

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 7 AND PART OF LOT B
North Clarence Street
(Formerly Parry Street)
REGISTERED PLAN 43586
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek 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 21st day of June, 2021.

July 30, 2021
Date
E. H. Herveyer
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED July 30th, 2021

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to
S. Khamsi, 165177 Canada Inc., (The Client), their solicitors,
mortgagees, and other related parties, permission to use original, signed, sealed
copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
SSIB	Short Standard Iron Bar
IB#	Round Iron Bar
(WIT)	Witness
Mec.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(PI)	Registered Plan 43586
(P2)	(725) Plan dated November 30, 1978
(P3)	(AOG) Plan dated November 15, 2006
(P4)	(990) Plan dated September 4, 1987
(P5)	(AOG) Plan dated December 6, 2019
G	Underground Gas
GV	Gas Valve
○	Deciduous Tree
○ FH	Fire Hydrant
○ W	Water Valve
○ MH-ST	Maintenance Hole (Storm Sewer)
○ MH-S	Maintenance Hole (Sanitary)
○ MH	Maintenance Hole (Unidentified)
□ CB	Catch Basin
□ CBI	Catch Basin Inlet
TG	Top of Grate
T/S	Top of Spindle
○ GM	Gas Meter
○ TB-B	Bell Terminal Box
○ TB	Unidentified Terminal Box
○ TSP	Traffic Signal Post
MF	Metal Fence
WIF	Wrought Iron Fence
BF	Board Fence
SB	Sound Barrier Fence
RWS	Stone Retaining Wall
○	Gate
○ LS	Light Standard
○ AC	Air Conditioner
○	Diameter
+ 65.00	Location of Elevations
+ 65.00	Top of Concrete Curb Elevation
+ 65.00	Top of Retaining Wall Elevation
C/L	Centreline
—	Property Line

Bearings are grid, derived from Can-Net 2016 Real Time Network
GPS observations, MTM Zone 9 (78°30' West Longitude) NAD-83
(original).

For comparison purposes, a rotation of 0°44'05" counter clockwise
was applied to bearings on P3.

ELEVATION NOTES

- Elevations shown are geodetic and are referred to City of Ottawa Benchmark 247 having an elevation of 57.95 metres.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

- 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.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

