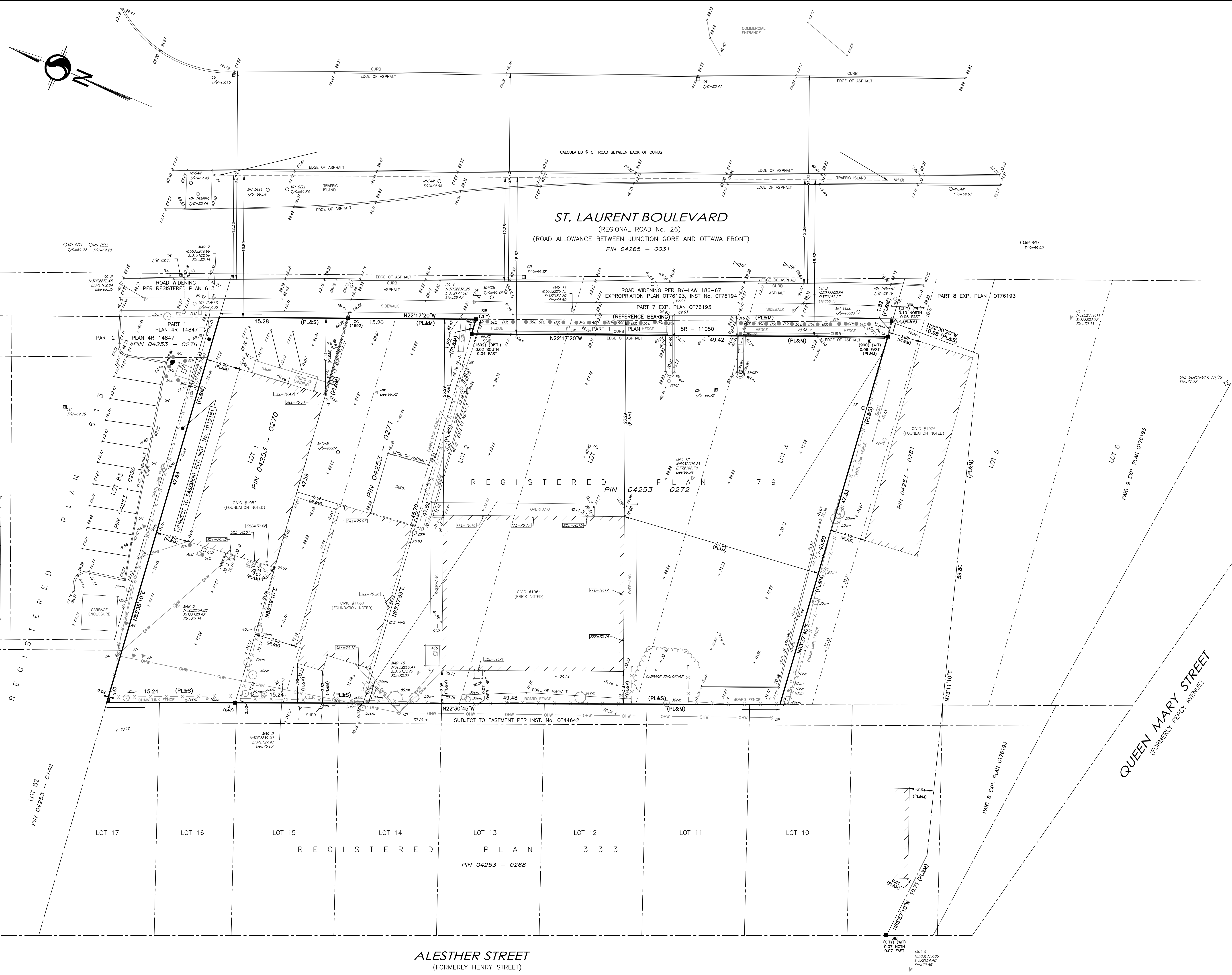


25 June 2025 10:29 AM



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY
PART OF LOTS 1, 2, 3 AND 4
REGISTERED PLAN 79
CITY OF OTTAWA

Scale 1:200
0 5 10 METRES

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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

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9994.

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5004040.42 E:324888.04
19680191 N:5033564.26 E:388044.94

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM SITE BENCHMARK ON PL HAVING AN ELEVATION OF 71.27 METRES.

NOTE
THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREOF.
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 JOHN MEWAN, and the undersigned accepts no responsibility for the use by other parties.
1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
No rights-of-way or easements were found to be registered against the subject property.
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 unparted concrete foundation walls.

LEGEND

SYMBOL	NOTES	FOUND MONUMENTS
IB	IRON BAR	SET MONUMENTS
IBB	ROUND IRON BAR	IRON BAR
SIB	STANDARD IRON BAR	ROUND IRON BAR
SSIB	SHORT STANDARD IRON BAR	STANDARD IRON BAR
CC	CUT CROSS	SHORT STANDARD IRON BAR
CP	CONCRETE PIN	CUT CROSS
WIT	WITNESS	CONCRETE PIN
PIN	PROPERTY IDENTIFICATION NUMBER	WITNESS
MEAS	MEASURED	PIN
INST	INSTRUMENT	MEAS
PROP	PROPORTIONED	INST
QU	ORIGIN UNKNOWN	PROP
SG	STANTEC GEOMATICS LTD.	QU
PL	PLAN BY FARLEY SMITH & DENIS DATED JAN 14, 2020	SG
ACU	AIR CONDITIONING UNIT	PL
AN	ANCHOR	ACU
BOL	BOLLARD	AN
CB	CATCH BASIN	BOL
GSR	GAS SERVICE REGULATOR	CB
HM	HYDRO METER	GSR
HTN	HYDRO TRANSFORMER	HM
HYD	FIRE HYDRANT	HTN
LS	LIGHT STANDARD	HYD
MH	MAINTENANCE HOLE UNIDENTIFIED	LS
MHB	MAINTENANCE HOLE BELL	MH
MHF	MAINTENANCE HOLE FIBRE OPTIC	MHB
MHW	MAINTENANCE HOLE HYDRO	MHF
MHSAN	MAINTENANCE HOLE SANITARY	MHW
MHSTM	MAINTENANCE HOLE STORM	MHSAN
MHT	MAINTENANCE HOLE TRAFFIC	MHSTM
SN	SIGN	MHT
UP	UTILITY POLE	SN
VB	VALVE BOX	UP
VC	VALVE CHAMBER	VB
WV	WATER VALVE	VC
TS	TREE STUMP	WV
TC	TREE CONIFEROUS (D.B.H. SHOWN)	TS
TD	TREE DECIDUOUS (D.B.H. SHOWN)	TC
T	UNDERGROUND TELEPHONE	TD
U	UNDERGROUND HYDRO	T
WM	WATERMAIN	U
G	GASMAIN	WM
STM	STORM SEWER	G
FOTS	UNDERGROUND FIBRE OPTIC	STM
OW	OVERHEAD WIRE	FOTS
SSW	SANITARY SEWER	OW
CAV	UNDERGROUND CABLE	SSW
P	UNDERGROUND HYDRO	CAV
T	UNDERGROUND TELEPHONE	P

REVISION NOTE
JUNE 25 2025 - CALCULATED ROAD CENTERLINE BASE UPON BACK OF CURBS

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 21st DAY OF APRIL, 2025.

DATE _____ BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

Stantec
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stantec.com

DRAWN: DM CHECKED: BW PM: BW FIELD: CA PROJECT NO.: 161614866-110

This plan was signed with a scanned signature as a result of the Emergency Order related to the COVID-19 pandemic.