TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 30
CONCESSION 1 (OLD SURVEY)
Geographic Township of Cumberland
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.
Plan amended January 22, 2025 to add revised CIMA Wetland Edge.
Plan amended January 24, 2025 to add revised CIMA PSW 30m Buffer.
Plan amended February 3, 2025 to add Paterson Top of Slope, 15m setback and Hazard Lands Limit.
Plan amended March 17, 2025 to add Topographical Features on the westerly Limit of Trim Road.
Plan amended April 30, 2025 to add Topographical Features along Jean d'Arc Boulevard North, east and west of subject land.

Scale 1 : 400

16 12 8 4 0 8 16 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, the Surveyors Act and the regulations made under them.
2. The survey was completed on the 23rd day of September, 2024.

Oct 15/24
Date

Andrew Shelp
Ontario Land Surveyor

Lines provided by others have not been verified by AOV

Shoreline ties are at right angles to the traverse line

ELEVATION NOTES

1. Elevations shown are geodetic 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.

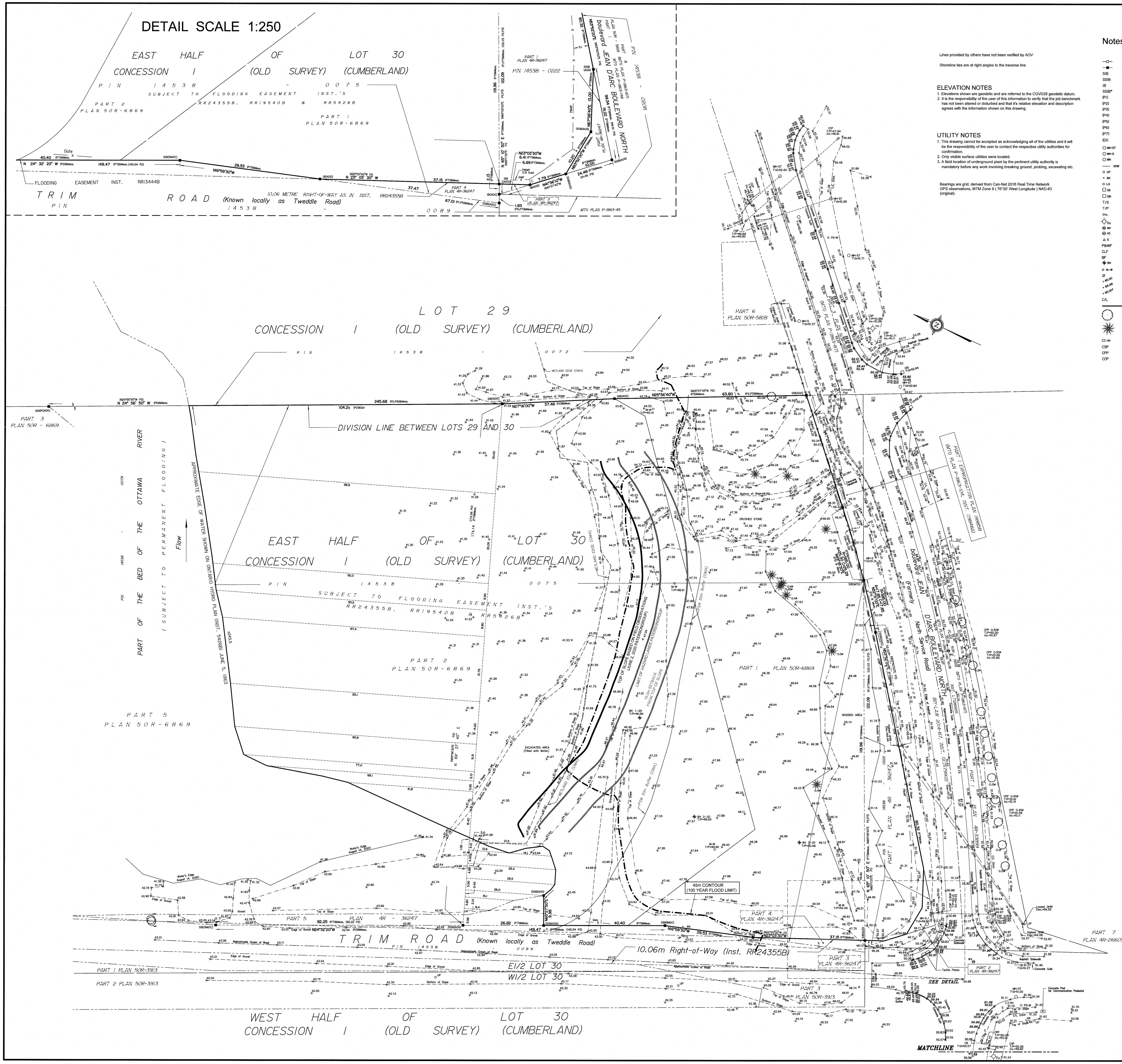
UTILITY NOTES

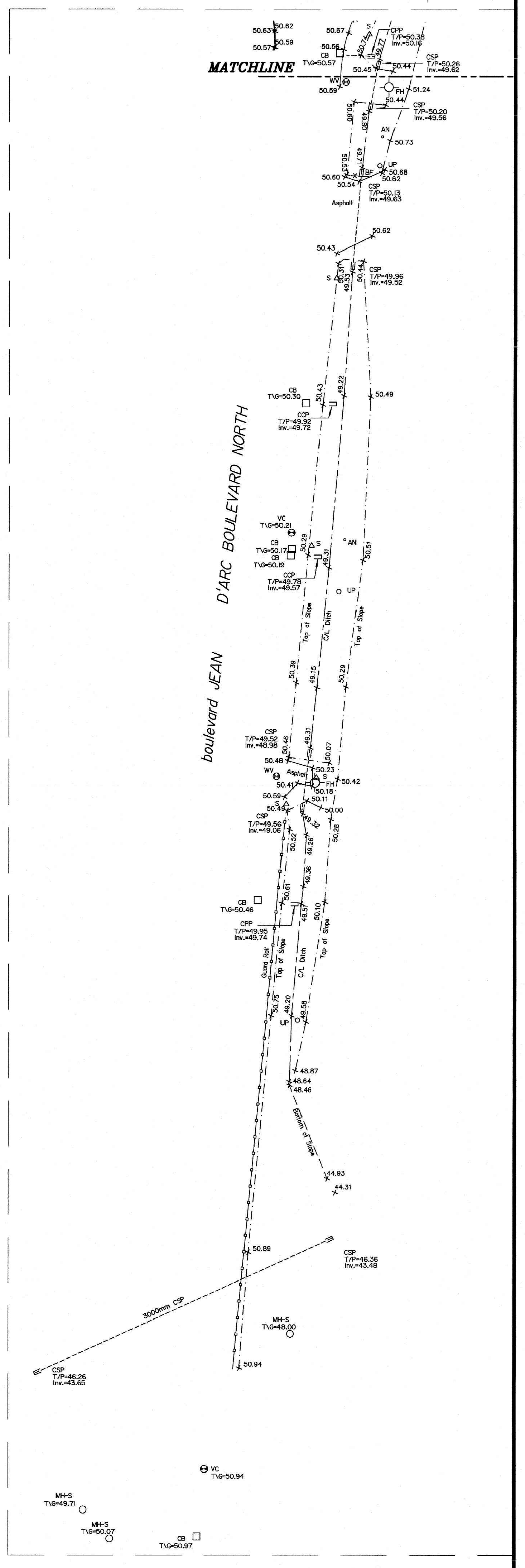
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Notes & Legend

	Denotes	
—□—	"	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
SSIB*	"	Short Standard Iron Bar (0.3 Long)
(P1)	"	Plan 4R-14593
(P2)	"	Plan 50R-6869
(P3)	"	Plan 50R-5818
(P4)	"	Plan 4R-26605
(P5)	"	Plan 50R-3913
(P6)	"	(AOG) Plan February 23, 2021 (Ref 21061-20)
(P7)	"	Plan 4R-36247
(DI)	"	Inst. RR24355B
○ MH-ST	"	Maintenance Hole (Storm Sewer)
○ MH-S	"	Maintenance Hole (Sanitary)
○ MH	"	Maintenance Hole (Unidentified)
— OHW —	"	Overhead Wires
○ UP	"	Utility Pole
• AN	"	Anchor
○ LS	"	Light Standard
☐ CB	"	Catch Basin
☐ CBI	"	Catch Basin Inlet
T/G	"	Top of Grate
T/P	"	Top of Pipe
Inv.	"	Invert
FH	"	Fire Hydrant
WV	"	Water Valve
VC	"	Valve Chamber (Watermain)
Δ S	"	Sign
P&WF	"	Post and Wire Fence
CLF	"	Chain Link Fence
BF	"	Board Fence
BH	"	Borehole
○ M-W	"	Monitoring Well
Ø	"	Diameter
+ 65.00	"	Location of Elevations
+ **65.00**	"	Top of Curb Elevations
+ 65.00*	"	Top of Wall Elevations
C/L	"	Centreline
|	"	Property Line
◯	"	Deciduous Tree
✳	"	Coniferous Tree
☐ HH	"	Handhole
CSP	"	Corrugated Steel Pipe
CPP	"	Corrugated Plastic Pipe
CCP	"	Concrete Pipe


DETAIL SCALE 1:250
EAST HALF OF LOT 30
CONCESSION I (OLD SURVEY) (CUMBERLAND)
PIN 14538 - 0075
SUBJECT TO FLOODING EASEMENT INST.'S RR24355B, RR19540B & RR54268
PART 2 PLAN 50R-6869
PART 1 PLAN 50R-6869
TRIM ROAD (Known locally as Tweddle Road)
10.06 METRE RIGHT-OF-WAY AS IN INST. RR24355B
FLOODING EASEMENT INST. RR13444B
PIN 14538 - 0089
PIN 14538 - 0208
PIN 14538 - 0222
boulevard JEAN D'ARC BOULEVARD NORTH
PART 8 PLAN 50R-5818 (MTO PLAN P-1863-87)
PART 1 MTO PLAN P-1863-146
PART 1 PLAN 4R-36247
PART 2 PLAN 4R-36247
PART 3 PLAN 4R-36247
PART 4 PLAN 4R-36247
MTO PLAN P-1863-45
N 24° 32' 20" W 40.40
149.47
N16°59'30"W 29.53
N 23° 03' 30" W 37.15
N 65° 10' 50" E 122.09
119.96
N41°36'10"W 7.79
N33°52'00"W 24.48
N67°38'40"E 13.00
N53°52'20"E 80.32
99.54
19.22
LOT 29
CONCESSION I (OLD SURVEY) (CUMBERLAND)
PIN 14538 - 0072
DIVISION LINE BETWEEN LOTS 29 AND 30
N 24° 56' 50" W
245.68
104.2±
N27°16'00"W 37.46
N25°36'40"W 63.80
EAST HALF OF LOT 30
CONCESSION I (OLD SURVEY) (CUMBERLAND)
PIN 14538 - 0075
SUBJECT TO FLOODING EASEMENT INST.'S RR24355B, RR19540B & RR54268
PART 2 PLAN 50R-6869
PART 1 PLAN 50R-6869
PART 3 PLAN 50R-6869
PART 5 PLAN 50R-6869
PART OF THE BED OF THE OTTAWA RIVER
(SUBJECT TO PERMANENT FLOODING)
Flow
APPROXIMATE EDGE OF WATER SHOWN ON ONTARIO HYDRO PLAN (INST. 5426B) JUNE 5, 1963
±243.5
Water's Edge August 14, 2020
WETLAND EDGE (CIMA)
PSW 30m Buffer (CIMA)
TOP OF SLOPE BASED ON FIELD OBSERVATIONS (JUNE 2, 2020 PATERSONGROUP)
LIMIT OF HAZARD LANDS PATERSONGROUP
15.0m SETBACK FROM TOP OF SLOPE
45m CONTOUR (100 YEAR FLOOD LIMIT)
EXCAVATED AREA (Filled with Water)
WOODED AREA
CRUSHED STONE
PART 6 PLAN 50R-5818
PART 3 PLAN 50R-5818 (MTO PLAN P-1863-87)
PART 1 EXPROPRIATION PLAN 199858 (MTO PLAN P-1863-104, INST. 119848A)
boulevard JEAN D'ARC BOULEVARD NORTH (Formerly North Service Road)
(BY-LAW 2014-87, INST. OC1579912)
PART 1 PLAN 4R-33899
PART 1 PLAN 4R-36247
PIN 14538 - 0208
N47°25'30"E
TRIM ROAD (Known locally as Tweddle Road)
10.06m Right-of-Way (Inst. RR24355B)
PIN 14538 - 0089
PART 5 PLAN 4R-36247
N24°32'20"W 82.25
N16°59'30"W 29.53
N65°27'50"E 9.98
E1/2 LOT 30
W1/2 LOT 30
PART 1 PLAN 50R-3913
PART 2 PLAN 50R-3913
PART 3 PLAN 50R-3913
PART 7 PLAN 4R-26605
WEST HALF OF LOT 30
CONCESSION I (OLD SURVEY) (CUMBERLAND)
SEE DETAIL
MATCHLINE
JOB BENCHMARK CITY OF OTTAWA CONTROL MONUMENT 20160007 Elev.=52.51
CM 20160007


MATCHLINE
boulevard JEAN D'ARC BOULEVARD NORTH
Top of Slope
C/L Ditch
Guard Rail
Bottom of Slope
Asphalt
3000mm CSP
CSP T/P=46.26 Inv.=43.65
CSP T/P=46.36 Inv.=43.48
MH-S T\G=49.71
MH-S T\G=50.07
VC T\G=50.94
CB T\G=50.97

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-90423

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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