

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOT 36
REGISTERED PLAN 114
CITY OF OTTAWA
SCALE 1 : 150
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J.D. BARNES LIMITED
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 MTM GRID DERIVED FROM THE WESTERLY LIMIT OF ROOSEVELT AVENUE, HAVING A BEARING OF N 23°38'10" W AS SHOWN ON PLAN 5R-3875.
DISTANCES SHOWN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999936.
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

ELEVATION NOTE:
1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
2. ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM CGVD28:78 AND ARE DERIVED FROM THE OTTAWA LRT BENCH MARK No.2016-0105 HAVING A PUBLISHED ELEVATION OF 60.143 METRES.

LEGEND		
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
MEAS	DENOTES	MEASURED
P	DENOTES	REGISTERED PLAN 114
P1	DENOTES	PLAN BY FARLEY, SMITH & MURRAY SURVEYING, DATED JULY 22, 1992
P2	DENOTES	PLAN BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED OCTOBER 3, 2006
P3	DENOTES	PLAN BY STANTEC GEOMATICS, DATED JANUARY 16, 2012
P4	DENOTES	PLAN BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED MAY 23, 2014
857	DENOTES	PLAN BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED MARCH 29, 2012
AOV	DENOTES	FAIRHALL, MOFFATT & WOODLAND LIMITED ANNIS, O'SULLIVAN & VOLLEBEKK LTD.
OF	DENOTES	OTTAWA FRONT
CONC	DENOTES	CONCRETE
FDN	DENOTES	FOUNDATION
CB	DENOTES	CATCHBASIN
G METER	DENOTES	GAS METER
SAN MH	DENOTES	SANITARY MANHOLE
STM MH	DENOTES	STORM MANHOLE
WMH	DENOTES	WATER MANHOLE
HP	DENOTES	HYDRO POLE
LS	DENOTES	LIGHT STANDARD
AN	DENOTES	HYDRO POLE ANCHOR
OC	DENOTES	OVERHEAD UTILITY CABLE
E	DENOTES	OVERHEAD HYDRO CABLE
T	DENOTES	OVERHEAD TELEPHONE CABLE
G	DENOTES	BURIED GAS LINE
W	DENOTES	BURIED WATER LINE

ALL SET PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

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 MAY 14, 2024.
AUGUST 7, 2024
DATE
SHAWN LEROUX
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-76589



J.D. BARNES
LIMITED
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
CE	SL	17-10-060-02
PLOTTED: 8/7/2024		DATED: 08/07/2024

NOTES ON TREES
TREE DIMENSIONS ARE SHOWN +/- HEREON
RADIUS DENOTES MEASUREMENT OF CROWN FROM CENTER OF TREE
TRUNK DIAMETER MEASURED AT CHEST HEIGHT
TREE POSITION IS CALCULATED OFFSET TO ESTIMATED CENTER OF TREE

TREE SCHEDULE				
TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	NOTE:	DISTANCE (m) FROM C/L TRUNK TO PROPERTY LINE
T1	0.1	1		4.4 NE
T2	0.05	1.2	SMALL TREE	3.5 NE
T3	0.05	0.5	SMALL TREE	2.0 N
T4	0.05	0.3	DEAD	2.0 N
T5	0.08	2.5		1.8 N
T6	0.2	1.2		1.8 N
T7	0.25	2.0		1.8 N
T8	0.15	2.5		0.9 N
T9	0.05	0.3	SMALL TREE	2.5 N
T10	0.2	4.0		1.8 N
T11	0.2	3.0		1.0 N
T12	0.2	4.0		1.0 N
T13	0.90	9.0		0.2 E
T14	0.15	1.2	DEAD	0.1 W
T15	0.10	1.5		1.2 W
T16	0.30	3.0		2.3 N
T17	0.65	8.0		1.3 N
T18	0.40	5.0		3.8 N
T19	0.5	4.0		3.0 N
T20	0.20	2.0		IN PROPERTY

BLOCK E
REGISTERED PLAN 179
PIN 03971-0333(LT)