRW	"	Wood Retaining Wall
C/L	"	Centreline

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.
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PART 2

1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
   No rights-of-way or easements were found to be registered against the subject property.
2. PROPERTY IMPROVEMENTS
   Not applicable. This is a foundation survey only, future structures above foundation level and future site improvements cannot be commented on.
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
   Compliance is not certified by this report.
4. ADDITIONAL REMARKS
   The building ties are to the unparged concrete foundation walls.

THIS REPORT WAS PREPARED FOR:
Jake Dahas ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

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 the 28th day of April, 2020.

Date

Daniel Robinson
Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2123469

THIS PLAN IS NOT VALID UNLESS IT IS AN IMAGE OF AN ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29 (3)

FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL (613) 727-8226 FAX (613) 727-1826

FILE No. : 47-20

J:\2020\47-20_553\553-72559 Mutual St_Const urpv\Final\47-20 561 Mutual St_L72-73 RP300_SRPR_F.dwg

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

DATE: _____

DANIEL ROBINSON
ONTARIO LAND SURVEYOR

PLAN 4R-

RECEIVED AND DEPOSITED

DATE: _____

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.

SCHEDULE

PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	73	300	ALL OF 04244 - 0104	291.5
2	Part of 72 & 73			228.2
3	72			250.5
4	72			41.0

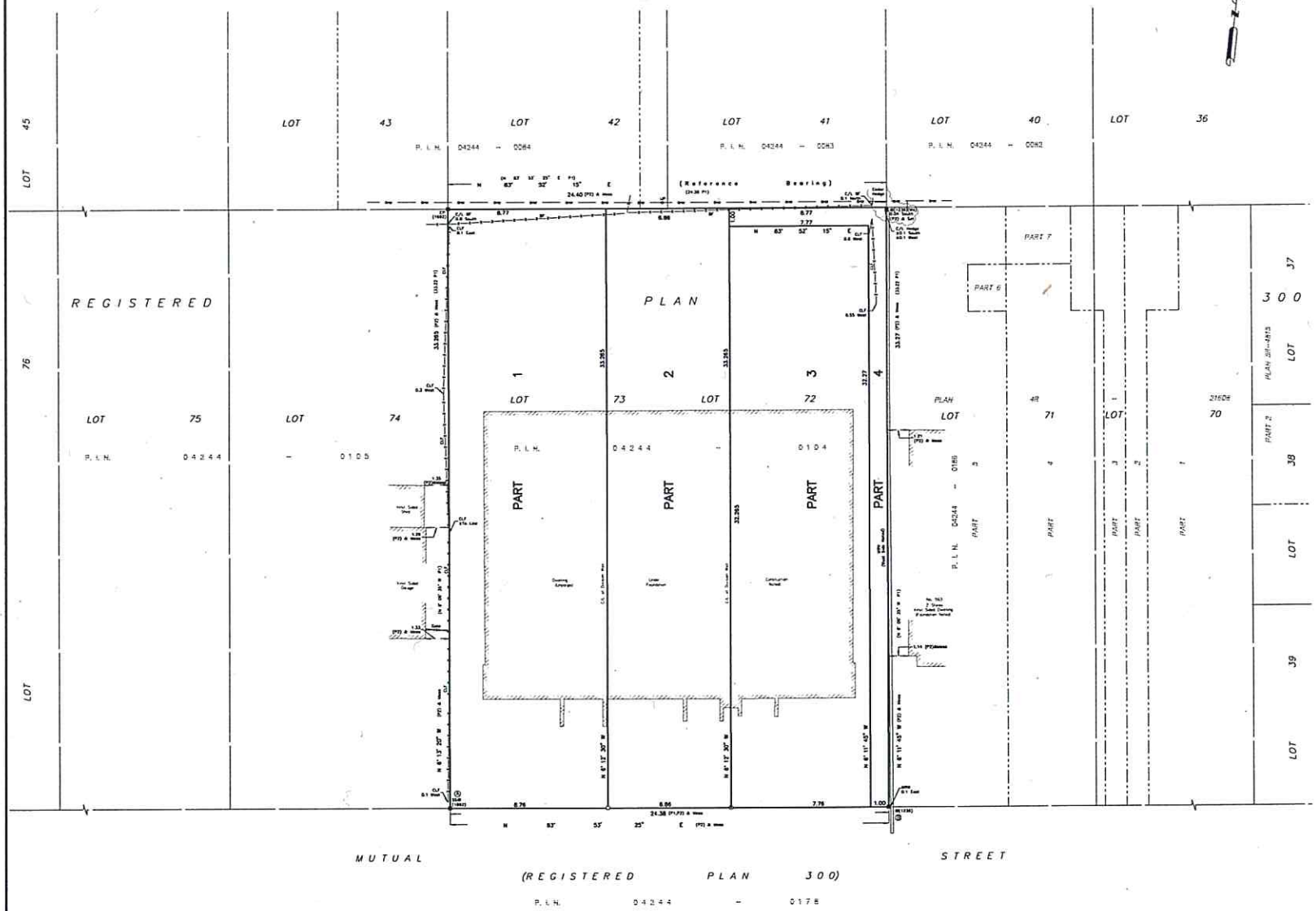
PLAN OF SURVEY OF

LOTS 72 AND 73 REGISTERED PLAN 300 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2019

Scale 1: 100

0 2.5 5 7.5 10 metres



Metric Note

Distances and coordinates on the plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on the plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.

Bearing Note

Bearings are grid, derived from Can-Net 3.0 Real Time Network GPS observations on observed reference points A and B, shown hereon, having a bearing of N83°53'25"E and are referenced to Specified Control Points 0191964347E1 and 0191962G125, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°20'35" counter-clockwise was applied to bearings on P1, P3 & P4.

Notes & Legend

—O—	Denotes	Survey Monument Planted
—⊕—	"	Survey Monument Found
SB	"	Standard Iron Bar
IP	"	Iron Pipe
CP	"	Concrete Pin
(WIT)	"	Witness
Meas	"	Measured
(P1)	"	Registered Plan 300
(P2)	"	Plan by [1692] dated March 27, 2019 (File No. 51-19)
—— ow ——	"	Overhead Wires
U/P	"	Utility Pole
CLF	"	Chain Link Fence
BF	"	Board Fence
CRW	"	Concrete Retaining Wall
C/L	"	Centreline
Ø	"	Diameter
CLF	"	Chain Link Fence
BF	"	Board Fence
O.R.P.	"	Observed Reference Point

CO-ORDINATES WERE DERIVED FROM SMART-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
O.R.P. Ⓐ	5032962.46	371796.64
O.R.P. Ⓑ	5032963.05	371820.91
0191964347E1	5036178.12	372436.31
0191962G125	5026915.16	371971.63
CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

Surveyor's Certificate

I certify that :

1. The 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 _ day of _____ 2019.

_____ Date

_____ Daniel Robinson
Ontario Land Surveyor

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL: (613) 727-6226 FAX: (613) 727-1826

FILE No.: 51-19 INDEX No.: 3881

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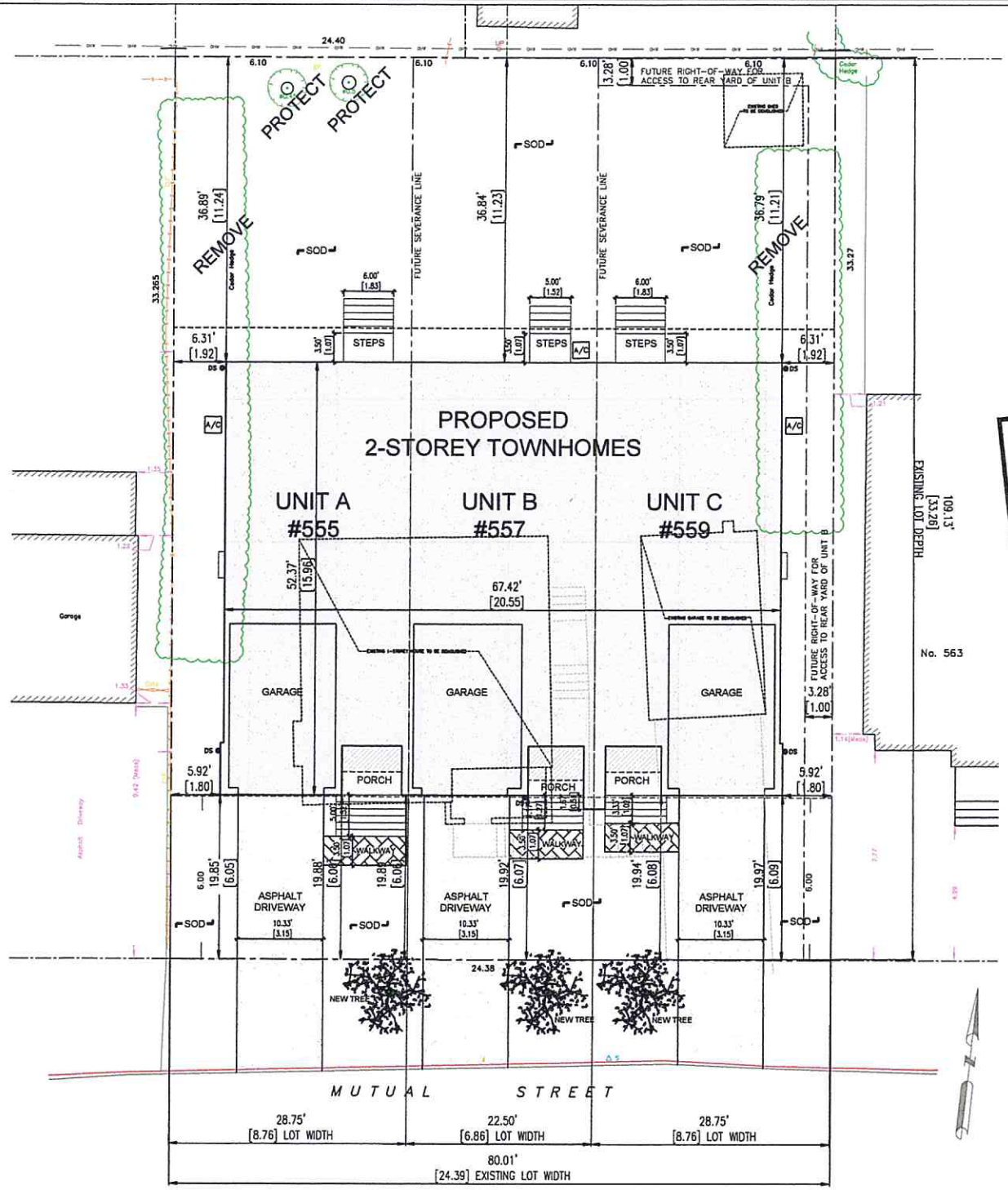

Committee of Adjustment
JUL 23 2020
City of Ottawa

SITE PLAN
SCALE: 1:150

MD
MIROCA DESIGN
INCORPORATED SINCE 1989
CUSTOM HOME DESIGN
PROJECT MANAGEMENT
30 CONCOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7
TEL: 613-274-2653
FAX: 613-274-7285
CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
3. FOOTINGS DESIGNED FOR 3000 P.S.F ASSUMED SEARFILL BEARING STRATA. GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
4	RAISED USF FOR SITE CONDITIONS REDUCED ROOF TO 3.5/12 MARCH 10, 2020
3	REVISED FRONT ELEVATION & MASTER BEDROOM & REMOVED BALCONIES UPDATE FEBRUARY 5, 2020
2	ADDED DOWNSPOUT LOCATIONS UPDATED MUNICIPAL ADDRESSES NOV. 30, 2019
1	ADDED DOWNSPOUT LOCATIONS UPDATED MUNICIPAL ADDRESSES NOV. 30, 2019

REVISIONS

JOB TITLE:
(555, 557, 559) MUTUAL STREET
OTTAWA, ON.
PROPOSED 3-STOREY SEMI-DETACHED DWELLINGS

SHEET TITLE:
SITE PLAN

SCALE: AS SHOWN	DWG NO.
DRAWN: M.D.	S1.1
CHECKED:	
DATE: SEPT. 2019	
PRINT DATE:	

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