



SCHEDULE				
AREA (Sq.m.)	PART	LOT	CONCESSION	PIN
5.9	1	PART OF 15	3 (RIDEAU FRONT)	PART OF 04595-1752
6.2	2			

STRANDHERD DRIVE
PART 1 EXPROPRIATION PLAN 4D - 90

DRAFT PLAN OF SURVEY OF
PART OF LOT 15
CONCESSION 3 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



The intended plot size of the plan is 610 mm in width by 356 mm in height when plotted at a scale of 1:150.

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

LOT 15
CONCESSION 3
(RIDEAU FRONT) (NEPEAN)

Notes & Legend

- Denotes Survey Monument Planted
- " Survey Monument Found
- SIB " Standard Iron Bar
- SSIB " Short Standard Iron Bar
- IB " Iron Bar
- PB " Plastic Bar
- (WIT) " Witness
- Meas. " Measured
- (AOG) " Annis, O'Sullivan, Vollebek Ltd.
- (P1) " Registered Plan 4M-1607
- (P2) " Registered Plan 4M-1650
- (P3) " Plan 4R-29869

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999927.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N44°08'10"E and are referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919791338	Northing	5006055.96	Easting	346140.91
.01919871649	Northing	5007189.87	Easting	372435.05
. Point A	Northing	5013777.63	Easting	362796.52
. Point B	Northing	5013954.48	Easting	362968.11

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

Surveyor's Certificate

I CERTIFY THAT :

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
- The survey was completed on the ___ day of _____, 2026.

Date _____ Michaël L. Falardeau
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com

Ontario Land Surveyors Job No. 25879-25 CEPEO P1L115 C3 RF NP R DI ISW