

DORCHESTER AVENUE
(AS PER REGISTERED PLAN 294)

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
PART OF LOT 31
REGISTERED PLAN 294
CITY OF OTTAWA
J.D. BARNES LIMITED
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SCALE 1 : 100
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - SURVEY REPORT

- DESCRIPTION
PART OF LOT 31, REGISTERED PLAN 294 BEING ALL OF PIN 04044-0086(LT), IN THE CITY OF OTTAWA
PART OF LOT 31, REGISTERED PLAN 294 BEING ALL OF PIN 04044-0087(LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- BOUNDARY FEATURES
NOTE LOCATION OF THE CHAINLINK FENCE, BOARD FENCE, CEDAR HEDGE, ASPHALT DRIVEWAY AND OVERHEAD WIRES/CABLES ALONG THE NORTHERLY LIMIT OF PIN 04044-0087(LT)
NOTE LOCATION OF THE CEDAR HEDGE ALONG THE EASTERLY LIMIT OF PIN 04044-0087(LT)
NOTE LOCATION OF THE CHAIN LINK FENCES AND CEDAR HEDGE ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTIES
NOTE LOCATION OF THE CHAIN LINK FENCE ALONG THE SOUTHERLY LIMIT OF PIN 04044-0086(LT)

NOTES

- BEARINGS ARE WITH GRS, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, NAD 83, (CSRS) (2010).
- FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°46'00" WAS APPLIED TO BEARINGS ON REGISTERED PLAN 294.
- DISTANCES ARE GROUND.
- ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.
- NOTES ON TREES
- TREE DIMENSIONS ARE SHOWN +/- HEREON
- DIAMETER OF TREES TAKEN AT 1.2m ABOVE GRADE
- RADIUS DENOTES MEASUREMENT OF CROWN FROM CENTER OF TREE

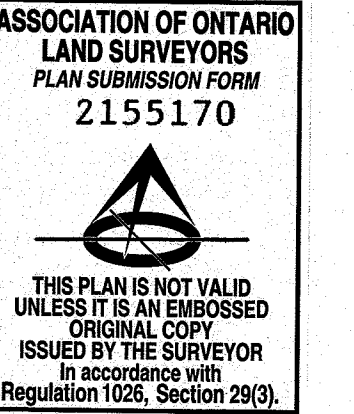
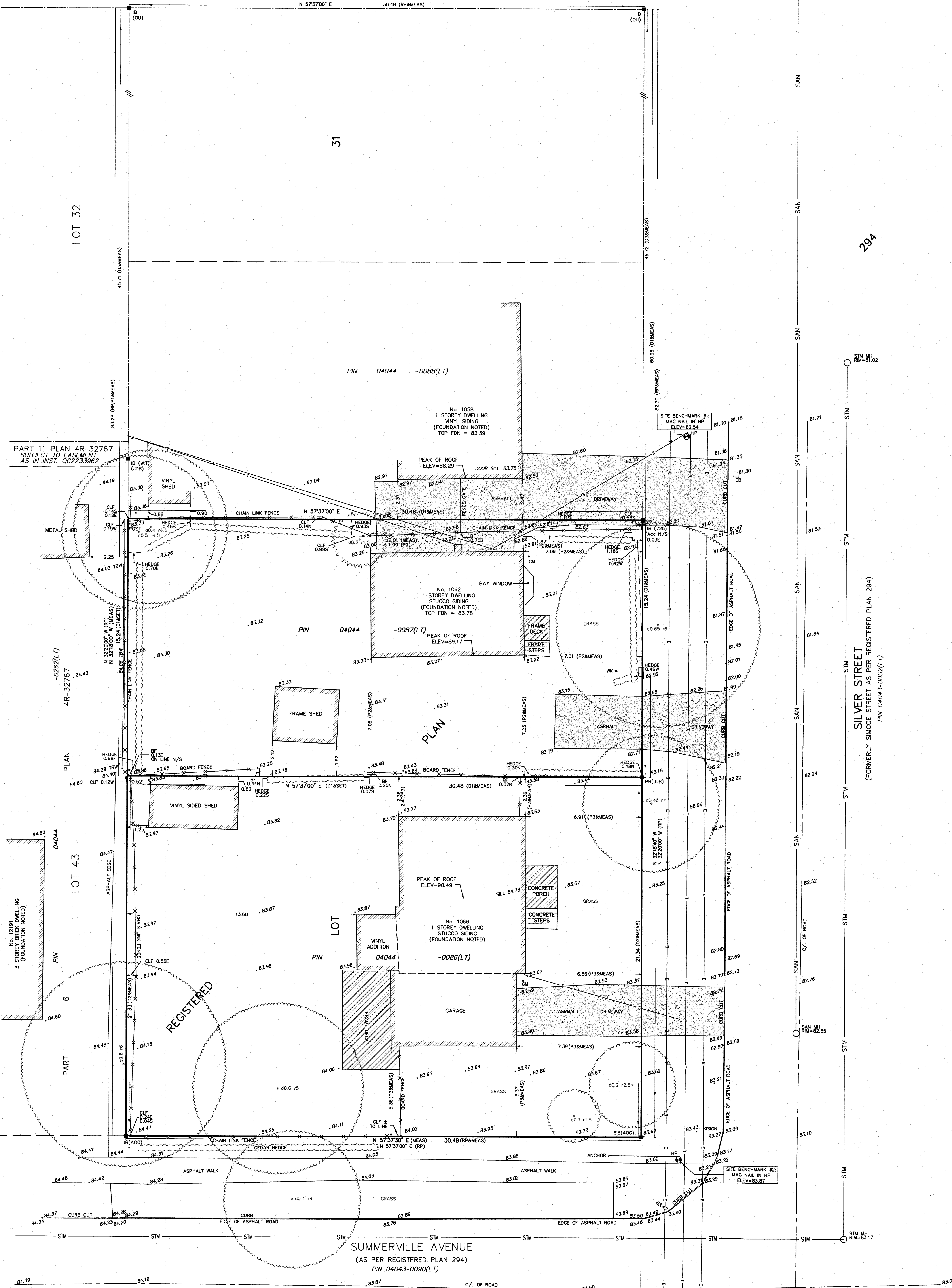
LEGEND

- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- AC DENOTES ACCEPTED
- WT DENOTES WITNESS
- MEAS DENOTES MEASURED
- RP DENOTES REGISTERED PLAN 294
- P1 DENOTES PLAN 58-7867
- P2 DENOTES BUILDING LOCATION SURVEY BY R.WARNETT JUNE 8, 1983
- P3 DENOTES PLAN BY J. ERIC KHL, O.L.S., DATED MAY 16, 1972
- D1 DENOTES INSTRUMENT NS202020
- D2 DENOTES INSTRUMENT CR512978
- D3 DENOTES INSTRUMENT N677588
- JDB DENOTES J.D. BARNES LTD.
- AGG DENOTES AGNES O'SULLIVAN VOLLEBEKK
- 1319 DENOTES WILLIAM J. WEBSTER
- OU DENOTES ORIGIN UNKNOWN
- HP DENOTES HYDRO POLE
- WK DENOTES WATER KEY
- CB DENOTES SINGLE CATCHBASIN
- SAAN DENOTES SANITARY MANHOLE
- STM DENOTES STORM MANHOLE
- R DENOTES RADIUS
- DA DENOTES DIAMETER
- E- DENOTES OVERHEAD UTILITY CABLE (HYDRO)
- T- DENOTES OVERHEAD UTILITY CABLE (TELEPHONE)
- HB DENOTES HYDRO JUNCTION BOX
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- GM DENOTES GAS METER

N=NORTH S=SOUTH E=EAST W=WEST

ELEVATION NOTE:

- ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM COORDINATE 78 AND ARE DERIVED FROM CITY OF OTTAWA PUBLISHED CONTROL MONUMENT ZONE 63 HAVING A PUBLISHED ELEVATION OF 82.77 METRES.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3).

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON FEBRUARY 2, 2021.

MARCH 1, 2021
DATE
SHAWN LEROUX
ONTARIO LAND SURVEYOR

J.D. BARNES SURVEYING
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