

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

SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF SURVEY OF
BLOCK 130 AND PART OF BLOCK 123
REGISTERED PLAN 4M-1616
GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA

SCALE 1 : 500
0 10 20 50 metres
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

NOTES

- BEARINGS ARE GRID, DERIVED FROM REGISTERED PLAN 4M-1616 AND ARE REFERRED TO THE CENTRAL MERIDIAN, 76°30'W LONGITUDE MTM ZONE 9, NAD83 CSRS (2010).
- DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999919.

LEGEND

- - SURVEY MONUMENT SET
- - SURVEY MONUMENT FOUND
- SIB - STANDARD IRON BAR
- SSIB - SHORT STANDARD IRON BAR
- IB - IRON BAR
- (P) - REGISTERED PLAN 4M-1616
- (S) - SET
- (M) - MEASURED
- (B57) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
- PIN - PROPERTY IDENTIFIER NUMBER
- CITY - CITY OF OTTAWA
- PIN - PROPERTY IDENTIFIER NUMBER
- S/T - SUBJECT TO

SURVEYOR'S REAL PROPERTY REPORT - PART 2
REPORT SUMMARY

DESCRIPTION OF LAND
BLOCK 130 AND PART OF BLOCK 123 REGISTERED PLAN 4M-1616 AS IN ALL OF PINS 04450-4197 AND PART OF PIN 04450-4190.

REGISTERED EASEMENTS
BLOCK 123 SUBJECT TO EASEMENT INSTS. OC1964263, OC2089830, OC2089859, OC2091211 AND OC2096690 IN FAVOUR OF ENBRIDGE GAS DISTRIBUTION INC., ROGERS COMMUNICATIONS INC., BELL CANADA, HYDRO OTTAWA LIMITED AND ENBRIDGE GAS INC. RESPECTIVELY.
BLOCK 130 SUBJECT TO EASEMENT INST. OC1964263 IN FAVOUR OF ENBRIDGE GAS DISTRIBUTION INC.

ZONING
COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR
SPB DEVELOPMENTS INC.
THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-96352

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 MAR. 17, 2025
DATE *John H. Gutri*
JOHN H. GUTRI
ONTARIO LAND SURVEYOR



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

Fairhall
Moffatt &
Woodland
LIMITED
ONTARIO LAND SURVEYORS
Surveying and Land Information Services
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591-2880 FAX: (613) 591-1495
www.fmw.on.ca

JOB No.
AC23100

E 352654, N 5016250

REFERENCE No.
3 - 4M-1616

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