

SURVEYOR'S REAL PROPERTY REPORT

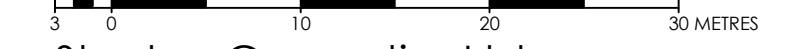
PART 1 - PLAN OF SURVEY

PART OF LOT 23 JUNCTION GORE

(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)

CITY OF OTTAWA

Scale 1:400



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METRIC CONVERSION

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

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19480191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5004060.42 E:524888.04
19480191 N:5033564.26 E:388064.94

NOTE

THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON. THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION. ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED. ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC. RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

PART 2

This Report was prepared for Griffin Brockman and the undersigned accepts no responsibility for the use by other parties.
1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
Subject to easement as in Inst. No. OT55584. See Plan.
2. PROPERTY IMPROVEMENTS
This is a foundation survey only.
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
4. ADDITIONAL REMARKS
The building ties are to the untargeted concrete foundation walls.

LEGEND

■	DENOTES	FOUND MONUMENTS
□		SET MONUMENTS
IB		IRON BAR
IB#		ROUND IRON BAR
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
CC		CUT CROSS
CP		CONCRETE PIN
WT		WITNESS
PIN		PROPERTY IDENTIFICATION NUMBER
MEAS		MEASURED
INST		INSTRUMENT
PROP		PROPORTIONED
OU		ORIGIN UNKNOWN
SG		STANTEC GEOMATICS LTD.
P1		PLAN BY ANNIS, O'SULLIVAN, VOLLEBECK LTD.
		DATED APRIL 10, 2022
▲	ANCHOR	
●	BOLLARD	
○	CATCH BASIN	
○	DRAIN	
○	GAS VALVE	
○	FIRE HYDRANT	
○	JUNCTION BOX	
○	LIGHT STANDARD	
○	MAINTENANCE HOLE UNIDENTIFIED	
○	MAINTENANCE HOLE BELL	
○	MAINTENANCE HOLE FIBRE OPTIC	
○	MAINTENANCE HOLE HYDRO	
○	MAINTENANCE HOLE SANITARY	
○	MAINTENANCE HOLE STORM	
○	MAINTENANCE HOLE TRAFFIC	
○	OBSERVATION WELL	
○	SIGN	
○	UTILITY POLE	
○	TREE DECIDUOUS (D.E.H. SHOWN)	
○	OVERHEAD WIRE	

REVISION NOTE

NOV 3 2023 - ORIGINAL SURVEY COMPLETED
NOV 12 2025 - ADDITIONAL TOPOGRAPHIC INFORMATION ADDED ALONG THE NORTHERN PROPERTY LIMIT

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 12TH DAY OF NOVEMBER, 2025.

Nov. 14, 2025
DATE

Francis Lau
FRANCIS LAU
ONTARIO LAND SURVEYOR

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DRAWN: ZF/DM CHECKED: BW PM: FL FIELD: AW/CA PROJECT NO.: 161614709-110

