

SURVEYOR'S REAL PROPERTY REPORT  
PART 1 - PLAN SHOWING  
**PART OF BLOCK 122  
REGISTERED PLAN No. 13,  
LOTS 35 AND 36  
AND PART OF LOT 34  
REGISTERED PLAN No. 82974**  
CITY OF OTTAWA



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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.

**NOTES**

BEARINGS ARE MTM GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF LARCH STREET, HAVING A BEARING OF N 66° 23' 20" E AS SHOWN ON A SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED NOVEMBER 2, 2017

DISTANCES ARE GROUND.

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

**PART 2 - SURVEY REPORT**

**- DESCRIPTION**  
PART OF BLOCK 122 ON REGISTERED PLAN No. 13, LOTS 35 AND 36 AND PART OF LOT 34 ON REGISTERED PLAN No. 82974, BEING PIN 04107-0066(LT), IN THE CITY OF OTTAWA.

**- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**  
NONE

**- BOUNDARY FEATURES**  
NOTE LOCATION OF THE RETAINING WALLS, THE ASPHALT AND CONCRETE DRIVEWAYS AND THE OVERHEAD CABLES ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY.

NOTE LOCATION OF THE VINYL GARAGE, THE METAL FENCE AND THE CONCRETE RETAINING WALL WITH BOARD AND METAL FENCE ON TOP ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY.

NOTE LOCATION OF THE METAL AND CHAIN LINK FENCES AND THE VINYL SHEDS ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY.

NOTE LOCATION OF THE METAL FENCE, THE VINYL SHED AND THE OVERHEAD CABLES ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY.

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
IB	DENOTES	IRON BAR
IBØ	DENOTES	ROUND IRON BAR
SIB	DENOTES	STANDARD IRON BAR
CPW	DENOTES	CONCRETE PIN AND WASHER
CLF	DENOTES	CHAIN LINK FENCE
MF	DENOTES	METAL FENCE
MEAS	DENOTES	MEASURED
INST.	DENOTES	INSTRUMENT
No.	DENOTES	NUMBER
OU	DENOTES	ORIGIN UNKNOWN
ACC	DENOTES	ACCEPTED
990	DENOTES	J.G. PAYETTE, O.L.S.
1474	DENOTES	M.E. RENAUD, O.L.S.
SG	DENOTES	STANTEC GEOMATICS SURVEYING LTD.
AKRJ	DENOTES	ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD.
AOG	DENOTES	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
RP	DENOTES	REGISTERED PLAN No. 82974
P	DENOTES	PLAN 4R-31143
P1	DENOTES	PLAN 5R-8895
P2	DENOTES	BUILDING LOCATION SURVEY BY W.J. WEBSTER LTD., DATED MAY 1, 1986
P3	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED NOVEMBER 2, 2017
P4	DENOTES	PLAN OF SURVEY BY J.G. PAYETTE, O.L.S., DATED DECEMBER 22, 1962
P5	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY M.E. RENAUD, O.L.S., DATED AUGUST 13, 1999
D	DENOTES	DEED CR577002
CONC	DENOTES	CONCRETE
FDN	DENOTES	FOUNDATION
BLD	DENOTES	BUILDING
HP	DENOTES	HYDRO POLE
BOL	DENOTES	BOLLARD
RET	DENOTES	RETAINING
ANC	DENOTES	ANCHOR
OHC	DENOTES	OVERHEAD UTILITY CABLE
-OC-	DENOTES	OVERHEAD UTILITY CABLE

**ELEVATION NOTE**

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF OTTAWA BENCH MARK NO 2016-0357 HAVING A PUBLISHED ELEVATION OF 60.088 METRES (CGVD28).

**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 SEPTEMBER 17, 2020

OCTOBER 22, 2020  
DATE

*George Zervas*  
GEORGE ZERVAS  
ONTARIO LAND SURVEYOR

**J.D. BARNES LIMITED**  
LAND INFORMATION SPECIALISTS  
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9  
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DRAWN BY: RP	CHECKED BY: GZ	REFERENCE NO.: 20-10-126-00
PLOTTED: 12/01/2022	DATED: 10/20/20	

