

SURVEY REPORT

**Re: 575 Island Park Crescent
Lots 184 and 185 and part of Lot 183
Registered Plan 408
City of Ottawa
Being all of PIN 04027-0004**

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 are utility poles near the Northerly property line. Overhead utility service wires cross the northerly portion of the subject lands to service the subject dwelling.

2. Property Improvements

There is a 2&1/2 storey brick sided dwelling known municipally as No. 575 Island Park Crescent situated wholly within the subject lands.

There are various hedges near a portion of northerly, easterly and westerly property lines.

There is a board fence near a portion of the westerly property line.

There are four brick pillars near the southerly property line. The 2 middle brick pillars cross the southerly property line.

3. Compliance with Municipal Zoning Bylaws

Compliance is not certified by this report.

4. Additional Remarks

An iron bar marked with pipe was found and accepted at northeast property corner.

An iron bar was found and accepted at southeast property corner.

A gas pipe was found and accepted along the southerly property curve. Being 25.79 metres west of the preceding property corner.

A witness round iron bar was found along the westerly property line, 0.12 metres north of the southwest property corner.

A short standard iron bar was set at northwest property corner.

The site area is 1066.1 square metres.

This report is a supplement to the accompanying survey plan. Please refer to this plan for disclosure of the location of improvements and boundary information.

OTTAWA, Ontario
Date: November 26, 2025
Our Reference: 26331-25



Maliheh Gholamhosseini
Ontario Land Surveyor