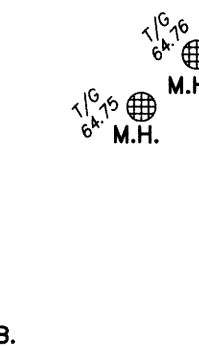


SURVEYOR'S REAL PROPERTY REPORT

PART 1) PLAN OF

LOTS 6 AND 7 IN BLOCK "Q"
WEST BAYSWATER AVENUE
REGISTERED PLAN 73
 CITY OF OTTAWA

SCALE 1:150



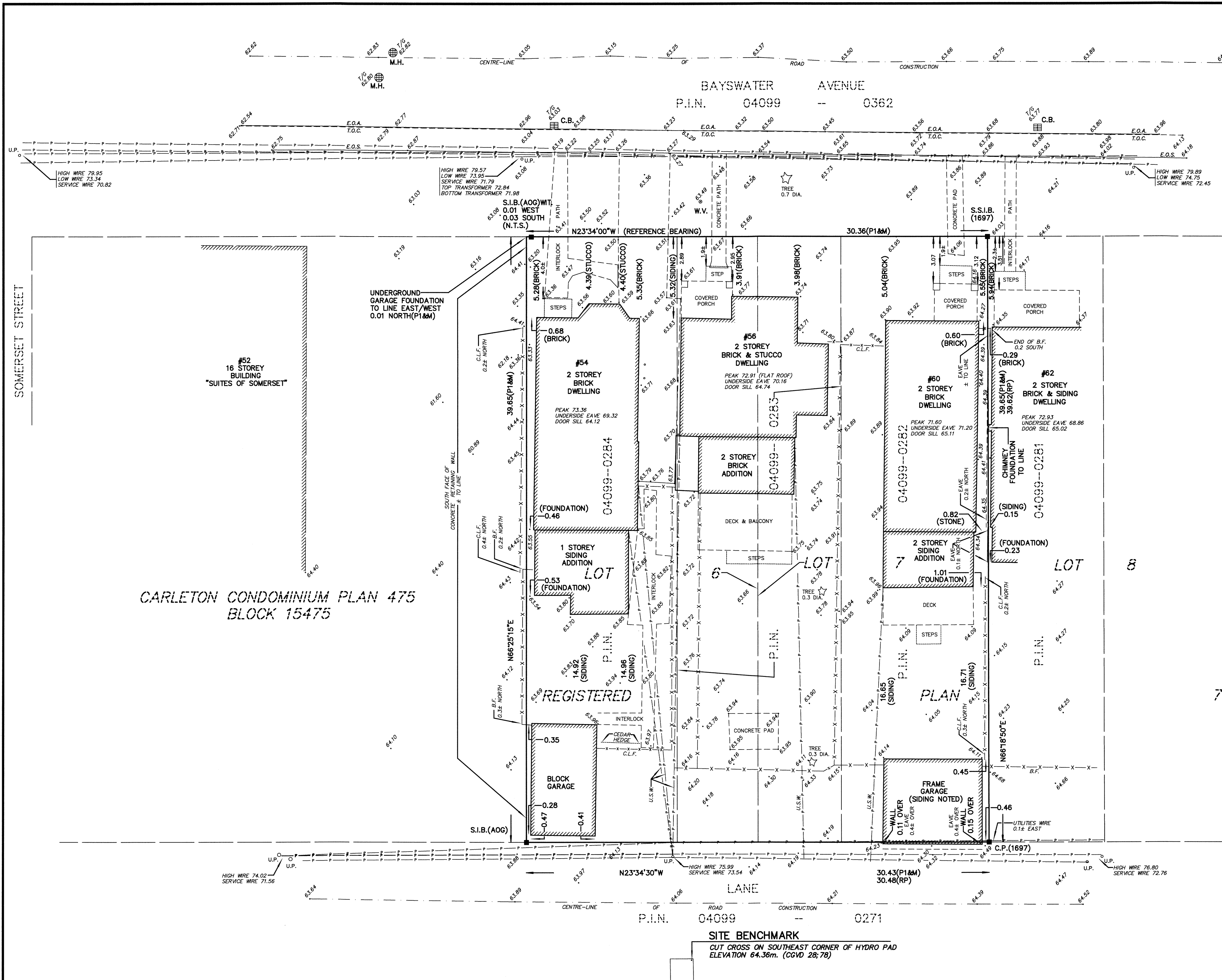
METRIC

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

NOTES

BEARINGS HEREON ARE MTM GRID BEARINGS, DERIVED FROM THE WESTERLY LIMIT OF BAYSWATER AVENUE AS SHOWN ON PLAN 4R-29479, HAVING A BEARING OF N23°34'00"W.

- S.I.B. DENOTES 0.025 SQ. 1.2 LONG, STANDARD IRON BAR
- S.S.I.B. DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
- I.B. DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
- R.I.B. DENOTES ROUND IRON BAR
- C.P. DENOTES CONCRETE PIN
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- WT. DENOTES WITNESS
- S.U. DENOTES SOURCE UNKNOWN
- 1697 DENOTES J.P. SHIPMAN, O.L.S.
- AOG DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- P1 DENOTES PLAN OF SURVEY BY J.P. SHIPMAN, O.L.S. DATED JUNE 25, 2020. (FILE No. 20-12191)
- M DENOTES MEASURED
- S DENOTES SET
- E.O.A. DENOTES EDGE OF ASPHALT
- T.O.C. DENOTES TOP OF CURB
- E.O.S. DENOTES EDGE OF SIDEWALK
- C.B. DENOTES CATCH BASIN
- M.H. DENOTES MAN HOLE
- W.V. DENOTES WATER VALVE
- C.L.F. DENOTES CHAIN LINK FENCE
- B.F. DENOTES BOARD FENCE



ELEVATION NOTES

1. ELEVATIONS ARE IN METRES AND ARE GEODETIC, DERIVED FROM GSC BENCHMARK 011964U103, HAVING AN ELEVATION OF 78.90 m. (CGVD 28:78)
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 AGREE 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 AUTHORITIES FOR CONFIRMATION.
2. ONLY VISIBLE SURFACE UTILITIES WERE LOCATED.

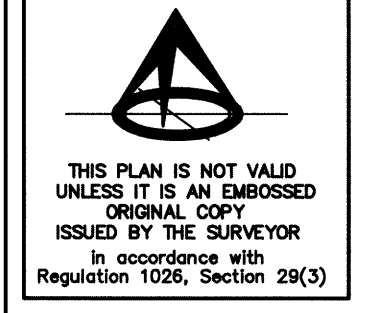
SURVEYOR'S REAL PROPERTY REPORT
PART 2) REPORT SUMMARY

DESCRIPTION OF LAND	LOTS 6 AND 7 IN BLOCK "Q", WEST BAYSWATER AVENUE, REGISTERED PLAN 73, CITY OF OTTAWA. P.I.N. 04099-0282, P.I.N. 04099-0283 AND P.I.N. 04099-0284
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS	NONE
FEATURES	CHAIN LINK FENCE, CHIMNEY AND EAVES ALONG SOUTH BOUNDARY, CHAIN LINK FENCE & BOARD FENCE ALONG NORTH BOUNDARY, GARAGE AND EAVES AND UTILITIES WIRE ALONG WEST BOUNDARY.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS	NOT CERTIFIED BY THIS REPORT.
ADDITIONAL REMARKS	

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF JULY, 2020.
 SEPTEMBER 10, 2020
 J.P. SHIPMAN
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 2135067



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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