

SURVEYOR'S REAL PROPERTY REPORT

(PART 2)

Re: 2616 & 2628 Edinburg Place
Part of Lots 25 and 26
Concession 3 (Ottawa Front)
Geographic Township of Gloucester
City of Ottawa
Designated as PIN's 04262-0050, 0051 & 0282

1. Registered Rights-of-Way / Easements

Parts 1 to 4 Plan 5R-13905 are subject to a blanket-easement in favour of Hydro Ottawa per Instrument N556407.

Part 3 Plan 5R-13905 is subject to a right-of-way; Part 4 Plan 5R-13905 is subject to a parking easement, all as described by Instruments N557041 and N557042 (the dominant and servient tenements are both part of the subject property).

2. Property Improvements

Fencing adjacent to the easterly property line is displaced up to 15.7 metres from the property lines; fencing is displaced up to 1.79 metres beyond the southerly limit, all as noted on the survey plan.

3. Compliance with Municipal Zoning Bylaws

Compliance is not certified by this report.

4. Additional Remarks

Survey monuments mark or are offset from property corners as noted on the survey plan. Areas are as follows:

Parts 1 to 4 Plan 5R-13905	= 4,046 square metres
Parts 7 to 11 Plan 4R-25683	= <u>9,380 square metres</u>

Total: =13,426 square metres

This report is a supplement to the accompanying survey plan. Please refer to this plan for disclosure of the location of improvements and boundary information.



Ed H. Herweyer
Ontario Land Surveyor

OTTAWA, Ontario
March 9, 2022
Our Reference: 22676-22