

SURVEYOR'S REAL PROPERTY REPORT

(PART 2)

Re: 370-374 Cambridge Street North
Lot 15
West Cambridge Street North
South of Stone Boundary
Registered Plan 33
City of Ottawa

1. Registered Rights-of-Way / Easements

No rights-of-way or easements were found registered against the subject property.

2. Property Improvements

The adjacent 368 Cambridge Street North extends up to 0.32 metres into the subject property; eaves project up to 0.46 metres into the subject property, the hydro and gas meters also project into the subject property. This building encroachment existed at the time of the oldest aerial photo image on geoOttawa which dates to 1928.

Sheds and fencing are displaced up to 0.23 metres/0.3 metres inside the northerly property line; fencing is up to 0.45 metres outside/0.07 metres inside the southerly property line. Verandahs and steps extend into Cambridge Street North, all as illustrated on the survey plan.

3. Compliance with Municipal Zoning Bylaws

Compliance is not certified by this report.

4. Additional Remarks

Survey monuments found marking the northerly property line are displaced up to 1.06 metres from the actual corners as noted on the survey plan.

The area of Lot 15 is 628.6 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.

OTTAWA, Ontario
April 19, 2021
Our Reference: 21327-21



Ed H. Herweyer
Ontario Land Surveyor