

MEMORANDUM

DATE: JANAUARY 28, 2026
TO: FILE LEAD – CITY OF OTTAWA
FROM: LISA BOWLEY, P.ENG.
RE: 2505 AND 2707 SOLANDT ROAD
LEGAL DESCRIPTIONS
124150A

The development area is shown on the attached legal plans. This memorandum was prepared to describe the legal parts.

The property is Part of Block 29 on Plan **M-280**, and further described on the following plans:

4R-13632

- 2505 and 2707 Solandt Road are described as Part 1 and Part 2 on plan 4R-13632
- Part 3 on plan 4R-13632 was created to describe the existing sanitary sewer easement

4R-33358

- Part 1 on plan 4R-33358 was created to describe the storm drainage easement

4R-26736

- Part 1 on plan 4R-26736 was created to adjust the lot line known as 2505 Solandt Road. This part does not form part of the development lands.

4R-16653

- Part 22 on plan 4R-16653 was created to describe the storm drainage easement
- Part 7, 9 and 23 on plan 4R-16653 were created to describe the sanitary trunk sewer easement
- Additional parts are described over the golf course lands to accommodate watermain, storm sewer and sanitary sewer (a file search is pending to confirm)

PLAN MATERIAL

PLASTIC MATERIAL — TRANSLAR
GAUGE — 0.003 INCH
INK — $\frac{1}{16}$ INCH

OC-2161

M-280

Approved

11 JUNE, 1980

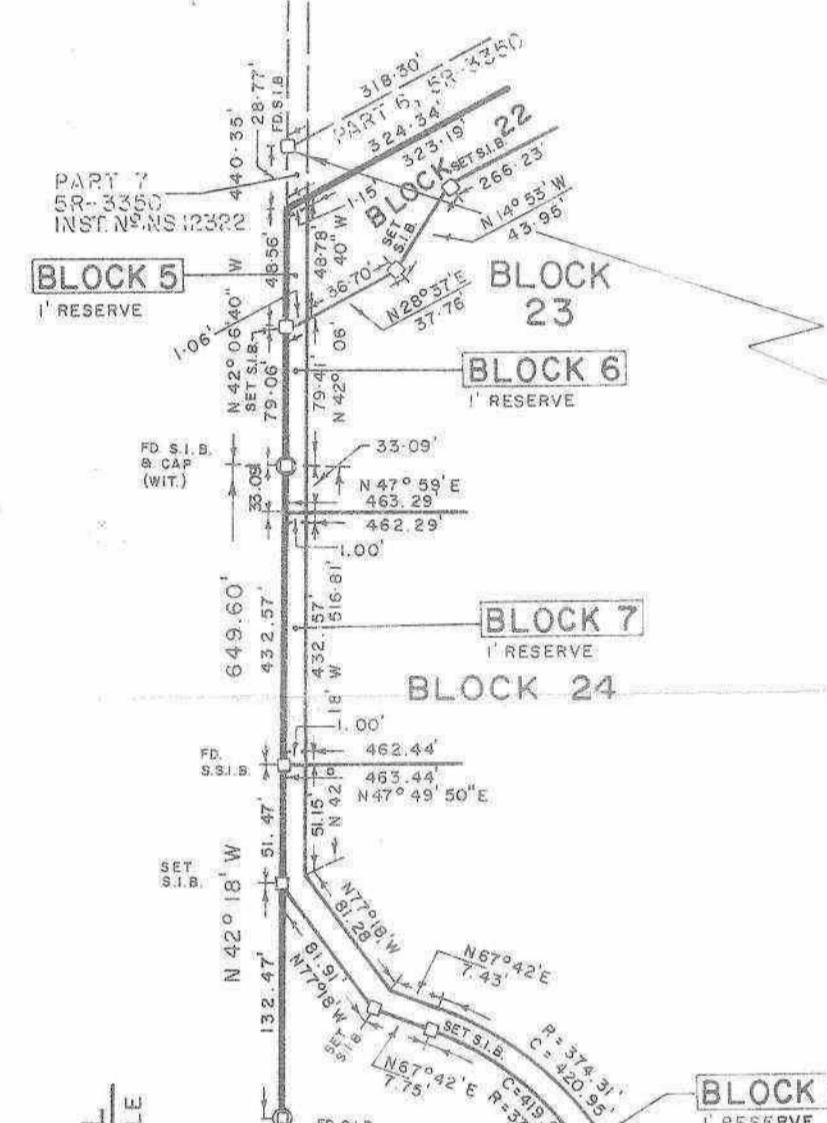
ROBERT J. MEUNER
Asst. Examiner of Surveys

I certify that this Plan M-280 is registered in the Land Registry Office for the Land Titles Division of Ottawa-Carleton on 10/4/80 at 10:49 a.m. o'clock on the 12th day of JUNE 1980 and entered in the register for Parcel Plan-1 Section M-280 and required consents and affidavits are registered as Plan Document No 235749

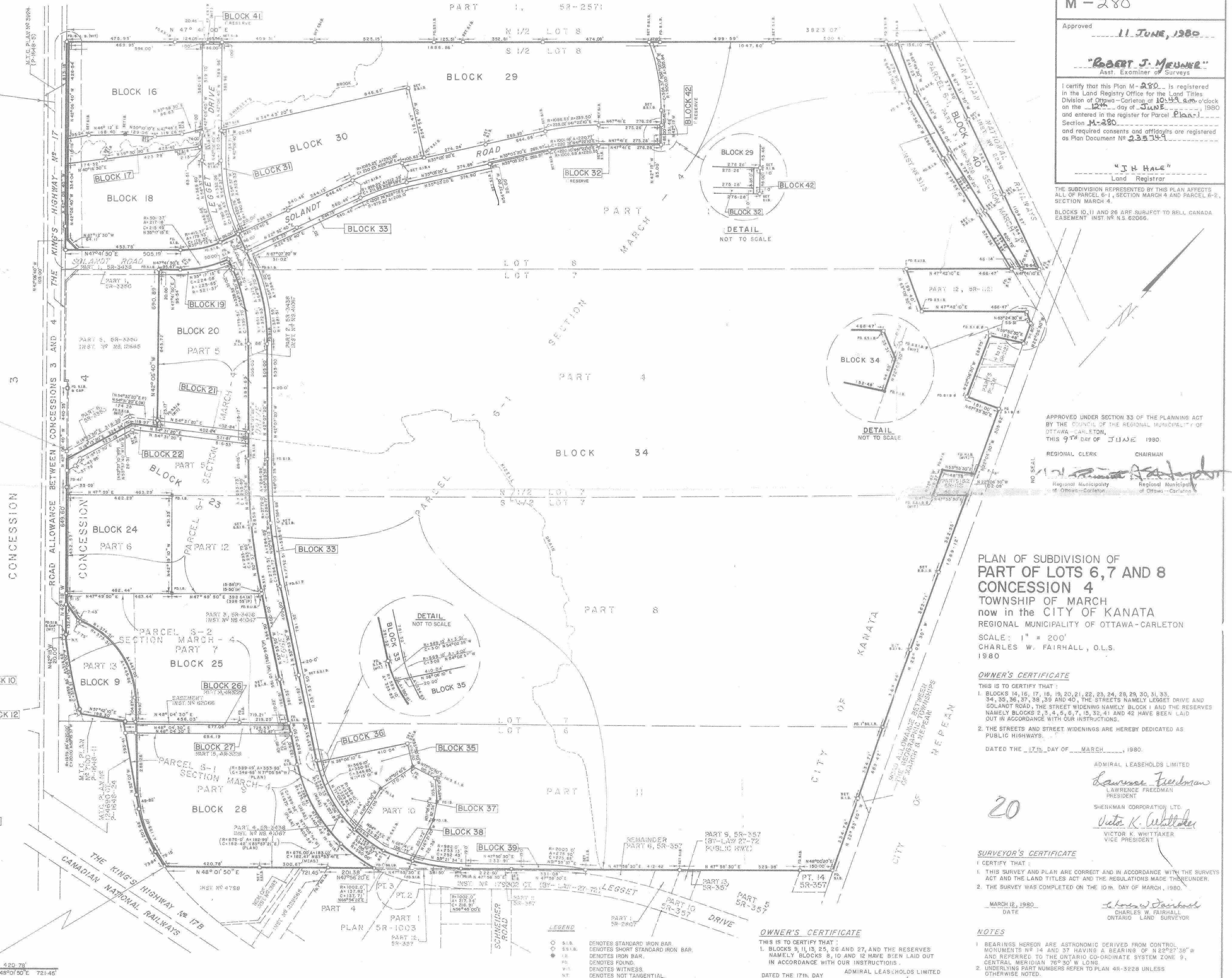
J. H. HALE
Land Registrar

THE SUBDIVISION REPRESENTED BY THIS PLAN AFFECTS ALL OF PARCEL 6-1, SECTION MARCH 4 AND PARCEL 6-2, SECTION MARCH 4.

BLOCKS 10, 11 AND 26 ARE SUBJECT TO BELL CANADA EASEMENT INST. NO. N.S. 62066.

DETAIL
NOT TO SCALEDETAIL
NOT TO SCALE

CONCESSION



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. BLOCKS 9, 11, 13, 25, 26 AND 37, AND THE RESERVES NAMELY BLOCKS 8, 10 AND 12 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

ADMIRAL LEASEHOLDS LIMITED

DATED THE 17th DAY OF MARCH, 1980.

CHARLES W. FAIRHALL, O.L.S.

ONTOARIO LAND SURVEYOR

LAWRENCE FREEMAN, PRESIDENT

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF MARCH, 1980.

MARCH 12, 1980

DATE

CHARLES W. FAIRHALL

ONTOARIO LAND SURVEYOR

LAWRENCE FREEMAN, PRESIDENT

FILE G-252-KD REF. NO.

JOB NO. 5557

65(k) - March

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

N 48° 44' 40" E (Meos)

16

1.89
SIB
(1319)

106.27

69.30

N 41° 15' 20" W

SIB
(ACG)

37.07

N 35° 47' 00" E
(N 34° 43' 20" E Plan)

97.07

N 54° 56' 40" W
(N 53° 55' 20" W (Meds))

30.67

83.59

N 36° 06' 30" E
(Meds)

SIB
(857)

SIB
(857)

SIB(857) BENT
(ACCEPTED BASE)
RE-SET SB

64.80
(4R-7339 & Set)

BLOCK

PART 1

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.

DATE March 19, 1998

PLAN 4R- 38

DATE 11/26/11

B. Dooley Agent
LAND REGISTRAR FOR
THE LAND TITLES DIVISION
OF OTTAWA - CARLETON

PLAN OF SURVEY OF
PART OF BLOCK 29
REGISTERED PLAN M-280
CITY OF KANATA

100 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS
1998

NOTES

BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS N° 019670014 (N 5020681.963, E 429708.685) A 019680037 (N 5022001.776, E 429191.625) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF ZONE 18 OF THE 6' UTM GRID SYSTEM BEING 75 WEST LONGITUDE (NAD 27).

EGEND

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SIB - STANDARD IRON BAR
- SSIB - SHORT STANDARD IRON BAR
- IB - IRON BAR
- Plan - REGISTERED PLAN M-280
- (P&S) - PLAN & SET
- (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
- (AOG) - ANNIS, O'SULLIVAN & VOLLEBEKK LTD. O.L.S.
- (1319) - W. J. WEBSTER, O.L.S.
- (SU) - SOURCE UNKNOWN
- ROUND
- WIT - WITNESS
- MHN - MANHOLE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 13, 1998.

March 19, 1998 *D-7* DAVID W. WOODLAW

1961

34

Fairhall
Moffatt &
Woodland
LIMITED
ONTARIO LAND SURVEYORS

	JOB No.	148
	FILE No.	
	REFERENCE	18 - M
	SDS/SDS/PROJ	
	148902 (E)	

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

SCHEDULE				
PART	BLOCK	REG'D PLAN	PIN	AREA (M ²)
1	PART OF 29	4M-280	PART OF 04517-1992	1168

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.

DATE 2020/12/08

JOHN H. GUTRI, O.L.S.

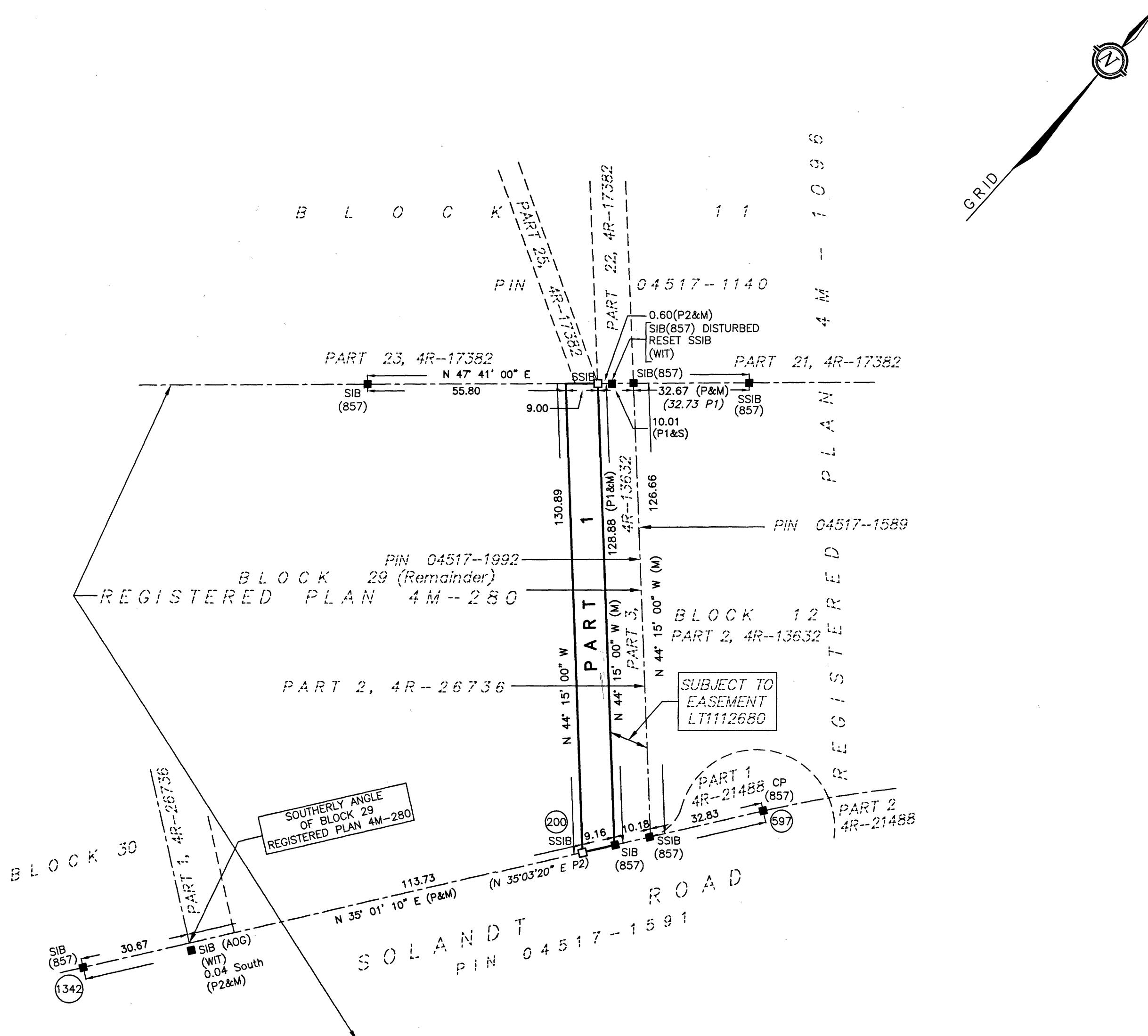
PLAN 4R-33358

RECEIVED AND DEPOSITED

DATE DEC 9 2020

'A. McMullen'

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA - CARLETON (N° 4)



COORDINATES ARE GRID DERIVED FROM NCC CONTROL MONUMENTS AND
ARE REFERRED TO THE CENTRAL MERIDIAN 76°30' W LONGITUDE,
MTM ZONE 9 (NAD83 ORIGINAL).

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY
IN ACCORDANCE WITH SECTION 14(2) OF O.REG.216/10.

POINT ID	NORTHING	EASTING
200	5023235.418	350829.763
597	5023278.134	350859.694
1342	5023117.171	350746.885
019680037	5023507.886	351533.874
019791036	5024574.053	348805.937

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**Fairhall
Moffatt &
Woodland**
LIMITED
ONTARIO LAND SURVEYORS
Surveying and Land Information Services
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591-2580 FAX: (613) 591-1495
www.fmw.on.ca

JOB No. A A 2 7 8 0 0
E 350787, N 50232857
REFERENCE No.
45-4M-280
S:\JOBS\AA27800\DWG 25/09/2020
RP_AA278.dwg (ss)

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99992.

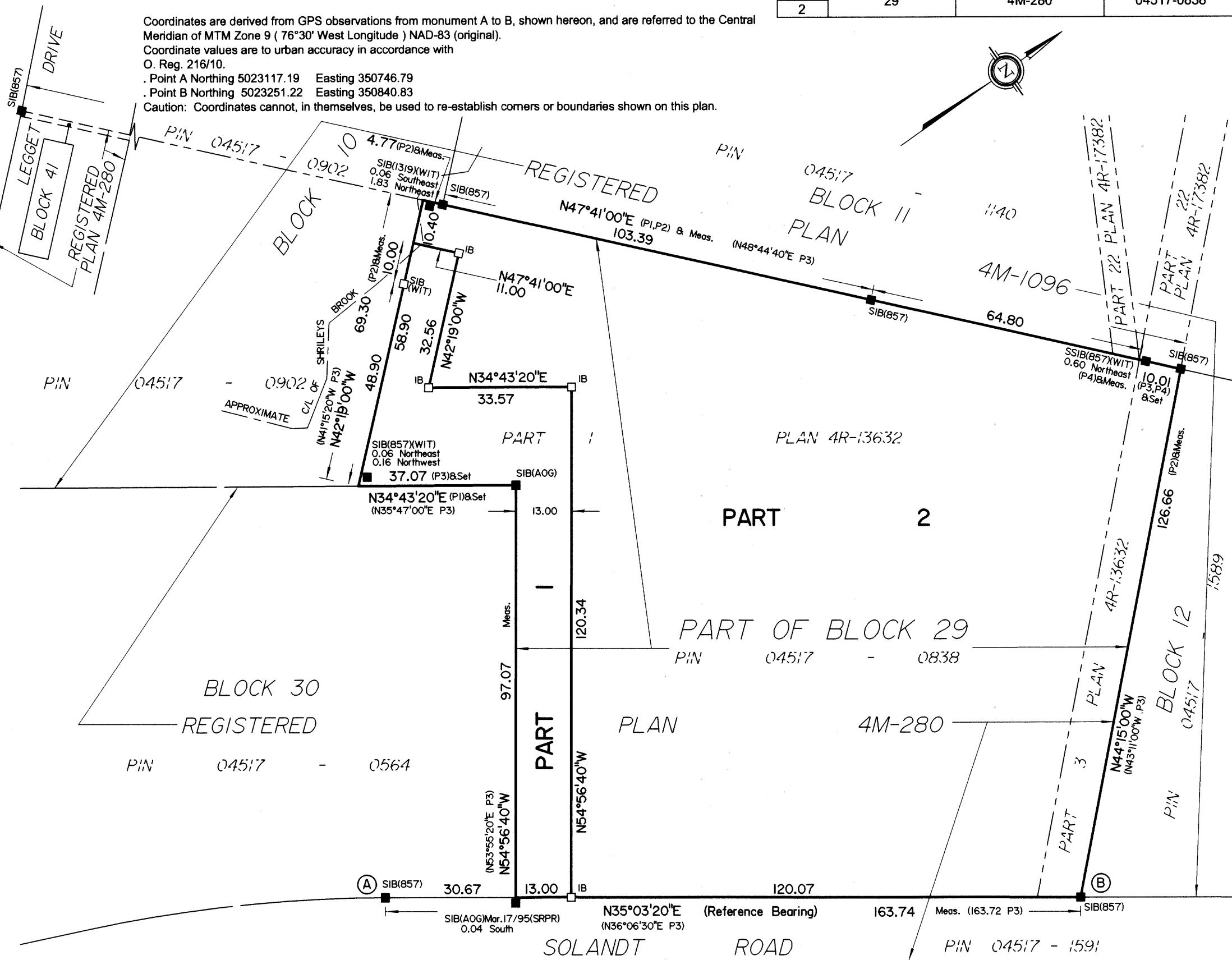
Bearings are grid bearings, derived northerly limit of Solandt Road shown to be N35°03'20"E on Registered Plan 4M-280.

Coordinates are derived from GPS observations from monument A to B, shown hereon, and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

- Point A Northing 5023117.19 Easting 350746.79
- Point B Northing 5023251.22 Easting 350840.83

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: *JAN. 15, 2013*

PLAN 4R- 26736

RECEIVED AND DEPOSITED

DATE: *15 January 2013*

"Mwasas" Representative for
E.H. HERWEYER
ONTARIO LAND SURVEYOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

PLAN OF SURVEY OF PART OF BLOCK 29 REGISTERED PLAN 4M-280 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 1000

40 30 20 10 0 20 40 Metres

Metric

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

Surveyor's Certificate

I CERTIFY THAT:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, the Land Titles Act and the regulations made under them.
- The survey was completed on the 20th day of December, 2012.

Jan. 15, 2013

Date

E. H. Herweyer
Ontario Land Surveyor

Notes & Legend

□	Denotes Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
(WIT)	Witness
(AOG)	Annis, O'Sullivan, Vollebekk Ltd.
Meas.	Measured
(P1)	Plan Registered Plan 4M-280
(P2)	Plan Registered Plan 4M-1096
(P3)	Plan 4R-13632
(P4)	Plan 4R-17382
C/L	Centreline

