

SURVEYOR'S REAL PROPERTY REPORT

(PART 2)

**Re: 917 Merivale Road
Lot 1
Registered Plan 268160
City of Ottawa**

1. Registered Rights-of-Way / Easements

The property is not subject to any easements or rights-of-way per our Land Titles Office search.

Notwithstanding the above, there is a utility pole, centerline of which is just west of the rear or easterly property line and overhead utility wires running across the rear or easterly end of the property.

2. Property Improvements

There is a 1 ½ storey wooden sided dwelling municipally known as 917 Merivale Road situate wholly within the subject lands.

There is a wooden landing and steps attached to the front or westerly face of the said dwelling.

There is a wooden deck with steps attached to the rear or easterly face of the said dwelling.

There is a patio stone walkway and planters in front or west of the said dwelling.

There is an air conditioning unit and patio stones to the north of the said dwelling.

There are patio stones, various gazebos with benches and planter to the rear of the said dwelling.

There is fencing near the southerly, rear or easterly and northerly property boundaries.

There is a concrete retaining wall near the northerly property boundary.

There are overhead utility wires attached to the southeast corner of the dwelling spanning to the rear of the property.

See Part 1 of this Report (Plan) for details.

3. Compliance with Municipal Zoning Bylaws

Compliance is not certified by this report.

4. Additional Remarks

The eaves on the garage and the shed located on the lands to the south protrude slightly over the southerly property boundary.

Survey monuments were found at the northwest and southwest property corners.

Site area is 481.9 sq. m.

This report is a supplement to the accompanying survey plan. Please refer to this plan (Part 1 of the Surveyor's Real Property Report) for disclosure of the location of improvements and boundary information.

OTTAWA, Ontario

Date: July 7, 2023

Our Reference: 23142-23

A handwritten signature in black ink, appearing to read 'T. Hartwick', written over a horizontal line.

T. Hartwick
Ontario Land Surveyor