I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: Mar 8/19

BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

PLAN 4R-31991
RECEIVED AND DEPOSITED

DATE: June 6/2019

R. MATTA
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4

SCHEDULE

PART	LOT/BLOCK	PLAN	PIN
1	ALL OF S. 6, 7 AND 8 BLOCK C	73	ALL OF 04107-0013
2	PART OF 1 AND ALL OF 2 AND 3 (WEST CHAMPAGNE AVENUE) BLOCK C ALL OF 1, 2, 3 AND 4 (EAST LORETTA AVENUE) BLOCK C PART OF C AND PART OF CHAMPAGNE AVENUE (CLOSED BY BY-LAW #4863, INST. No. CR175096)		ALL OF 04107-0276

PLAN OF SURVEY of

PART OF LOT 1 & LOTS 2 & 3 (WEST CHAMPAGNE AVENUE) BLOCK C AND LOTS 1, 2, 3 & 4 (EAST LORETTA AVENUE) BLOCK C AND LOTS 5, 6, 7 & 8 BLOCK C AND PART OF BLOCK C AND PART OF CHAMPAGNE AVENUE (CLOSED BY BY-LAW #4863, INST. No. CR175096) **REGISTERED PLAN 73 CITY OF OTTAWA**

Scale 1:200
0 0 5 10 METRES

METRIC CONVERSION

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

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF LORETTA AVENUE NORTH AS SHOWN ON PLAN 4R-207, HAVING A BEARING OF N 23° 00' 15" W.

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19780191. CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

ORP ID	NORTHING	EASTING
A	5029419.12	366288.15
B	5029577.84	366202.38

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND (IF APPLICABLE)

■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IBB	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
P	"	REGISTERED PLAN 73
P1	"	PLAN BY 725 DATED AUGUST 23, 1967
P2	"	PLAN BY 857 DATED AUGUST 10, 1979
P3	"	PLAN BY GCM DATED AUGUST 10, 1951
P4	"	PLAN BY 857 DATED JUNE 21, 2001
P5	"	PLAN BY A&M DATED NOVEMBER 6, 1963
P6	"	PLAN 4R-207
P7	"	PLAN 4R-22151

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF JULY, 2018 .

Nov 9/18
DATE

BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

Stantec
Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3G4
TEL: 613.722.4420 FAX: 613.722.2799
stantec.com

DRAWN: ME/CEC | CHECKED: BW | PM: BW | FIELD: ES | PROJECT NO.: 161613694-114

DETAIL
NOT TO SCALE

PART OF LOT 38 CONCESSION : (OTTAWA FRONT) : (NEPEAN)
PART 1 4R-207 PIN 04107 - 0020 PART 35 4R-402
N44°31'50"W (P6&MEAS) N43°40'50"W (P2,P7) 75.83 (P6&MEAS) 75.78 (P7) 5.85 (P7&SET)
CP (IN ASPHALT)
BLOCK C
73
CHAMPAGNE AVENUE (CLOSED BY BY-LAW 4863) (FORMERLY FIRST AVENUE)
PART 1 4R-22151 PIN 04107-0275
35.99 (P7&SET)
N85°05'10"E 9.98 (MEAS) N85°05'40"E 9.98 (P7)
N28°54'50"W (SET) N28°52'40"W (P7) 1.53 (P7&SET)
CP (IN ASPHALT)
N61°51'10"E (MEAS) N61°51'40"E (P7) 9.75 (P7&SET)
N61°08'20"E (MEAS) N61°08'50"E (P7) 9.75 (P7&SET)
N01°08'10"E (MEAS) N01°07'20"E (P7) 9.77 (P7&SET)
N01°07'00"E (P6&MEAS) N01°07'35"E (P7) 96.53 (P6&SET) 96.76 (P,P7)
PLAN 04107 - 0278
WEST CHAMPAGNE AVENUE (CLOSED BY BY-LAW 4863) (FORMERLY FIRST AVENUE)
LOT 1
BLOCK C (REGISTERED)
PIN 04107-0019 GLADSTONE AVENUE (FORMERLY WILLOW STREET)
SEE DETAIL

PART 2 4R-207
N43°33'20"W 39.40 (P6&MEAS)
SIB (IB?)
LOT 10
LOT 9
N67°08'45"E 10.76 (P6) N68°57'50"E 10.82 (MEAS)
PIN 04107-0014
LOT 9
N67°09'45"E (P2,P4&SET) 36.51 (MEAS) 36.53 (P) 36.84 (P2,P4)
CHAIN LINK FENCE
180°00' (SET)
0.04 EAST 0.06 NORTH
BLOCK
LAUREL STREET
60.35 (P1,P6&SET)
GATE
80.47 (P6,P7&MEAS)
N 23° 00' 15" W (REFERENCE BEARING) 211.23 (P1,P6&MEAS)
REGISTERED PLAN 73
PART 1 PIN 04107 - 0013
LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1
EAST LORETTA AVENUE
PIN 04107-0018
LORETTA AVENUE NORTH (FORMERLY SECOND AVENUE)

PART OF LOT 38 CONCESSION : (OTTAWA FRONT) : (NEPEAN)
PART 6 4R-207 PART 2 4R-207 PART 1 4R-207 PART 35 4R-402 PART 34 4R-402
PIN 04107-0020
N44°36'20"W 112.98 (MEAS) N44°38'15"W (P2,P4,P6) 112.965 (P6)
86.59 (P2&MEAS) 86.61 (P,P4)
N44°31'50"W (P6&MEAS) N43°40'50"W (P2,P7)
CONCRETE WALL
ORP (A) (IN ASPHALT)
5.85 (P7&SET)
BRICK CORNER 0.08 EAST (MEAS) WALL JUST CLEAR (P1)
BRICK CORNER 0.11 EAST (MEAS)
BLOCK C
WATER MAIL FENCE
71.78 (MEAS) 75.78 (P7) 75.83 (P6&MEAS)
CHAMPAGNE AVENUE (CLOSED BY BY-LAW #4863, INST. No. CR175096) (FORMERLY FIRST AVENUE)
CONCRETE BASE (SIGN)
0.28 WEST
0.26 NORTH
PART 1 4R-22151 PIN 04107-0275
CONCRETE STEPS
No. 949
3 STOREY BRICK, CONCRETE BLOCK & STUCCO SIDED COMMERCIAL BUILDING
73
WEST CHAMPAGNE AVENUE
LOT 3 LOT 2 LOT 1
CP (IN ASPHALT)
7.85(MEAS) 7.87(P1,P7)
CHAIN LINK FENCE
0.08 EAST
C
PLAN
No. 951
1 STOREY STUCCO & METAL SIDED COMMERCIAL BUILDING
PART 2 PIN 04107 - 0276
1.52 (P2,P4&SET)
3.42 (P1,P4&MEAS)
METAL SIDING
1.28 (P4&MEAS)
2 STOREY BRICK, METAL & STUCCO SIDED COMMERCIAL BUILDING
No. 145
2 STOREY BRICK SIDED COMMERCIAL BUILDING
No. 155
N67°02'45"E (P2,P4&MEAS) 67.78 (P2&MEAS)
9.23(MEAS) 9.26(P2) 9.30(MEAS) 9.30(P2)
CONCRETE WALL 0.08 WIT (907)
3.47 (P1,P4&MEAS)
1.53 (MEAS) 1.47 (P7)
N67°00'00"E (P6&MEAS) N67°01'35"E (P7) 60.24 (MEAS) 60.53 (P,P7) 96.53 (P6&SET) 96.76 (P,P7)
PIN 04107-0019 GLADSTONE AVENUE (FORMERLY WILLOW STREET)
4.85 (P1,P7&SET)
ORP (B) (IN ASPHALT)
70.41 (P1,P6,P7&SET)