

This Plan must be read in conjunction with the Survey Report - Part 2, Sheets 101 to 103.

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**PART OF LOT 39 AND LOT 40**  
**(SOUTH NEPEAN STREET)**  
**REGISTERED PLAN 2996**  
**CITY OF OTTAWA**

FARLEY, SMITH & DENNIS SURVEYING LTD., 2015

Scale 1:150



**Metric Note**  
Distances and coordinates on this plan are in metres and can be converted to feet by multiplying by 0.3048.

**Distance Note**  
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9996.

**Bearing Note**  
Bearings hereon are grid bearings derived from the Smart-Hat Head Time Network and are referred to the Central Meridian of NAD 83 Zone 17N (WGS 84) (Longitude 84°53' (Grid)).

For bearing comparisons, a rotation of 0°03'40" counter-clockwise was applied to bearings on Plan

**Elevation Notes**

1. Elevations shown are geoidetic and are referred to Geoidetic Datum CGVD-1928
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 its 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. Underground utility lines were located.
3. Underground utility data derived from City of Ottawa utility sheet reference: Plan No. 1009, Sheets 2 & 3 of 3.
4. Sanitary and storm sewers and inlets were derived/completed from field observations, City of Ottawa.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating, etc.

**Notes & Legend**

□	Denotes
○	Survey Monument Planted
○	Survey Monument Found
□	Short Standard Iron Bar
□	Concrete Pin
□	Measured
□	Registered Plan 2996
□	Plan by (MANNIS, O'SULLIVAN, VOLTERREK LTD.)
□	Dated April 2, 1988 (MANNIS & MANNIS SURVEYING LTD.)
□	Dated April 3, 1996
□	Plan by (J. D. BARNES LTD.)
□	Plan by (R. PARKER O.L.S.)
□	Dated November 17, 1972
□	Plan by (FARLEY & MARTIN LTD.) Dated July 2, 1982
□	R. W. ARNETT O.L.S. Dated November 18, 1997
□	Int. No. C8606974
□	Int. No. C8606974
□	Int. No. C8606974
□	Maintenance Hole (Storm)
□	Maintenance Hole (Sanitary)
□	Underground Storm Sewer
□	Underground Sanitary Sewer
□	Overhead Wires
□	Utility Pole
□	Catch basin inlet
□	Invert
□	Top of Gate
□	Ball Terminal Box
□	Ballid
□	Location of Elevations
□	Property Line
□	Deciduous Tree

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THIS REPORT WAS PREPARED FOR: "The Client", the Client's solicitors, and the Client's representatives. It is prepared for the Client's use only and is not to be used for any other purpose. The Client's solicitors and representatives are responsible for the use of this Report. See Part 2 of this Report.

**Surveyor's Certificate**  
I certify that:  
1. This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Regulations thereunder.  
2. The survey was completed on the 14th day of October, 2015.

**OCTOBER 14, 2015**  
Date  
Farley, Smith & Dennis  
Ottawa Land Surveyor

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
1 9 4 3 5 6

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