

SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of
LOTS 63 AND 65
REGISTERED PLAN 86
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1:200
0 2 4 6 8 Metres

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

- I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Survey Act and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 27th day of June, 2023.

July 27, 2023
Date
E. H. Herweyer
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED July 27, 2023

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
2701292 Ontario Ltd. (LOT 63) & 1702533 Ontario Inc. (LOT 65), ("The Client"),
their solicitors, mortgagees, and other related parties, permission to use original,
signed, sealed copies of the Surveyor's Real Property Report in transactions
involving The Client.

Notes & Legend

Denotes	
—○—	Survey Monument Planted
—■—	Survey Monument Found
—SIB	Standard Iron Bar
—IB	Iron Bar
—IB#	Round Iron Bar
—CP	Concrete Pin
—SSIB*	Short Standard Iron Bar (0.3 Long)
—(WIT)	Witness
—Meas.	Measured
—Prop.	Proportioned
—Calc.	Calculated
—(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
—(PI)	Registered Plan 86
—(P2)	Plan 4R-25844
—(P3)	(990) Plan dated August 25, 2016
—(P4)	(990) Plan dated August 9, 1977
—(P5)	(990) Plan dated August 21, 1974
—(P6)	(990) Plan dated October 24, 1977
—(P7)	(990) Plan dated December 9, 1962
—(P8)	Plan 5R-1118
—○ MH-ST	Maintenance Hole (Storm Sewer)
—○ MH-S	Maintenance Hole (Sanitary)
—ST	Underground Storm Sewer
—S	Underground Sanitary Sewer
—W	Underground Water
—G	Underground Gas
—OW	Overhead Wires
—CB	Round Catch Basin
—UP	Utility Pole
—AN	Anchor
—LS	Light Standard
—CSP	Corrugated Steel Pipe
—FH	Fire Hydrant
—WV	Water Valve
—DI	Ditch Inlet
—Inv.	Invert
—T/G	Top of Grate
—T/P	Top of Pipe
—TOS	Top of Slope
—GM	Gas Meter
—HM	Hydro Meter
—AC	Air Conditioner
—FP	Flag Pole
—Gate	Gate
—BF	Board Fence
—RWC	Concrete Retaining Wall
—RWT	Timber Retaining Wall
—Ø	Diameter
—+ 65.00	Location of Elevations
—+ 65.00	Top of Concrete Curb and Retaining Wall Elevation
—C/L	Centreline
—	Deciduous Tree
—	Coniferous Tree

ELEVATION NOTES

1. Elevations shown are derived from City of Ottawa monument No. 2016-0027 having an elevation 61.165 metres referred to the CGVD 28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility information compiled from City of Ottawa utility sheet reference C-31-18, C-32-13, C-32-19, drawing No. 99-108-1 and drawing No. 980802-P1.
4. Sanitary and storm sewer grades and inverts were compiled from field measurements and city of Ottawa utility sheets.

LOT 63 Site Area = 848.8 sq.m.
LOT 65 Site Area = 847.8 sq.m.

Bearings are grid, derived from Can-Net 2016 Real Time Network
GPS observations and are referenced to Specified Control Points
01919690184 and 019198434761, MTM Zone 9 (76°30' West
Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°00'55" clockwise was
applied to bearings on plan P2, and a rotation of 0°02'10" clockwise
was applied to bearings on plan P5.

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ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: info@annissullivan.com
Land Surveyors (S. No. E-3509-23 C. License Lts. 63,65 PL. 86 G. DUC F. NO)