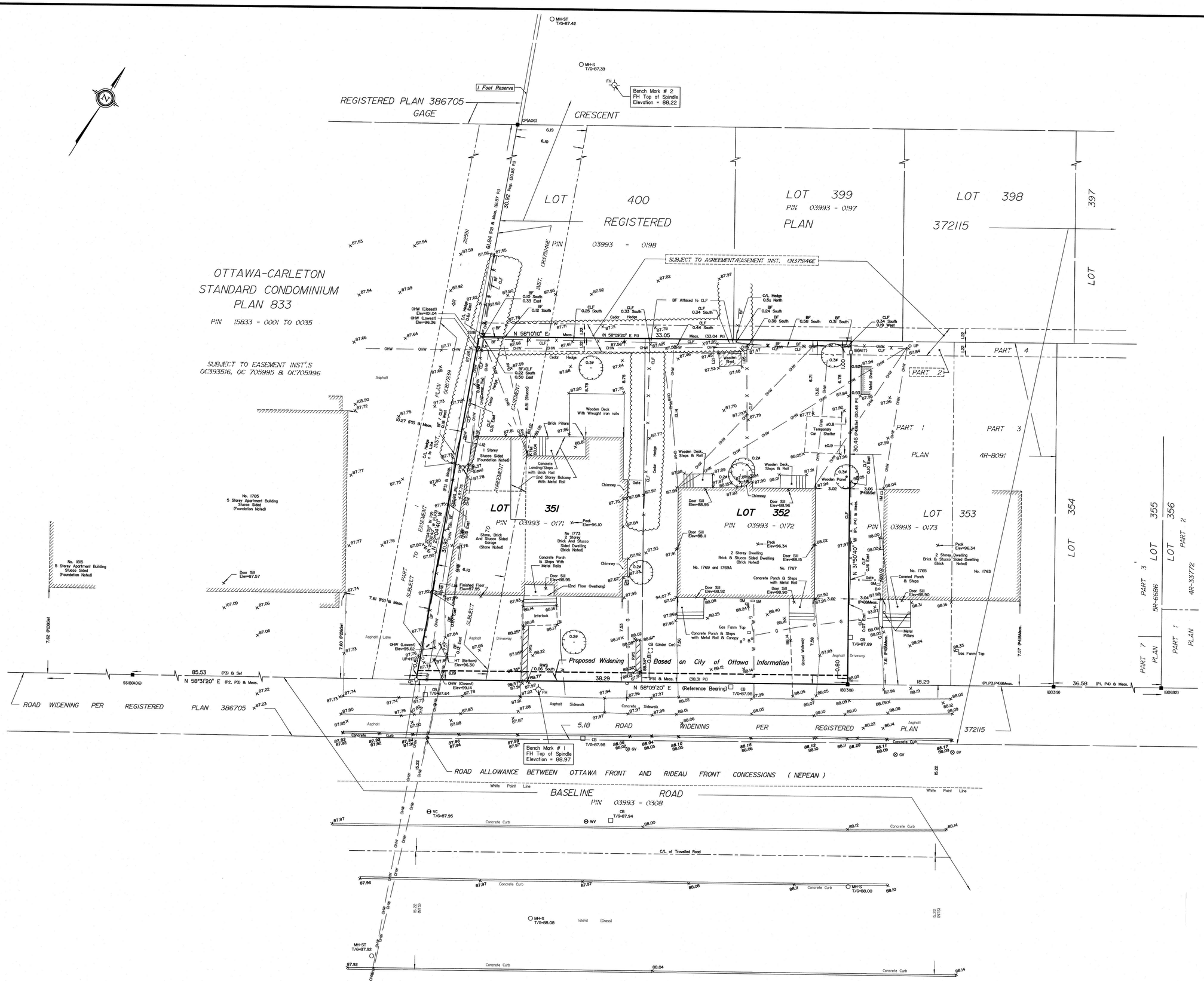

TOPOGRAPHIC PLAN OF SURVEY OF

LOTS 351 and 352
REGISTERED PLAN 372115
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 19th day of March, 2025.

2025/03/28
Date

D.S. McMorran
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
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
Meas.	"	Measured
Prop.	"	Proportioned
(P1)	"	Registered Plan 372115
(P2)	"	(AOG) Plan, November 15, 1990
(P3)	"	Plan 4R-22510
(P4)	"	Plan 4R-8091
MH-S	"	Maintenance Hole (Sanitary)
VC	"	Valve Chamber (Watermain)
—— G ——	"	Underground Gas
—— W ——	"	Underground Water
—— OHW ——	"	Overhead Wires
UP	"	Utility Pole
CB	"	Catch Basin
FH	"	Fire Hydrant
WV	"	Water Valve
GV	"	Gas Valve
GM	"	Gas Meter
HM	"	Hydro Meter
B	"	Bollard
CLF	"	Chain Link Fence
BF	"	Board Fence
RWS	"	Stone Retaining Wall
ø	"	Diameter
+ 65.00	"	Location of Elevations
× 65.00	"	Top of Concrete Curb Elevation
× 65.00*	"	Top of Stone Retaining Wall Elevation
C/L	"	Centreline
	"	Deciduous Tree
NTS	"	Not to Scale

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°34'10" counter-clockwise was applied to bearings on P1 & P4, a rotation of 0°36'10" counter-clockwise was applied to bearings on P2 & P3.

Please note that the legal description for Lot 352 (PIN 03993-0172) is not subject to the easement purported in the Instrument CR375146E. The Land Registry Office and the legal community are of the opinion that the easements purported in in Instrument CR375146E are not a valid easement. We recommended that legal counsel be obtained regarding the validity of the easement.

ELEVATION NOTES

1. Elevations shown are geodetic, derived from City of Ottawa benchmark No. 3695, having an elevation of 86.752 metres, and are referred to the CGVD28 geodetic datum.
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.

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. Underground utilities shown on this plan were marked on the ground by an unknown third party.
4. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-97761

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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Ontario Land Surveyors

Job No. 24498-25 Phoenix Lts 351 352 RP 372115 T F | N

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