SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING

PART OF LOTS 50, 51 AND 52 AND PART OF THE ALLEY BETWEEN LOT 49 AND LOTS 50, 51 AND 52 REGISTERED PLAN No. 149 CITY OF OTTAWA

J.D. BARNES LIMITED

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SCALE 1 : 150

2.5 0 2.5 5 10 metres

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

NOTES

BEARINGS ARE GRID, AND ARE REFERRED TO THE WESTERLY LIMIT OF BANK STREET, HAVING A BEARING OF N 29° 43' 30" W, AS SHOWN ON PLAN 5R-283.

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

NOTES ON TREES
-TREE DIMENSIONS ARE SHOWN +/- HEREON
-DIAMETER OF TREES TAKEN AT 1.2m ABOVE GRADE
-RADIUS DENOTES MEASUREMENT OF CROWN FROM CENTER OF TREE

PART 2 - SURVEY REPORT

- DESCRIPTION
  PART OF LOTS 50, 51 AND 52 AND PART OF THE ALLEY BETWEEN LOT 49 AND LOTS 50, 51 AND 52 ON REGISTERED PLAN No. 149 BEING ALL OF PIN 04147-0007 (LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
  NONE
- BOUNDARY FEATURES
  NOTE LOCATION OF OVERHEAD UTILITIES ALONG THE NORTHERLY AND EASTERLY LIMITS OF THE SUBJECT PROPERTY.
  NOTE LOCATION OF THE BOARD FENCES ALONG THE SOUTHERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
CPW	DENOTES	CONCRETE PIN AND WASHER
IP	DENOTES	IRON PIPE
M	DENOTES	MEASURED
S	DENOTES	SET
OU	DENOTES	ORIGIN UNKNOWN
WS	DENOTES	WEBSTER & SIMMONDS SURVEYING LTD.
FMW	DENOTES	FAIRHALL, MOFFATT & WOODLAND LTD.
Acc	DENOTES	ACCEPTED
WIT	DENOTES	WITNESS
RP	DENOTES	REGISTERED PLAN No. 149
P	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY WEBSTER & SIMMONDS SURVEYING LTD., DATED DECEMBER 22, 1999
P1	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY WEBSTER & SIMMONDS SURVEYING LTD., DATED AUGUST 10, 2004
P2	DENOTES	PLAN 5R-3075
P3	DENOTES	PLAN 4R-14956
P4	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY W.J. WEBSTER LTD., DATED JULY 2, 1985
P5	DENOTES	PLAN 4R-3367
P6	DENOTES	PLAN 5R-283
P7	DENOTES	PLAN BY H.J. MARTIN SURVEYING LTD., DATED APRIL 18, 1984
INST.	DENOTES	INSTRUMENT
No.	DENOTES	NUMBER
——	DENOTES	PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHIC LEGEND

CONC	DENOTES CONCRETE
MH_SAN	DENOTES SANITARY MANHOLE
MH_STM	DENOTES STORM MANHOLE
MH_WAT	DENOTES WATER MANHOLE
MH_OTHR	DENOTES MANHOLE (UNKNOWN)
CB	DENOTES CATCH BASIN
HP	DENOTES HYDRO POLE
LP	DENOTES LAMP POST
BF	DENOTES BOARD FENCE
C/L	DENOTES CENTERLINE
DIA	DENOTES DIAMETER
EL_TRANS	DENOTES HYDRO TRANSFORMER
TE_JTBX	DENOTES TELEPHONE JUNCTION BOX
SI_TRFC	DENOTES TRAFFIC SIGNAL
GM	DENOTES GAS METER
SIGN	DENOTES SIGN
E	DENOTES OVERHEAD HYDRO CABLE
T	DENOTES OVERHEAD TELEPHONE CABLE
STM	DENOTES UNDERGROUND STORM SEWER
SAN	DENOTES UNDERGROUND SANITARY SEWER
	DENOTES DECIDUOUS TREE
	DENOTES CONIFEROUS TREE

ELEVATION NOTE:

1. ELEVATIONS ARE GEODETIC AND WERE ESTABLISHED USING GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) EQUIPMENT TO ESTABLISH ELLIPSOIDAL HEIGHTS. ELLIPSOIDAL HEIGHTS WERE TRANSFORMED TO CGVD-1928:78 DATUM (GEODETIC) USING THE FEDERAL HT 2.0 HEIGHT TRANSFORMATION MODEL.

2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2109804
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3).

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 JANUARY 15, 2020

MARCH 10, 2020
DATE

GEORGE ZERVOS
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
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DRAWN BY:	CHECKED BY:	REFERENCE NO.:
RP	GZ	19-10-150-00

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PLOTTED: 3/10/2020

PREPARED FOR: SERCO COMMERCIAL HOLDING INC.