ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
THIS PLAN MUST BE CLOSELY REVIEWED BY THE SURVEYOR
COPY REJECTED BY THE SURVEYOR IS NOT ACCEPTABLE FOR DEPOSIT IN THE LAND REGISTRY OFFICE
5620014

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - Plan of Survey

BLOCKS C, E & G AND PART OF BLOCKS A & D REGISTERED PLAN 796 CITY OF OTTAWA

Scale 1 : 500
0 5 10 15 20 25 Metres

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

GRID TO GRID CONVERSION
DISTANCES ARE GRID DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996

BEARING NOTE
BEARINGS ARE GEODETIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF WALKLEY ROAD AS SHOWN ON PLAN 4R-11130 HAVING A BEARING OF N90°20'40"E.

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 31th DAY OF FEBRUARY, 2021.

DATE — DAVID WYLIE, ONTARIO LAND SURVEYOR

LEGEND

●	DENOTES STATED MONUMENTS
SIB	DENOTES SHORT IRON BAR
IB	DENOTES IRON BAR
SSIB	DENOTES SHORT SHAW IRON BAR
SSB	DENOTES STANDARD SHAW BAR
SCM	DENOTES CUT CROSS MARK
MW	DENOTES MITRE WALL
WIT	DENOTES WITNESS
MEAS	DENOTES MEASUREMENTS
(MEAS)	DENOTES MEASURED
(R&M)	DENOTES RECORD AND MEASURED
(R&P)	DENOTES RECORD (PREVIOUSLY)
# 1-10	DENOTES UNITS 1 TO 10 (INCLUSIVE)
P1	DENOTES REGISTERED PLAN 796
P2	DENOTES REGISTERED PLAN 796
P3	DENOTES PLAN 4R-1109
P4	DENOTES PLAN 4R-1109
P5	DENOTES PLAN 4R-1125
P6	DENOTES PLAN 4R-1125
P7	DENOTES PLAN 4R-1125
P8	DENOTES PLAN 4R-1125
P9	DENOTES PLAN 4R-1125
P10	DENOTES PLAN 4R-1125
P11	DENOTES PLAN 4R-1125
P12	DENOTES PLAN 4R-1125
P13	DENOTES PLAN 4R-1125
P14	DENOTES PLAN OF SUBDIVISION PLAN No.5237
P15	DENOTES PLAN OF SUBDIVISION PLAN No.5237
(R)	DENOTES REFERENCE
CP	DENOTES UTILITY PEDESTAL
CB	DENOTES CATCH BASIN
(CB/MH)	DENOTES APPEL UTILITY/CATCH B. COLLIDERS
(C)	DENOTES CHARLES W. THOMAS O.L.S.
(S)	DENOTES STANLEY SAMS O.L.S.
(W)	DENOTES STANTEC GEOMATICS LTD.
⊕	DENOTES HYDRO POLE
▬▬	DENOTES PROPERTY LINE
⊙ HV	DENOTES GAS VALVE
⊙ WV	DENOTES WATER VALVE
⊙ HT	DENOTES HYDRO TRANSFORMER PAD

NOTE

1. THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREIN.
2. THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL POSTS OR TIES OBTAINED, REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF SURVEY.
3. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
4. RISK OF UNDERGROUND SERVICES. MONUMENTATION PLACED ACCORDINGLY.
5. ALL TIES TO CURVED BOUNDARY ARE RADIAL TO SAC. UNLESS OTHERWISE NOTED. CURVE DATA WAS PREPARED BY STANTEC GEOMATICS LTD. AND SIGNED BY D.A. SIMMONDS DATED NOVEMBER 2,2006, PROJECT No. 160960966.

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PART 2

THIS REPORT WAS PREPARED FOR TIMBERCREEK ASSET MANAGEMENT INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR THE USE BY OTHER PARTIES.

a. REGISTERED RIGHTS OF WAY/EASEMENTS AS ILLUSTRATED ON PLAN:

(1) PIN 04131-0059(LT):
PART OF BLOCK A, REGISTERED PLAN 796, EXCEPT PARTS 2 & 11 EXPROPRIATION PLAN NS59341; BLOCK L, REGISTERED PLAN 796, SUBJECT TO AN EASEMENT AS IN OC1761; SUBJECT TO CT135621, CT213104, CT213106, CT213111, N247028, N326732, N326733, N326811 AND SUBJECT TO EASEMENT AS IN N326812.

(2) PIN 04131-0060(LT):
BLOCK C, REGISTERED PLAN 796, SUBJECT TO CT135621, CT213111, N321775, OTTAWA CLOCA ENTRY SUBJECT TO EASEMENT AS IN OC761111

(3) PIN 04131-0061(LT):
BLOCK D, REGISTERED PLAN 796 EXCEPT PARTS 4 TO 9 EXPROPRIATION PLAN NS59341; SUBJECT TO INTEREST IF ANY IN OT67417; SUBJECT TO CT135621, CT213111, N321775, OTTAWA CLOCA ENTRY

(4) PIN 04131-0062(LT):
BLOCK E, REGISTERED PLAN 796, SUBJECT TO OT74932 OTTAWA CLOCA ENTRY

b. PROPERTY IMPROVEMENTS:

(1) PIN 04131-0058(LT):
(A) FENCING FOUND WEST OF THE WEST PARCEL LIMIT AND NORTH OF THE NORTH PARCEL LIMIT AS SHOWN ON THE PLAN
(B) PARKING GARAGE ENTRANCE CROSSES THE PARCEL LIMIT ON TO ROAD RIGHT OF WAY
(C) PARKING GARAGE ENTRANCE CROSSES THE PARCEL LIMIT ON TO ROAD RIGHT OF WAY AND ON TO ROAD RIGHT OF WAY
(D) RETAINING WALL TO SUPPORT HYDRO TRANSFORMER AND UTILITY CABINETS ON ROAD RIGHT OF WAY

(2) PIN 04131-0060(LT):
(A) PARKING GARAGE ENTRANCE CROSSES THE PARCEL LIMIT ON TO ROAD RIGHT OF WAY
(B) RETAINING WALL, USED TO SUPPORT SIDEWALK GIVING ACCESS TO UNITS, IS PARTIALLY LOCATED ON ROAD RIGHT OF WAY

(3) PIN 04131-0061(LT):
(A) PARKING GARAGE ENTRANCE CROSSES THE PARCEL LIMIT ON TO ROAD RIGHT OF WAY
(B) RETAINING WALL, USED TO SUPPORT SIDEWALK GIVING ACCESS TO UNITS
(C) TRAFFIC SIGN LOCATED WITHIN PARCEL LIMIT
(D) GAS WIRE ANCHORS TO SUPPORT OVERHEAD WIRES ON NORTH SIDE OF HERON STREET ARE LOCATED ON SUBJECT PROPERTY

c. COMPLIANCE WITH MUNICIPAL ZONING BY-LAW:
PARTICULARS IN 2021 ZONING BY-LAW AMENDMENT

d. ADDITIONAL REMARKS:
THE BUILDING TIES ARE TO THE BRICK CHANGES UNLESS NOTED OTHER WISE

NOT TO SCALE

BLOCK A
CEDARWOOD DRIVE
DETAIL A
WALKLEY ROAD

NOT TO SCALE

HERON ROAD
BAYCREST DRIVE
BLOCK C
DETAIL B

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DRAWN BY: ST | CHECKED BY: DWS | Plot Date: [illegible] | FIELD: - | PROJECT No.: 160731594-115