INDEX: CUM-OS-1-12-7

TOPOGRAPHIC PLAN OF
PARTS 1 & 2, PLAN 4R-30610 IT BEING
PART OF LOT 12
CONCESSION 1 (OLD SURVEY)

GEOGRAPHIC TOWNSHIP OF CUMBERLAND

NOW IN THE
CITY OF OTTAWA

2024

SURVEYED BY: ARPENTAGE DUTRISAC SURVEYING INC.

SCALE 1 : 400

0 7.5 15 30 Metres

METRIC

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

SURVEYOR'S CERTIFICATE

THE SURVEY WAS COMPLETED ON
THE 19th DAY OF DECEMBER, 2024

10th JANUARY 2025
DATE

DANIEL ROBINSON
ONTARIO LAND SURVEYOR
ROCKLAND, ONTARIO

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
SIB	DENOTES	STANDARD IRON BAR (25mm X 120cm)
IB	DENOTES	IRON BAR (16mm X 60cm)
SSIB	DENOTES	SHORT STANDARD IRON BAR (25mm X 60cm)
DHO	DENOTES	DEPARTMENT OF HIGHWAYS, ONTARIO
SU	DENOTES	SOURCE UNKNOWN
WT.	DENOTES	WITNESS
Meas.	DENOTES	MEASURED
P.I.N.	DENOTES	PARCEL IDENTIFICATION NUMBER
Plan	DENOTES	PLAN 4R-30610
O.L.S.	DENOTES	ONTARIO LAND SURVEYOR
N° 1491	DENOTES	DENIS DUTRISAC, O.L.S.
N° 990	DENOTES	J.G. PAYETTE, O.L.S
AOV	DENOTES	ANNIS, O'SULLIVAN, VOLLEBEKK, O.L.S.S
CI	DENOTES	CULVERT INVERT
TC	DENOTES	TOP OF CULVERT
•59.22	DENOTES	EXISTING ELEVATION

NOTES

1) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
2) BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
3) ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE DERIVED FROM CONTROL MONUMENT 001196530185 IT HAVING AN ELEVATION OF 54.991.
4) SURVEY BOUNDARY INFORMATION COMPILED FROM PLAN 4R-30610.

(FORMERLY THE KING'S HIGHWAY N° 17)
REGIONAL ROAD N° 174
P.I.N. 14537-0174(LT)

PART 10 AR-30447
PART 10 AR-30610
SUBJECT TO 1% EASEMENT AS IN OC596035
PART 1 AR-21033

PART 1 AR-30610
SUBJECT TO A 7 METRE WIDE EASEMENT AS IN OC596035

N84°33'E C=164.82 A=164.83 R=3469.89 Per Plan & Meas.

N3°48'20"W 64.18 Per Plan & Meas.

ZONING RC 1 2

Zoning Limit

PART 9 4R-30610 P.I.N. 14537-0403(LT)

LOT 12

CONCESSION 1 (OLD SURVEY)

(N86°59'20"E Per 50R-5472)
(N86°59'E Per 4R-13451)
N86°11'40"E Per Plan & Meas.
Set 39.62 Per 4R-13451, 50R-5472 & Plan

IB AOV Found Moved Acc. As WT 0.2 North

West Chd. Shed 1.05 East 0.91 East

Gross Area 13,095 m²

Set 76.20 Per 4R-13451, 50R-5472 & Plan
N3°48'20"W Per Plan & Meas.
(N3°48'E Per 4R-13451)
(N3°E Per 4R-13451)

Established 13 meter Limit From Centreline of Road

N85°53'10"E 132.66 Per Plan & Meas.

PART 12 4R-30610

PORTION C DHO PLAN P-1863-10

P.I.N. 14537-0404(LT)
PART 2 4R-30610

P.I.N. 14537-0192(LT)
RUE QUEEN STREET
(REGIONAL ROAD N° 34)
(OLD KING'S HIGHWAY N° 17)

P.I.N. 14537-0399(LT)
SEE BY-LAW 2018-60
SEE REG. N° OC 1496685

N86°04'E 48.65 Per Plan & Meas.

152.40 Per Plan & Meas.

Existing Dwelling

Drilled Well

Top of Drilled Well=61.37

Ditch Grade

Pavement

Hydro Pole

Overhead Utility Line

Tree Line

Coniferous Trees

Deciduous Trees

Centreline Of Ditch

Top Of Bank

Hedge

Fence

Gazebo

Shed

Culvert

Manhole =62.07

NOTE: NOT FOR REGISTRATION PURPOSES

ADSI
Arpentage Dutrisac Surveying Inc.

ROCKLAND
PHONE: (613) 446-7101 FAX: (613) 446-7102

JOB: 2024152

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