

RECORD OF REVISIONS:

NO.	REVISION	DATE (MM/CC/YY)
1	ISSUED FOR SITE PLAN APPROVAL	DECEMBER 16, 2021

PRELIMINARY 33%

NOT FOR CONSTRUCTION

PROFESSIONAL STAMP: _____



CIVITAS ARCHITECTURE INC. 14 CHAMBERLAIN AVENUE, SUITE 101 OTTAWA, ON CANADA K1S 1V9 T: 613.742.7482 WWW.CIVITAS-INC.CA

CONSULTANT LOGO: _____

PROJECT TITLE:
FASTFRATE OTTAWA WAREHOUSE AND DISTRIBUTION FACILITY

SOMME ST, OTTAWA, ON

DRAWING TITLE:

LEGAL PLAN

DRAWN BY: D.CANN DRAWING NUMBER:
DATE: _____
REVIEWED BY: J.SAUVÉ **C002**
APPROVED BY: _____
ISSUE DATE: NOVEMBER 26, 2021 REVISION NUMBER:
ISSUED DATE: _____

CLIENT PROJECT #: _____ PROJECT #:

A001083

DO NOT SCALE THIS DRAWING. USE FIGURE DIMENSIONS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL DIMENSIONS AND NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL AND OTHER CONSULTANT DRAWINGS. THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED WITHOUT THE EXPRESSED PERMISSION FROM THE ARCHITECT.

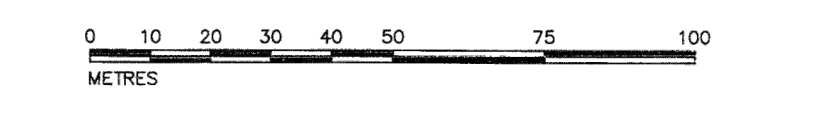
SCHEDULE			
PART	LOT/BLOCK	PLAN/CON.	P.I.N.
1	PART OF BLOCK 5		PART OF 04326-0617
2			
3			
4	PART OF BLOCK 14	4M-1388	PART OF 04326-0626
5			
6			
7	PART OF CONCESSION 6 (RIDEAU FRONT)		PART OF 04326-0267
8			
9			

PART 2: SUBJECT TO EASEMENT AS IN INST. 001252753 & 001252757
PART 6: SUBJECT TO EASEMENT AS IN INST. 001252525 & 001252943

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: SEPTEMBER 16, 2020
J.P. SHIPMAN

PLAN 4R-33406
RECEIVED AND DEPOSITED
DATE: Dec. 22, 2020
C. SAUVÉ
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (No.4)

PLAN OF SURVEY OF
PART OF LOT 26
CONCESSION 6 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER and
PART OF BLOCKS 5 AND 14
REGISTERED PLAN 4M-1388
CITY OF OTTAWA
SCALE 1:1000



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

NOTES
BEARINGS HEREON ARE GRID BEARINGS, DERIVED FROM ISM 018971768 (N 5016745.784, E 378008.599) AND ISM 018971769 (N 5014481.145, E 378560.015) AND ARE REFERRED TO THE CENTRAL MERIDIAN 76° 30' W LONGITUDE OF THE 3° M.T.M. ONTARIO CO-ORDINATE SYSTEM (NAD 83).
DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999955
BEARINGS AND DISTANCES SHOWN ON THIS PLAN AGREE WITH UNDERLYING AND ADJUTING PLANS UNLESS OTHERWISE NOTED.

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
M.F. DENOTES SURVEY MONUMENT FOUND
DENOTES SURVEY MONUMENT PLANTED
W.T. DENOTES WITNESS
1697 DENOTES J.P. SHIPMAN, O.L.S.
725 DENOTES R.W. ARNETTI, O.L.S.
U.P.L. DENOTES UTILITIES POLE LINE
N.T.S. DENOTES NOT TO SCALE
F DENOTES PLAN 4M-1388

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD 83 (ORIGINAL)

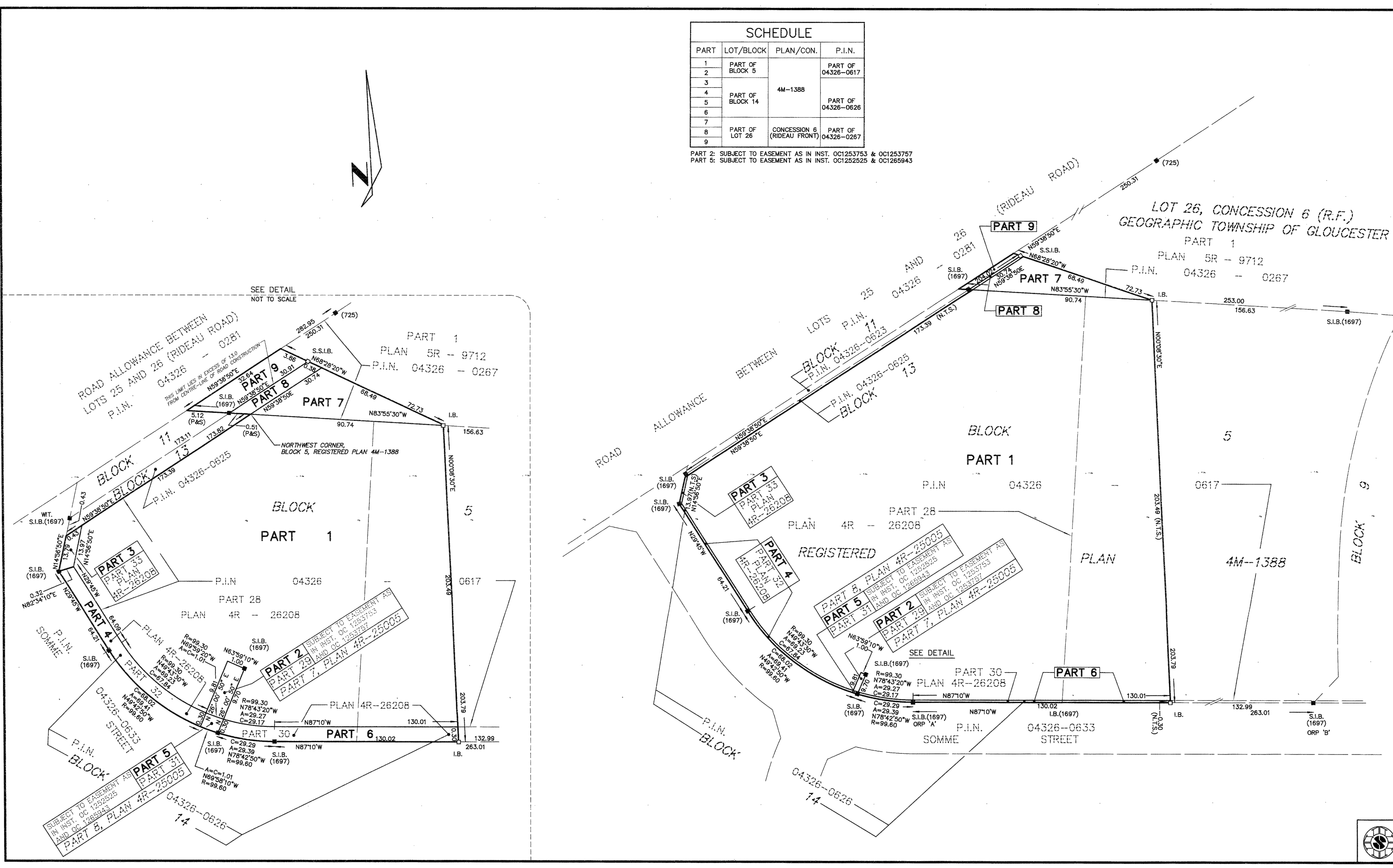
POINT IDENTIFICATION	NORTHING	EASTING
ORP A	5018947.5	378970.6
ORP B	5018934.5	379233.2

COORDINATES SHOWN TO RURAL ACCURACY IN ACCORDANCE WITH O.REG 216/10, SECTIONS 14, AND 31 TO 35 (BOTH INCLUSIVE).
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
(2) THE SURVEY WAS COMPLETED ON THE 10th DAY OF DECEMBER, 2020.

DECEMBER 14, 2020
DATE
J.P. SHIPMAN
ONTARIO LAND SURVEYOR

H.A.KEN SHIPMAN SURVEYING LTD.
P.O. BOX 53, NORTH GOWER, ONT. KOA 2T0
REF No.: GL-502
FILE No.: 19-11756



\\CIMA-PLU\S\CIMA\CIMA-C\10\OTI_PROJECTS\A001000-A001499\A001083_FASTFRATE WAREHOUSE DEVELOPMENT\A00460_CIVL