

TWEEDSMUIR

(Formerly Xavier Avenue)

AVENUE

(REGISTERED PLAN 263)
PIN 04021 -- 0018

N 22° 51' 00" W (Reference Bearing) (N 22° 49' 30" W P2)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: Aug 16/2023

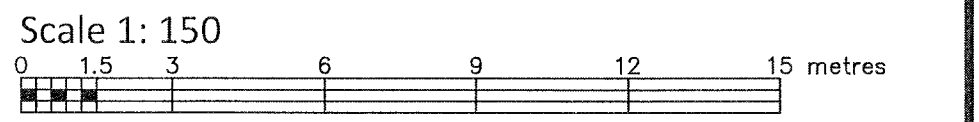
PLAN 4R-35613
RECEIVED AND DEPOSITED
DATE: August 16, 2023

Emad Alrefaai
EMAD ALREFAAI
ONTARIO LAND SURVEYOR

Yang Liu
REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	PART OF 6	263	PART OF 04020-0041	4.4

PLAN OF SURVEY OF
PART OF LOT 6
REGISTERED PLAN 263
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2023



Metric Note
Distances and coordinates on this plan are in metres and can be converted to feet by dividing 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 0.99996.

Bearing Note
Bearings are grid, are referred to the westerly limit of Tweedsmuir Avenue having a bearing of N 22° 51' 00" W as shown on a Plan by (1692) dated September 10, 2020 (File No. 394-20) and are referred to the Central Meridian of MTM Zone 9 (76° 30' West Longitude) Nad-83 (Original).

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5028488.35	363514.26
(B)	5028462.53	363472.10
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Surveyor's Certificate

I certify that:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
- The survey was completed on the 2nd day of August, 2023.

Aug 16/2023 *Emad Alrefaai*
Date Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-56772

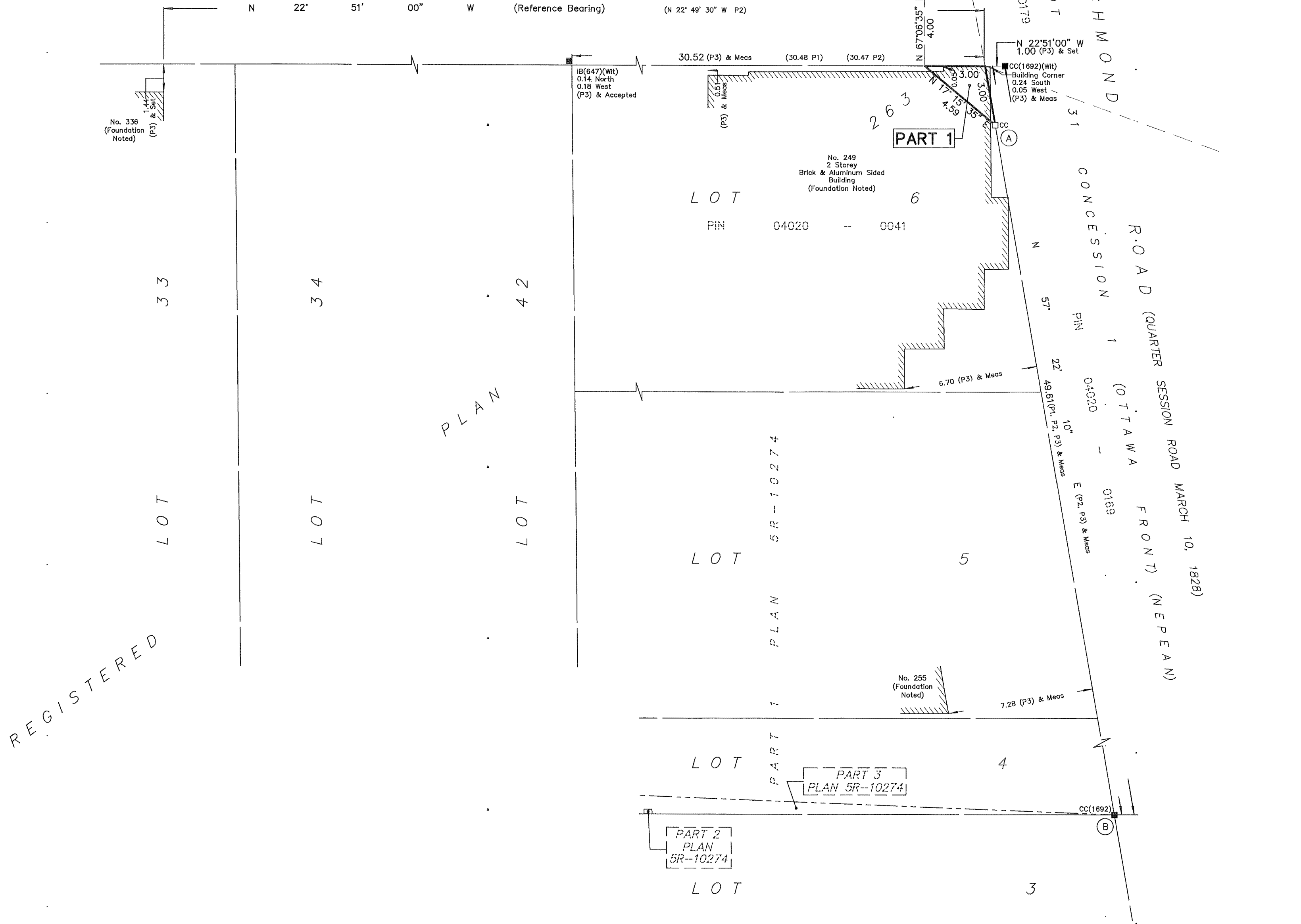
Notes & Legend

Denotes	
	Survey Monument Planted
	Survey Monument Found
IB	Iron Bar
CC	Cut Cross
(Wit)	Witness
Meas	Measured
(P1)	Registered Plan 263
(P2)	Plan 5R-10274
(P3)	Plan by (1692) dated September 10, 2020 (File No. 394-20)

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

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REGISTERED

PLAN 10274

FILE No.: 293-23