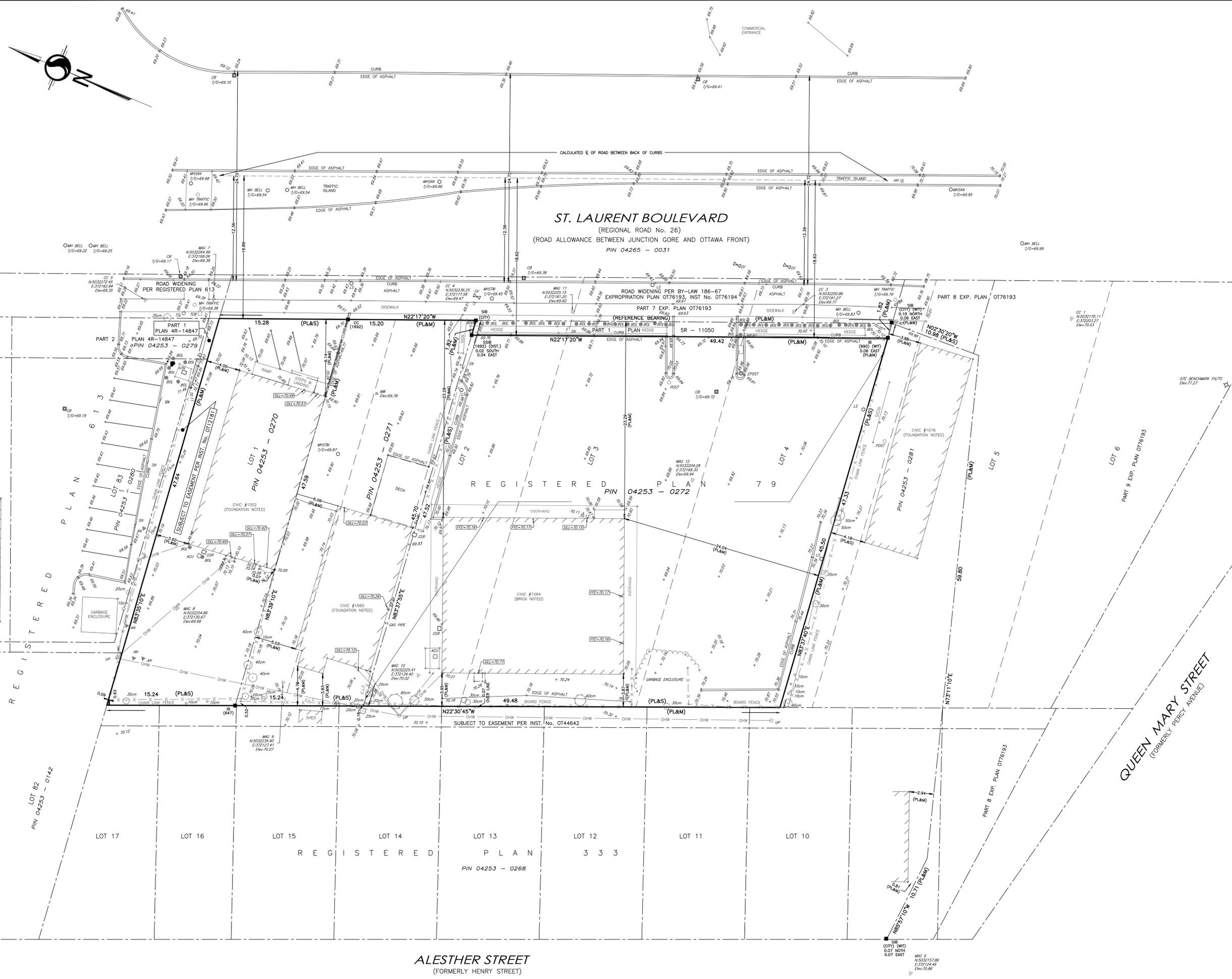


25 JUN 2025 10:29 AM



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY
PART OF LOTS 1, 2, 3 AND 4
REGISTERED PLAN 79
 CITY OF OTTAWA

Scale 1:200
 0 5 10 METRES

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

GRID SCALE CONVERSION
 DISTANCES ARE GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9994.

BEARING NOTE
 BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:500460.42 E:324888.04
 19680191 N:503354.26 E:388044.94

ELEVATION NOTE
 ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM SITE BENCHMARK ON PL HAVING AN ELEVATION OF 71.27 METRES.

NOTE
 THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREOF. THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION. ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED. ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC. RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

PART 2
 This Report was prepared for JOHN MEWAN, and the undersigned accepts no responsibility for the use by other parties.
 1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
 No rights-of-way or easements were found to be registered against the subject property.
 2. PROPERTY IMPROVEMENTS
 This is a foundation survey only.
 3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
 Compliance is not certified by this report.
 4. ADDITIONAL REMARKS
 The building ties are to the unparted concrete foundation walls.

LEGEND

SYMBOL	NOTES	FOUND MONUMENTS
■	ACU	AIR CONDITIONING UNIT
□	AN	ANCHOR
○	BOL	BOLLARD
○	CB	CATCH BASIN
○	CSR	GAS SERVICE REGULATOR
○	HM	HYDRO METER
○	HTN	HYDRO TRANSFORMER
○	HYD	FIRE HYDRANT
○	LS	LIGHT STANDARD
○	MH	MAINTENANCE HOLE UNIDENTIFIED
○	MHB	MAINTENANCE HOLE BELL
○	MHF	MAINTENANCE HOLE FIBRE OPTIC
○	MHW	MAINTENANCE HOLE HYDRO
○	MHSAN	MAINTENANCE HOLE SANITARY
○	MHSTM	MAINTENANCE HOLE STORM
○	MHT	MAINTENANCE HOLE TRAFFIC
○	SN	SIGN
○	UP	UTILITY POLE
○	VB	VALVE BOX
○	VC	VALVE CHAMBER
○	VE	WATER VALVE
○	VS	TREE STUMP
○	WC	TREE CONIFEROUS (D.B.H. SHOWN)
○	WD	TREE DECIDUOUS (D.B.H. SHOWN)
○	T	UNDERGROUND TELEPHONE
○	U	UNDERGROUND HYDRO
○	WM	WATERMAIN
○	G	GASMAIN
○	STM	STORM SEWER
○	FOTS	UNDERGROUND FIBRE OPTIC
○	OWH	OVERHEAD WIRE
○	SAN	SANITARY SEWER
○	CAIV	UNDERGROUND CABLE
○	P	UNDERGROUND HYDRO
○	T	UNDERGROUND TELEPHONE

REVISION NOTE
 JUNE 25 2025 - CALCULATED ROAD CENTERLINE BASE UPON BACK OF CURBS

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 21st DAY OF APRIL, 2025.

DATE _____ BRIAN J. WEBSTER
 ONTARIO LAND SURVEYOR

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DRAWN: DM CHECKED: BW PM: BW FIELD: CA PROJECT NO.: 161614866-110

This plan was signed with a scanned signature as a result of the Emergency Order related to the COVID-19 pandemic.