

SURVEY REPORT

RE: 24-033BT01

PREPARED FOR: SUNCOR ENERGY INC.

LEGAL DESCRIPTION OF SUBJECT LANDS
BLOCK 60 AND PART OF BLOCK 59 REGISTERED PLAN 4M-916 AND PART OF LOT 16, CONCESSION 1 (OTTAWA FRONT) (GEOGRAPHIC TOWNSHIP OF GLOUCESTER) CITY OF OTTAWA

DATE:

November 23, 2024

PROJECT OBJECTIVES:

Prepare a Boundary and Topographic Survey for 2180 Montreal Road and 972 Shefford Road to facilitate Architectural designs for a site Re-development. The Survey was prepared with co-operation of a Locates Company (R&B Locating).

DATA SOURCES AND DATES OF ACQUISITION FOR THE PROJECT:

Legal Search, Survey Records Search and other information required in the preparation of this survey are illustrated on the face of plan and were acquired in the Month of September 2024 from the TeraView Land Titles service, Land Survey Records and other Surveyor Records as required.

SOFTWARE USED TO PREPARE PROJECT:

MicroSurvey 2020 and various MS Office Products as required.

DEVIATIONS IN PROJECT SCOPE:

None

PRODUCT OWNERSHIP:

Northern Link Survey Group retains ownership of all Software, Research, physical and digital Plans produced and obtained in the preparation of this survey work. The client is authorized to use and distribute any provided products to their Trades and Consultants in order to assist in planning and completion of the Building Project at the Subject Lands.

DATA LIMITATIONS:

There are no known limitations to the data obtained in the preparation of this Plan of Survey.

PROJECT CO-ORDINATE SYSTEM:

The project has been completed in a local co-ordinate system, no map projection has been applied but Grid Bearings have been used in Lieu of historical astronomical bearings. Grid Bearings are referenced to MTM Zone 09 using NAD83-CSRS-2010.0. Elevation data is Geodetic has been obtained using a GNSS solution. This elevation data was not linked to any specific benchmark but rather, derived from the Trimble CanNet system with the specified datum being NAD83:CSRS:v7-2010, Geoid Model HT2.0-2002.0). Any external elevation data used in relationship to this project should be confirmed with our Local Benchmark shown on the face of plan.

FIELD PROCEDURES:

Refer to Plan of Survey for Boundary Retracement details. Data capture was performed with a Trimble S6 Robotic Total Station and TSC2 Data Collection System; and an R12i GPS RTK receiver.

CERTIFICATION:

The Plan of Survey prepared in relation to the Subject Lands is correct and was prepared in accordance with the Surveys Act, The Surveyors Act, and the Regulations made under them.

PREPARED BY:

Michael McKechnie, O.L.S.
Northern Link Survey Group

SURVEY REPORT

In the preparation of this plan some points of note were identified that may be of note to the reader:

1. The subject lands are legally all of PIN 04368-0060 (LT); PIN 04368-0184 (LT); and PIN 04368-0192 (LT).
2. The subject lands and the easements affecting them are described on the face of plan under the Survey Report section under bullets 5, 6 and 7.
3. An excerpt from the parcel register mapping system is shown below with the highlighted regions indicating the different PINs.
4. A Public Utility Easement easement in favour of Rogers Ottawa Limited/Limitee runs along the streetline of Montreal Road over Parts 13, 14 and 15 of Plan 4R-10659; and Part 1, Plan 4R-12998. This easement is described by instrument LT908684.
5. Regional General Easements also exist over part of Block 60, Plan 4M-916 over the areas defined by Parts 1 and 2 of Plan 4R-4926 and subsequently re-described by Parts 3 and 4 of Plan 4R-4400. These easements seem to facilitate the emplacement of guywire ancors onto the subject lands.
6. A guy wire anchor for the utility pole located along Shefford Road a couple meters south of the daylight corner on the south-westerly corner of the intersection appears to fall inside the subject lands landscaped area without the explicit benefit of an easement.

