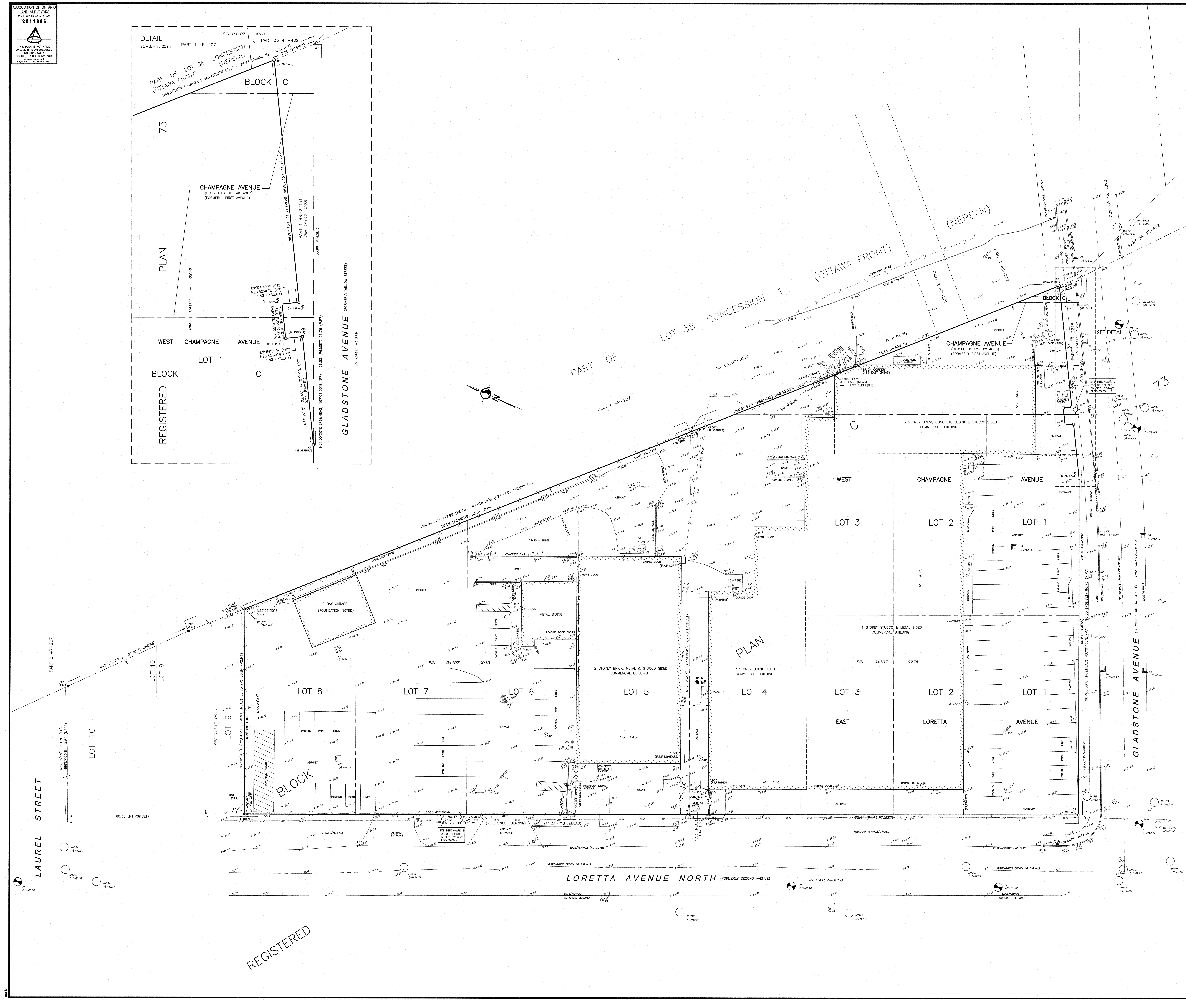
ASSOCIATION OF ONTARIO
LAND SURVEYORS
*PLAN SUBMISSION FORM*
**2011886**

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29(3)


DETAIL
SCALE = 1:100 m
PART 1 4R-207
PIN 04107 - 0020
PART 35 4R-402
PART OF LOT 38 CONCESSION 1 (OTTAWA FRONT) (NEPEAN)
BLOCK C
73
PLAN
CHAMPAGNE AVENUE
(CLOSED BY BY-LAW 4863)
(FORMERLY FIRST AVENUE)
PART 1 4R-22151
PIN 04107-0275
PIN 04107 - 0276
WEST CHAMPAGNE AVENUE
LOT 1
BLOCK C
REGISTERED
GLADSTONE AVENUE (FORMERLY WILLOW STREET)
PIN 04107-0019
LAUREL STREET
PART 2 4R-207
LOT 10
LOT 9
PIN 04107-0014
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
BLOCK
PLAN
C
REGISTERED
PART 6 4R-207
PART OF LOT 38 CONCESSION 1 (OTTAWA FRONT) (NEPEAN)
PIN 04107-0020
PART 2 4R-207
PART 1 4R-207
PART 35 4R-402
PART 34 4R-402
SEE DETAIL
73
2 BAY GARAGE (FOUNDATION NOTED)
PORTABLE TRAILER
PIN 04107 - 0013
METAL SIDING
LOADING DOCK DOORS
2 STOREY BRICK, METAL & STUCCO SIDED COMMERCIAL BUILDING
No. 145
2 STOREY BRICK SIDED COMMERCIAL BUILDING
No. 155
1 STOREY STUCCO & METAL SIDED COMMERCIAL BUILDING
PIN 04107 - 0276
No. 951
3 STOREY BRICK, CONCRETE BLOCK & STUCCO SIDED COMMERCIAL BUILDING
No. 949
WEST CHAMPAGNE AVENUE
EAST LORETTA AVENUE
CHAMPAGNE AVENUE (CLOSED BY BY-LAW 4863) (FORMERLY FIRST AVENUE)
LORETTA AVENUE NORTH (FORMERLY SECOND AVENUE)
PIN 04107-0018
GLADSTONE AVENUE (FORMERLY WILLOW STREET)
PIN 04107-0019
PART 1 4R-22151
PIN 04107-0275
N44°36'20"W 112.98 (MEAS)
N44°36'15"W (P2,P4,P6) 112.985 (P6)
N47°32'20"W 39.40 (P6&MEAS)
N67°06'45"E 10.76 (P6)
N66°57'00"E 10.82 (MEAS)
N67°02'45"E (P2,P4&SET) 36.91 (MEAS) 36.73 (P) 36.84 (P2,P4)
N67°02'45"E (P7&MEAS) 67.78 (P7&SET)
N67°00'00"E (P6&MEAS) N67°01'35"E (P7) 96.53 (P6&SET) 96.76 (P,P7)
60.54 (MEAS)
60.35 (P1,P6&SET)
80.47 (P6,P7&MEAS)
N 23°00'15" W (REFERENCE BEARING)
211.23 (P1,P6&MEAS)
70.41 (P6,P9,P7&SET)
75.63 (P6&MEAS) 75.78 (P7)
71.78 (MEAS)
SITE BENCHMARK 1 TOP OF SPINDLE ON FIRE HYDRANT ELEV=65.38m
SITE BENCHMARK 2 TOP OF SPINDLE ON FIRE HYDRANT ELEV=65.35m
CHAIN LINK FENCE
PARKING PAINT LINES
ASPHALT
CONCRETE SIDEWALK
APPROXIMATE CROWN OF ASPHALT
EDGE/ASPHALT
GRASS & TREES
CONCRETE WALL
GARAGE DOOR
ENTRANCE

# SURVEYOR'S REAL PROPERTY REPORT

PART 1 - PLAN OF

**PART OF LOT 1 & LOTS 2 & 3**
**(WEST CHAMPAGNE AVENUE)**
**BLOCK C AND**
**LOTS 1, 2 & 3 (EAST LORETTA AVENUE)**
**BLOCK C AND**
**LOTS 4, 5, 6, 7 & 8**
**BLOCK C AND**
**PART OF BLOCK C AND**
**PART OF CHAMPAGNE STREET**
(CLOSED BY BY-LAW 4863)
**REGISTERED PLAN 73**
**CITY OF OTTAWA**

Scale 1:200
5 0 5 15 METRES

**METRIC CONVERSION**

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

**BEARING NOTE**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF LORETTA AVENUE NORTH AS SHOWN ON PLAN 4R-207, HAVING A BEARING OF N 23° 00' 15" W.

**ELEVATION NOTE**

POSITION OF SITE BENCHMARKS AS SHOWN HEREON.

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF OTTAWA VERTICAL CONTROL MONUMENTS No.'s 2011-0106 (ELEV=62.968m) AND 2011-0107 (ELEV=55.863m).

**NOTE**

- THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON.
- 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 TRINITY 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 properties.
2. PROPERTY IMPROVEMENTS
See Part 1 of this Report for details.
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
4. ADDITIONAL REMARKS

**LEGEND (IF APPLICABLE)**

| | | |
|---|---|---|
| ■ | DENOTES | FOUND MONUMENTS |
| □ | " | SET MONUMENTS |
| IB | " | IRON BAR |
| IBø | " | ROUND IRON BAR |
| SIB | " | STANDARD IRON BAR |
| SSIB | " | SHORT STANDARD IRON BAR |
| CC | " | CUT CROSS |
| CP | " | CONCRETE PIN |
| WIT | " | WITNESS |
| PIN | " | PROPERTY IDENTIFICATION NUMBER |
| MEAS | " | MEASURED |
| PROP | " | PROPORTIONED |
| OU | " | ORIGIN UNKNOWN |
| SG | " | STANTEC GEOMATICS LTD. |
| P | " | REGISTERED PLAN 73 |
| P1 | " | PLAN BY 725 DATED AUGUST 23, 1967 |
| P2 | " | PLAN BY 857 DATED AUGUST 10, 1979 |
| P3 | " | PLAN BY GCM DATED AUGUST 10, 1951 |
| P4 | " | PLAN BY 857 DATED JUNE 21, 2001 |
| P5 | " | PLAN BY A&M DATED NOVEMBER 6, 1963 |
| P6 | " | PLAN 4R-207 |
| P7 | " | PLAN 4R-22151 |
| *ACU* | " | AIR CONDITIONING UNIT |
| ◀ *AN* | " | ANCHOR |
| ○ *AP* | " | AIR PUMP |
| *ANT* | " | ANTENNA |
| *BH* | " | BOREHOLE |
| *BIB* | " | HOSE BIB |
| *BKR* | " | BIKE RACK |
| *BENCH* | " | BENCH |
| ● *BOL* | " | BOLLARD |
| ○ *BOUL* | " | BOULDER |
| *CB* | " | CATCH BASIN |
| *DCB* | " | DOUBLE CB |
| *CBMH* | " | CB MANHOLE |
| *DCBMH* | " | DOUBLE CB MANHOLE |
| *CBSI* | " | SIDE INLET CB |
| *CHM* | " | CHIMNEY |
| ○ *CSV* | " | VALVE CURB STOP |
| *DRN* | " | DRAIN |
| *EPOST* | " | ELECTRICAL OUTLET |
| ○ *FP* | " | FLAG POLE |
| △ *FL* | " | FLOOD LIGHT |
| ○ *FTF* | " | FUEL TANK FILLER CAP |
| *GC* | " | GARBAGE CAN |
| *GFL* | " | PIPE FLANGE (GAS) |
| □ *GFP* | " | GAS FUEL PUMP |
| ○ *GP* | " | POLE GUYWIRE |
| □ *GSR* | " | GAS SERVICE REGULATOR |
| ⋈ *GV* | " | GAS VALVE |
| ○ *HIC* | " | HICKENBOTTOM |
| *HDS* | " | HEADSTONE |
| ○ *HLS* | " | LIGHT STANDARD HYDRO |
| ☒ *HM* | " | HYDRO METER |
| □ *HTN* | " | HYDRO TRANSFORMER |
| ○ *HW* | " | HAND WELL |
| *HYD* | " | FIRE HYDRANT |
| *JBX* | " | JUNCTION BOX |
| *MB* | " | MAILBOX |
| ○ *MP* | " | MONITORING PIN |
| ○ *MH* | " | MAINTENANCE HOLE UNIDENTIFIED |
| ○ *MHB* | " | MAINTENANCE HOLE BELL |
| ○ *MHF* | " | MAINTENANCE HOLE FIBRE OPTIC |
| ○ *MHH* | " | MAINTENANCE HOLE HYDRO |
| ○ *MHI* | " | MAINTENANCE HOLE INVERT |
| ○ *MHSA* | " | MAINTENANCE HOLE SANITARY |
| ○ *MHST* | " | MAINTENANCE HOLE STORM |
| ○ *MHT* | " | MAINTENANCE HOLE TRAFFIC |
| *MW* | " | MONITORING WELL |
| *NPB* | " | NEWS PAPER BOX |
| *OLP* | " | LIGHT STANDARD ORNAMENTAL |
| —— OHW —— | " | OVERHEAD UTILITY WIRES |
| *PKM* | " | PARKING METER |
| *PLBX* | " | PULL BOX |
| *PLQ* | " | PLAQUE |
| *PLR* | " | PILLAR |
| *PZ* | " | PIEZIOMETER |
| *RLC* | " | RED LIGHT CAMERA |
| *RWSL* | " | RAILWAY SIGNAL LIGHT |
| *RWSS* | " | RAILWAY SWITCH STAND |
| *SAT* | " | SATELLITE DISH |
| *SCLP* | " | SCULPTURE |
| *SCP* | " | SUMP/CATCH PIT |
| *SCV* | " | SPRINKLER CONTROL VALVE |
| *SH* | " | SPRINKLER HEAD |
| *SIA* | " | SIAMESE CONNECTION |
| *SN* | " | SIGN |
| *SPAN* | " | SOLAR PANEL |
| *SPT* | " | SEPTIC TANK LID |
| *TBL* | " | TABLE |
| *TB BELL* | " | TERMINAL BOX - BELL |
| *TB CATV* | " | TERMINAL BOX - CABLE |
| *TCB* | " | TRAFFIC CONTROL BOX |
| *TPIT* | " | TEST PIT |
| *TSL* | " | TRAFFIC SIGNAL LIGHT |
| *UMB* | " | MARKER BELL UNDERGROUND |
| *UMC* | " | MARKER CABLE UNDERGROUND |
| *UMG* | " | MARKER GAS UNDERGROUND |
| *UMO* | " | MARKER OIL UNDERGROUND |
| *UP* | " | UTILITY POLE |
| *VB* | " | VALVE BOX |
| *VC* | " | VALVE CHAMBER |
| *WV* | " | WATER VALVE |

**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 6th DAY OF JULY , 2017.

July 13/17
DATE

BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

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SRO MAP COORDS: X= 366205, Y= 5029655

**Stantec Geomatics Ltd.**
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| | | | | |
|---|---|---|---|---|
| DRAWN: ME | CHECKED: KJ | PM: BW | FIELD: ES | PROJECT No.: 161613694-110 |