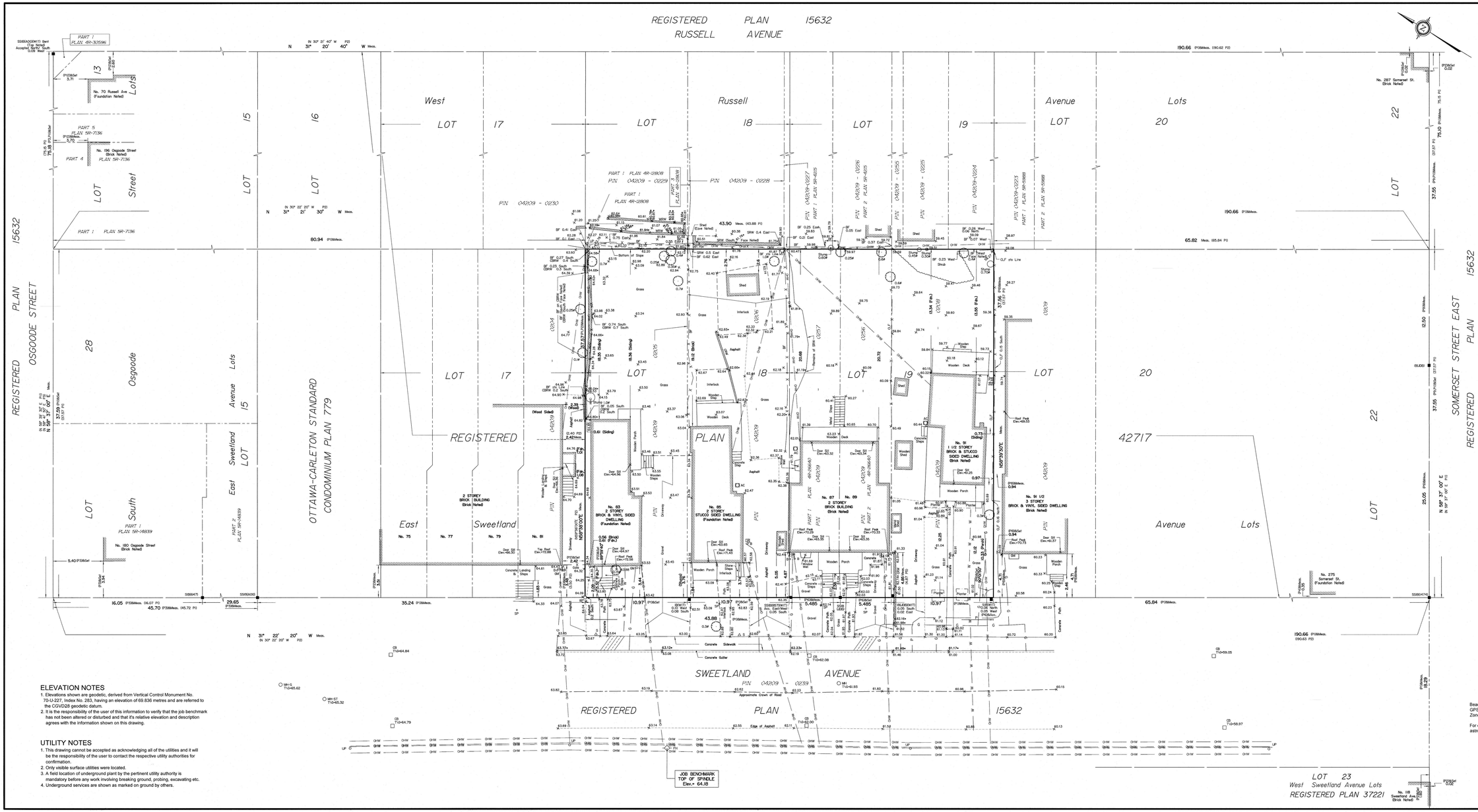

ELEVATION NOTES

1. Elevations shown are geodetic, derived from Vertical Control Monument No. 70-U-227, Index No. 283, having an elevation of 69.836 metres and are referred to the CGVD28 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 it's 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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Underground services are shown as marked on ground by others.

SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of
LOTS 18 and 19
(East Sweetland Avenue)
REGISTERED PLAN 42717
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 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 Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 1st day of May, 2024.

Date

Andrew Sharp
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: MAY 7, 2024

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to Upscale Homes ("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
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IB*	"	Iron Bar 0.30 metres Long
Meas.	"	Measured
Acc.	"	Accepted
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	"	Registered Plan 42717
(P2)	"	(990) Plan April 26, 1989
(P3)	"	Plan 5R-14839
(P4)	"	(647) Plan August 22, 1980
(P5)	"	Plan 4R-26640
(P6)	"	(AOG) Plan March 27, 2017
(P7)	"	Plan 4R-12808
(P8)	"	(857) Plan March 26, 2012 (Ref. 10s-42717)
(P9)	"	(JDB) Plan January 10, 2012
(P10)	"	(STANTEC) Plan September 1, 2015
(P11)	"	(1474) Plan May 29, 2002
(P12)	"	(AOG) Plan April 7, 2018
FH	"	Fire Hydrant
M	"	Maintenance Hole (Unidentified)
M-ST	"	Maintenance Hole (Storm Sewer)
M-S	"	Maintenance Hole (Sanitary)
SP	"	Water Stand Post
P	"	Underground Power
W	"	Underground Water
OHW	"	Overhead Wires
G	"	Underground Gas
CB	"	Catch Basin
GM	"	Gas Meter
HM	"	Hydro Meter
AC	"	Air Conditioner
UP	"	Utility Pole
BF	"	Board Fence
Ø	"	Diameter
+ 65.00	"	Location of Elevations
+ 65.07	"	Top of Concrete Curb / Wall Elevation
C/L	"	Centreline
	"	Property Line
T/G	"	Top of Grate
Fdn.	"	Foundation
U/S	"	Underside
	"	Deciduous Tree
CLF	"	Chain Link Fence
BF	"	Board Fence
CRW	"	Concrete Retaining Wall
CBRW	"	Concrete Block Retaining Wall
SRW	"	Stone Retaining Wall
WRW	"	Wooden Retaining Wall
B	"	Bollard
S	"	Sign

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referred to the Central Meridian of MTM Zone 9 NAD-83 (CSRS) (2010).

For comparison purposes, bearings shown on Plans P1 to P12 are astronomic bearings.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-75435

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

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Job No. 24080-24 Upscale PL108 Tp 20 PL 42717 T 02 | 1a