



TOPOGRAPHIC PLAN OF SURVEY OF
**PART OF LOT 25
 CONCESSION 3 (OTTAWA FRONT)
 AND
 PART OF BLOCK "B"**
 REGISTERED PLAN 4M-121
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER
 NOW IN THE
CITY OF OTTAWA
 SCALE 1 : 400

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

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
CP	DENOTES	CONCRETE PIN WITH WASHER
MEAS	DENOTES	NO VISIBLE IDENTIFICATION
MEAS	DENOTES	MEASURED
AOG	DENOTES	ANNIS, O'SULLIVAN, VOLKBECK LTD. O.L.S.
647	DENOTES	H. R. FARLEY, O.L.S.
857	DENOTES	C. W. FAIRHALL, O.L.S.
1287	DENOTES	P. G. SMITH O.L.S.
P1	DENOTES	PLAN 4R-20395
P2	DENOTES	PLAN 5R-272
P3	DENOTES	PLAN 4R-341
P4	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY WEBSTER AND SWIMMONS SURVEYING LTD., DATED JULY 31, 1986.
P5	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES SURVEYING LTD., DATED AUGUST 12, 2020.
P6	DENOTES	PLAN 4R-21693
P7	DENOTES	PLAN 4M-121
P8	DENOTES	OTTAWA FRONT
O.F.	DENOTES	CATCHBASIN
CB	DENOTES	MANHOLE
HJB	DENOTES	HYDRO JUNCTION BOX
MH	DENOTES	MANHOLE
WMH	DENOTES	WATER MANHOLE
LTD	DENOTES	LIGHT STANDARD
HP	DENOTES	HYDRO POLE
H	DENOTES	FIRE HYDRANT
WV	DENOTES	WATER VALVE
-SAN-	DENOTES	UNDERGROUND SANITARY SEWER
-STM-	DENOTES	UNDERGROUND STORM SEWER
-G-	DENOTES	UNDERGROUND GAS LINE
-W-	DENOTES	UNDERGROUND WATER LINE
-UC-	DENOTES	UNDERGROUND HYDRO LINE
-C-	DENOTES	UNDERGROUND CABLE LINE
-UT-	DENOTES	UNDERGROUND TELEPHONE LINE
-E-	DENOTES	OVERHEAD HYDRO LINE
-O-	DENOTES	OVERHEAD TELEPHONE LINE
-GM-	DENOTES	GAS METER
SN	DENOTES	SIGN
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CORNIFEROUS TREE
DIA	DENOTES	TREE TRUNK DIAMETER
BBW	DENOTES	BOTTOM BARRIER WALL

UNDERGROUND UTILITY NOTES

THE UTILITY DATA DEPICTED ON THIS DRAWING WERE ACQUIRED IN ACCORDANCE WITH ASCE STANDARD 38-02. THE INFORMATION IS SHOWN BY ATTRIBUTED QUALITY LEVELS WHICH ARE DEFINED AS FOLLOWS:

DATA QUALITY LEVEL

—	HIGHEST QUALITY	—	QUALITY LEVEL A
—	QUALITY LEVEL B	—	QUALITY LEVEL C
—	QUALITY LEVEL D	—	QUALITY LEVEL E
—	LOWEST QUALITY	—	QUALITY LEVEL F

QUALITY LEVEL "A" - INFORMATION OBTAINED BY ACTUAL PHYSICAL EXPOSURE OF TARGETED UTILITIES AND SUBSEQUENT MEASUREMENT OF THE EXPOSED PRECISE HORIZONTAL AND VERTICAL POSITION.
 QUALITY LEVEL "B" - INFORMATION OBTAINED USING GEOPHYSICAL LOCATE TECHNIQUES TO IDENTIFY THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF THE DESIGNATED UTILITIES.
 QUALITY LEVEL "C" - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO THE QUALITY "D" INFORMATION OBTAINED.
 QUALITY LEVEL "D" - INFORMATION DERIVED FROM UTILITY RECORDS OR VERBAL RECOLLECTIONS.
 ALL SERVICES ARE QUALITY "D" UNLESS NOTED OTHERWISE.
 LEVEL "D" RECORD INFORMATION SHOWN ON THIS PLAN HAVE BEEN PLOTTED APPROXIMATELY AS PER THE RECORDS FOUND AND COULD NOT BE FIELD VERIFIED WITHIN THE SCOPE OF THIS PROJECT. IF FURTHER VERIFICATION IS REQUIRED, IT IS SUGGESTED THAT LEVEL "A" METHODOLOGIES BE EMPLOYED.
 LOST SIGNAL - DENOTES/INDICATES A POINT WHERE OL-B METHODS COULD NO LONGER ASCERTAIN THE HORIZONTAL POSITION OF A FACILITY.
 QUALITY LEVEL "E" INFORMATION COMPILED FROM RECORDS PROVIDED BY CITY OF OTTAWA TRACKING# 21-0467

SEWER INVERT NOTE:

SEWER INVERT DEPTHS ARE MANUALLY MEASURED FROM THE LID/GRATE OF THE GIVEN FEATURE.
 ANNOTATIONS DISPLAYED AS *ITALICIZED* WITH AN ASTERISK* HAVE BEEN INTERPOLATED FROM RECORDS AND WERE NOT FIELD VERIFIED BY ONSITE LOCATES
 INVERT DEPTH MEASUREMENTS ARE FROM THE ASSUMED BOTTOM OF THE FACILITY STRUCTURE.
 DEPTHS ARE NOT SUITABLE FOR EXCAVATION PURPOSES. SEWER NETWORK CONNECTIONS WERE COMPILED WHERE FIELD EVIDENCE COINCIDED WITH AS-BUILT RECORDS
 WHERE NO DEPTH INFORMATION COULD BE OBTAINED, UTILITIES ARE ASSUMED TO BE AT STANDARD INSTALLATION DEPTH FOR THE SPECIFIC TYPE OF UTILITY.
 THE MOST RELIABLE WAY TO PRECISELY DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF AN UNDERGROUND UTILITY IS THROUGH PHYSICAL EXPOSURE USING SAFE DIGGING TECHNIQUES (COMMONLY PERFORMED WITH HYDRO VACUUM EXCAVATION)
 INVERT DEPTH MEASUREMENTS HEREON ARE PROVIDED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION: CALL BEFORE YOU DIG

THIS PLAN IS INTENDED FOR DESIGN PURPOSES ONLY. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN DUE TO INSUFFICIENT INFORMATION OR IMPROPER INSTALLATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OR BREAKING GROUND.
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE APPROPRIATE LEGAL REQUIREMENTS ARE MET.

NOTES

BEARINGS ARE MTM GRID, REFERRED TO THE SOUTHWESTERLY LIMITS OF PARTS 16 AND 21 ON PLAN 4R-20395 HAVING A BEARING OF N 49°39'40" W.
 DISTANCES ARE GRID AND CAN BE CONVERTED TO GROUND BY APPLYING A SCALE FACTOR OF 0.999948
 ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION
 ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE DERIVED FROM AN AOG BENCHMARK No. 2011-0086 HAVING A PUBLISHED ELEVATION OF 72.559m. (INSTALLED: DECEMBER 19TH 2011)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON MAY 18TH, 2021

MAY 19TH, 2021
 DATE
 P. A. ROBBINS
 ONTARIO LAND SURVEYOR

REV#3 (2021-08-18): ADDED TREES AT NORTH SIDE OF PROPERTY, ADDED DRAINAGE FEATURES TO THE EAST AND NORTH ENDS.
 REV#2 (2021-07-30): ADDED TREES ALONG WESTERLY BUILDING FACE AND NORTHERLY PROPERTY LINE, ADDED 600mm CSP CULVERT
 REV#1 (2021-07-19): ADDED SPOT ELEVATIONS, HYDRO POLES, OVERHEAD WIRES, PVC CULVERT, AND MANHOLE INVERTS

**ASSOCIATION OF ONTARIO
 LAND SURVEYORS**
 PLAN SUBMISSION FORM
 2158646

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN accordance with Regulation 102B, Section 26(3)

BEARING COMPARISON

FOR BEARING COMPARISONS, APPLY A COUNTER-CLOCKWISE ROTATION TO THE PLAN AS OUTLINED BELOW:

PLAN	ROTATION
(P2) 5R-272	0°52'40"
(P3) 4R-341	0°52'40"
(P4) SRPR	0°10'00"
(P7) 4R-2169	0°52'50"

J.D. BARNES LIMITED
 SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3
 T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: PR CHECKED BY: AD REFERENCE NO.: 21-12-125-00
 PLOTTED: 08/18/21 DATED: 05/19/2021

PREPARED FOR: ENBRIDGE GAS INC.