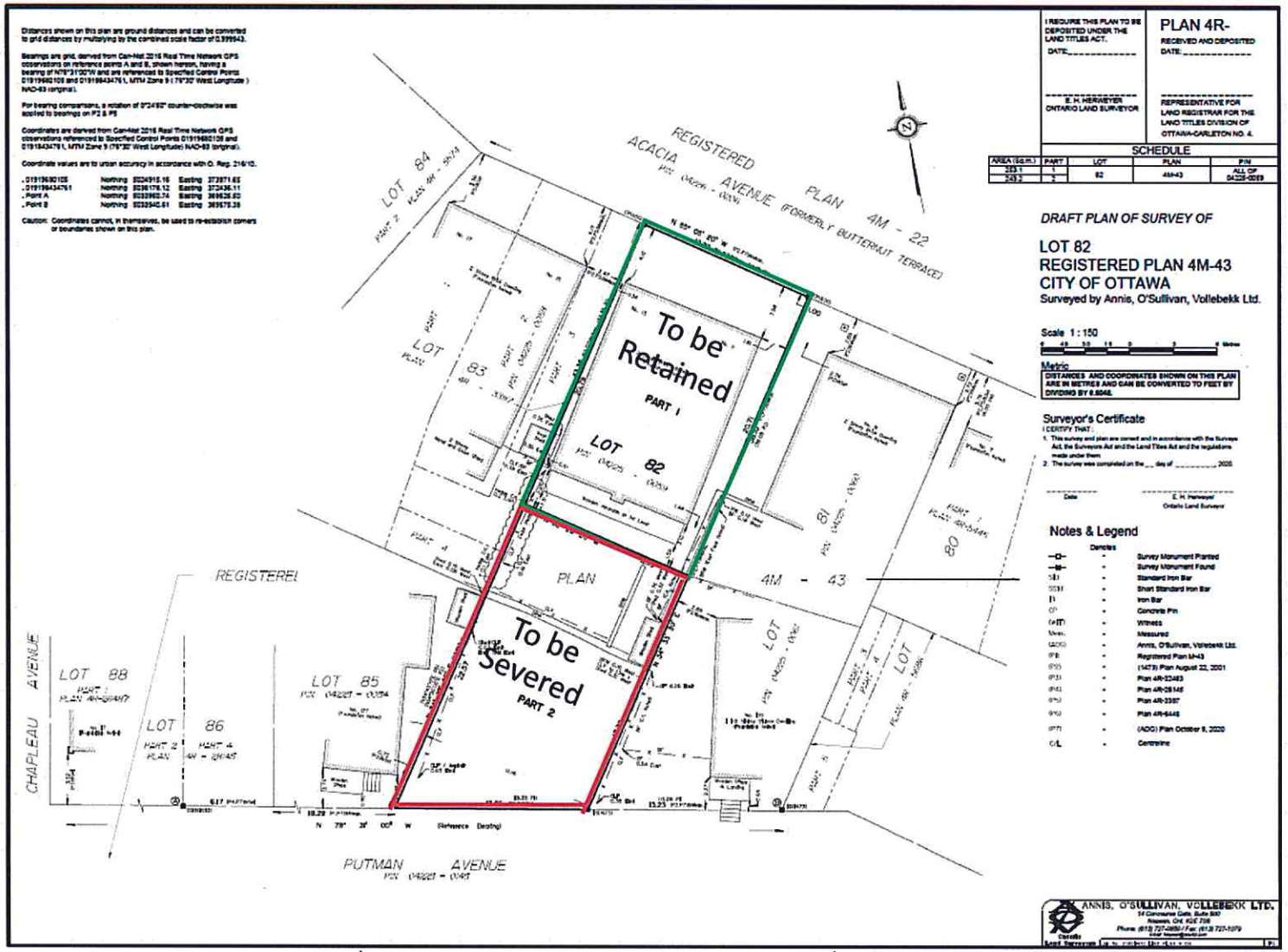



Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999943.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N76°31'00"W and are referenced to Specified Control Points 0191960105 and 0191943476 I, MTM Zone 9 (79°30' West Longitude ) NAD-83 (original).

For bearing comparisons, a rotation of 0°24'02" counter-clockwise was applied to bearings on P2 & P5

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 0191960105 and 0191943476 I, MTM Zone 9 (79°30' West Longitude) NAD-83 (original).

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

| | | | | |
|---|---|---|---|---|
| . 0191960105 | Northing | 5024915.16 | Easting | 372971.65 |
| . 0191943476I | Northing | 5026176.12 | Easting | 372436.11 |
| . Point A | Northing | 5025960.74 | Easting | 369626.82 |
| . Point B | Northing | 5025540.61 | Easting | 369579.38 |

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

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

E. H. HERWEYER
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____

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

SCHEDULE

| AREA (Sq.m.) | PART | LOT | PLAN | PIN |
|---|---|---|---|---|
| 233.1 | 1 | 82 | 4M-43 | ALL OF 04228-0059 |
| 243.2 | 2 | | | |

*DRAFT PLAN OF SURVEY OF*

**LOT 82**
**REGISTERED PLAN 4M-43**
**CITY OF OTTAWA**
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 150

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 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 ___ day of _____, 2020.

_____ Date

_____ E. H. Herweyer, Ontario Land Surveyor

**Notes & Legend**

| | Denotes | |
|---|---|---|
| —□— | - | Survey Monument Planted |
| —■— | - | Survey Monument Found |
| SIB | - | Standard Iron Bar |
| SSIB | - | Short Standard Iron Bar |
| IB | - | Iron Bar |
| CP | - | Concrete Pin |
| (WIT) | - | Witness |
| Meas. | - | Measured |
| (AOS) | - | Annis, O'Sullivan, Vollebekk Ltd. |
| (R) | - | Registered Plan M-43 |
| (R2) | - | (1473) Plan August 22, 2001 |
| (R3) | - | Plan 4R-22483 |
| (R4) | - | Plan 4R-28146 |
| (R5) | - | Plan 4R-3397 |
| (R6) | - | Plan 4R-5448 |
| (R7) | - | (ADD) Plan October 8, 2020 |
| C/L | - | Centreline |

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S8
Phone: (613) 727-0850 / Fax: (613) 727-1079

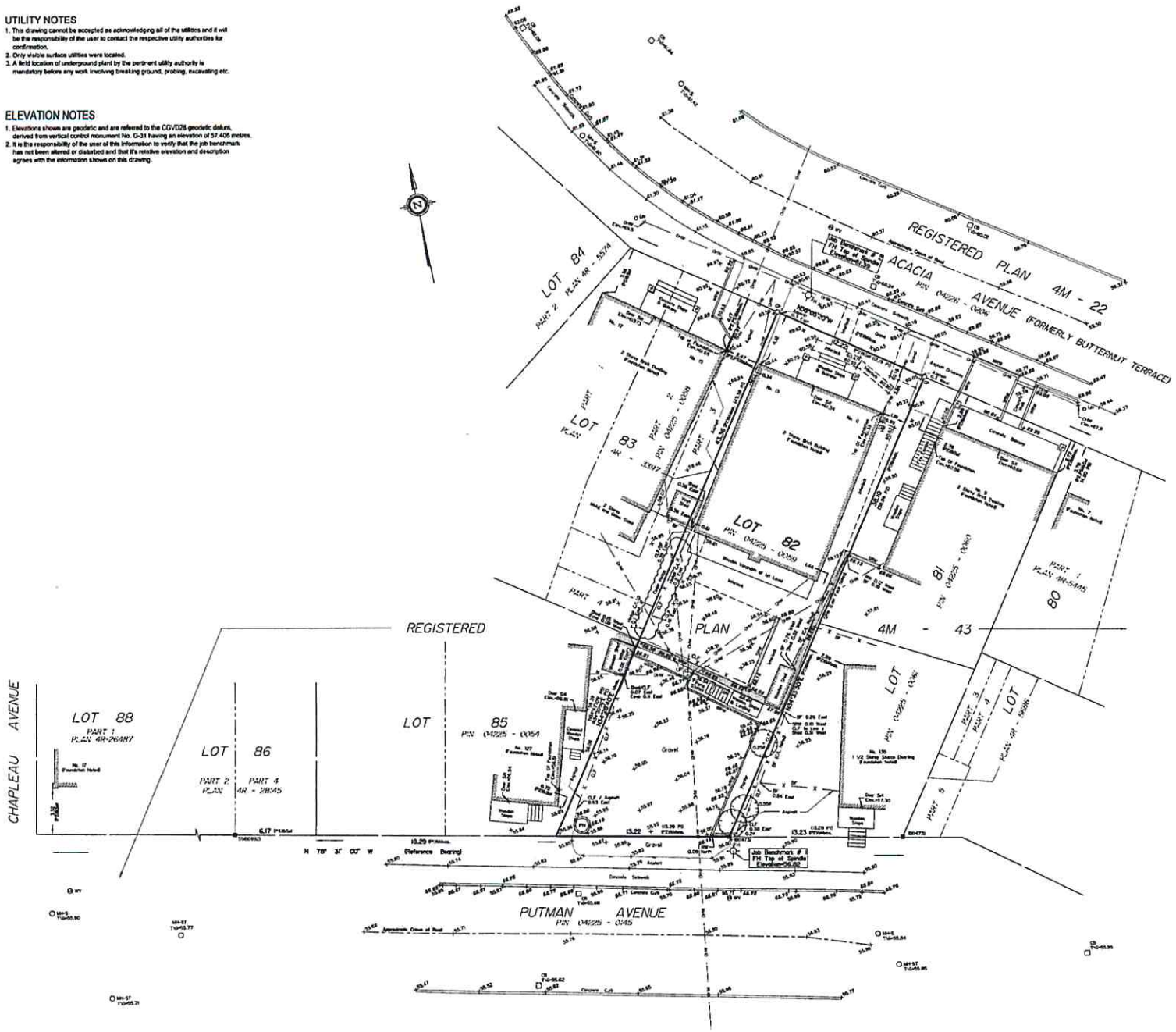
Committee of Adjustment
FEB 23 2021
City of Ottawa

## UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

## ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from vertical control monument No. G-31 having an elevation of 57.405 metres.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.




*SURVEYOR'S REAL PROPERTY REPORT*

**PART 1** Plan of

**LOT 82**

**REGISTERED PLAN 4M - 43**

**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 Metres

**Metric**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

### Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 7th day of October, 2020.

Oct. 8, 2020
Date

E. H. Hemeryer
Ontario Land Surveyor

**PART 2**
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: October 8, 2020

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to Choice Real Estate Inc. ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

### Notes & Legend

| | | Denotes |
|---|---|---|
| —□— | - | Survey Monument Planted |
| —■— | - | Survey Monument Found |
| SIB | - | Standard Iron Bar |
| SSIB | - | Short Standard Iron Bar |
| IB | - | Iron Bar |
| CP | - | Concrete Pin |
| (WIT) | - | Witness |
| Meas. | - | Measured |
| (AOC) | - | Annis, O'Sullivan, Vollebekk Ltd. |
| (P1) | - | Registered Plan M-43 |
| (P2) | - | (1473) Plan August 22, 2001 |
| (P3) | - | Plan 4R-32483 |
| (P4) | - | Plan 4R-28145 |
| (P5) | - | Plan 4R-3397 |
| (P6) | - | Plan 4R-5445 |
| | - | Deciduous Tree |
| FH | - | Fire Hydrant |
| WV | - | Water Valve |
| MH-ST | - | Maintenance Hole (Storm Sewer) |
| MH-S | - | Maintenance Hole (Sanitary) |
| OHW | - | Overhead Wires |
| CB | - | Catch Basin |
| HH | - | Handhole |
| SRW | - | Stone Retaining Wall |
| WRW | - | Wood Retaining Wall |
| CLF | - | Chain Link Fence |
| BF | - | Board Fence |
| Ø | - | Diameter |
| x 85.00 | - | Location of Elevations |
| x 85.00 | - | Top of Concrete Curb, SRW & WRW Elevation |
| C/L | - | Centreline |
| UP | - | Utility Pole |
| Anc | - | Anchor |
| Plr | - | Planter |
| P | - | Pillar |

Bearings are grid, derived from Northerly Limit of Putman Avenue as shown on Plan 4R-32483, being N 78°31'00"W and are referred to the Central Meridian of MTM Zone 9 ( 78°30' West Longitude ) NAD-83 (original).

For bearing comparisons, a rotation of 0°24'50" counter-clockwise was applied to bearings P2 & P5.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2136420

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

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