ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the **CGVD28** geodetic datum, derived from National Capital Commission Monument No. 01919680071 having an elevation of 99.724 metres.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. 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.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

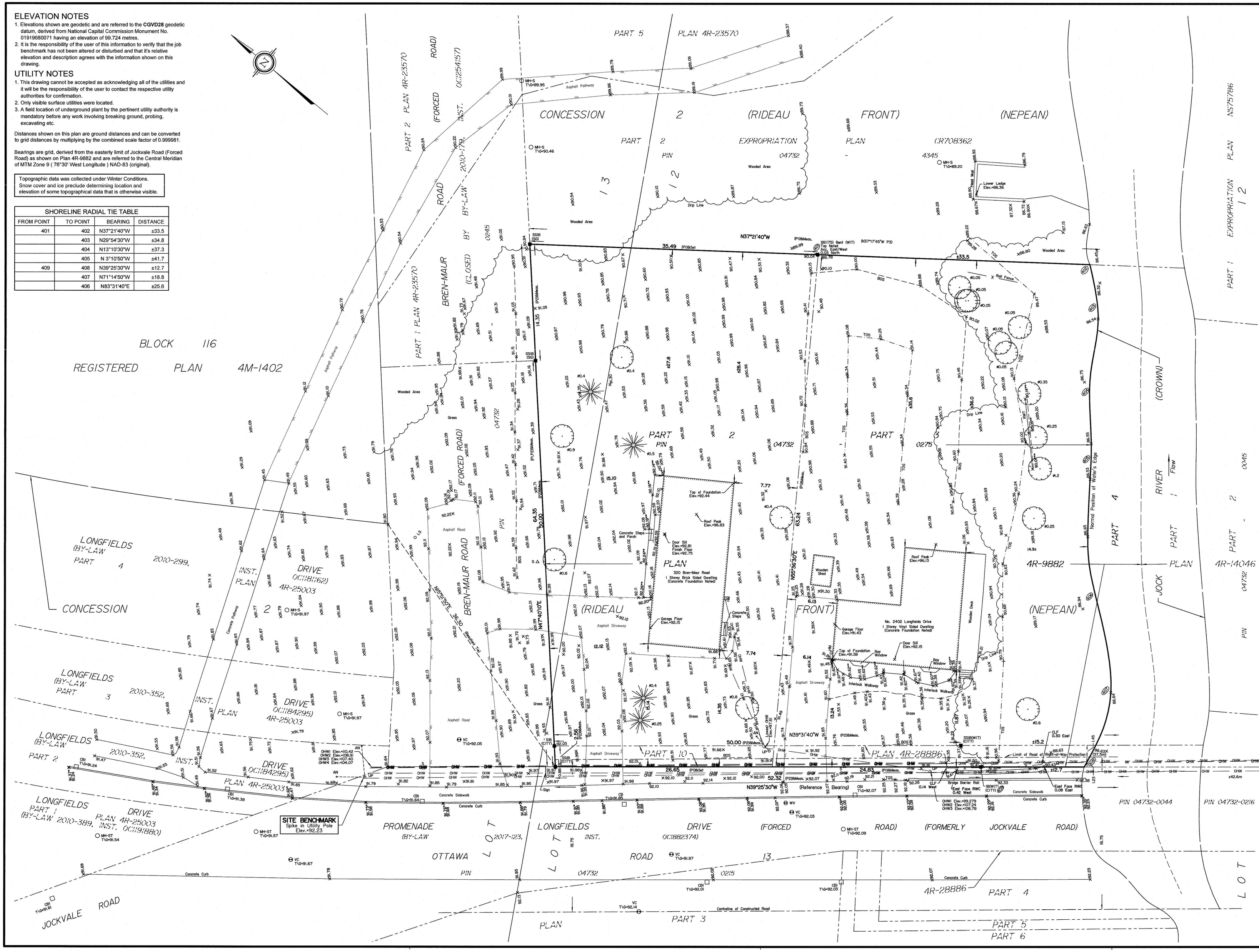
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999981.

Bearings are grid, derived from the easterly limit of Jockvale Road (Forced Road) as shown on Plan 4R-9882 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

SHORELINE RADIAL TIE TABLE

FROM POINT	TO POINT	BEARING	DISTANCE
401	402	N37°21'40"W	±33.5
	403	N29°54'30"W	±34.8
	404	N13°10'30"W	±37.3
	405	N 3°10'50"W	±41.7
409	408	N39°25'30"W	±12.7
	407	N71°14'50"W	±18.8
	406	N83°31'40"E	±25.6



SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of

PART OF LOTS 12 AND 13
CONCESSION 2 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 200

8.3 6.0 4.0 2.0 0 4 8 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 9th day of December, 2024.

Dec. 19, 2024 — Date

E. H. Herweyer
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: December 19, 2024

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to Uniform Urban Developments 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
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	"	Plan 4R-9882
(P2)	"	Plan 4R-28886
(P3)	"	Expropriation Plan CR708362
(P4)	"	Plan 4R-23570
MH-ST	"	Maintenance Hole (Storm Sewer)
MH-S	"	Maintenance Hole (Sanitary)
VC	"	Valve Chamber (Watermain)
—— OHW ——	"	Overhead Wires
UP	"	Utility Pole
AN	"	Anchor
LS	"	Light Standard
CB	"	Catch Basin
CBI	"	Catch Basin Inlet
DI	"	Ditch Inlet
WV	"	Water Valve
T/G	"	Top of Grate
GM	"	Gas Meter
HM	"	Hydro Meter
S	"	Sign
CLF	"	Chain Link Fence
RWT	"	Timber Retaining Wall
RWC	"	Concrete Block Retaining Wall
TOS	"	Top of Slope
BOS	"	Bottom of Slope
MB	"	Mail Box
AC	"	Air Conditioner
Ø	"	Diameter
+ 65.00	"	Location of Elevations
+ 65.00c	"	Top of Concrete Curb Elevation
+ 65.00w	"	Top of Retaining Wall
	"	Deciduous Tree
	"	Coniferous Tree

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-90575

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

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Job No. 25/06-24 Uniform PtLt12&13 Con2 (RF) NP D F | mtf