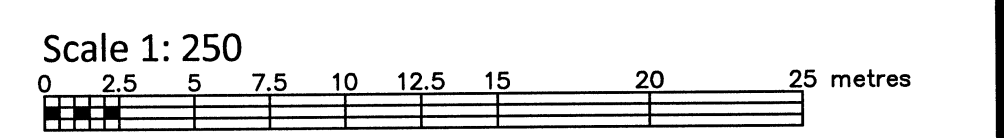




SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
**PART OF LOT 23
CONCESSION 12**
GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2016



Metric Note
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99991.

Bearing Note
Bearings are grid, derived from simultaneous GPS observations from monument (A) to (B) having a bearing of N 47° 50' 15" E referred to the Central Meridian of MTM Zone 9 (76° 30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°15'20" counter-clockwise was applied to bearings on P1.
For bearing comparisons, a rotation of 0°18'25" counter-clockwise was applied to bearings on P2.
For bearing comparisons, a rotation of 0°02'05" clockwise was applied to bearings on P3.
For bearing comparisons, a rotation of 0°21'55" counter-clockwise was applied to bearings on P4, P6 & P9.
For bearing comparisons, a rotation of 0°04'10" counter-clockwise was applied to bearings on P5 & P10.

CO-ORDINATES WERE DERIVED FROM SMART-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5014462.32	348869.04
(B)	5014499.01	348909.55
01919750705	5016816.93	360806.84
01919770923	5013536.21	346275.92

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Survey Monument Found
 - Standard Iron Bar
 - Short Standard Iron Bar
 - Iron Bar
 - Round Iron Bar
 - Cut Cross
 - Concrete Pin
 - Spike & Washer
 - Iron Pipe
 - Witness
 - Measured
 - Plan SR-2345
 - Plan SR-3383
 - Plan SR-3583
 - Plan SR-3583
 - Plan by (1287) dated Nov.5, 1996 (Ref. Job No. 386-96)
 - Plan by (AOG) dated March 12, 2012 (Ref. No. 12754-12)
 - Plan GL11170 (MTO File P-1696-11)
 - Plan SR-23045
 - Registered Plan 4M-1192
 - Plan by (1287) dated Jan. 6, 2000 (Ref. Job No. 405-99)
 - Registered Plan 4M-1089
 - Utility Pole
 - Anchor
 - Light Standard
 - Decorative Lamp Post
 - Overhead Wires
 - Gas Meter
 - Air Conditioner
 - Chain Link Fence
 - Post and Wire
 - Board Fence
 - Metal Fence
 - Bell Terminal Box
 - Cable Terminal Box

- PART 2**
- REGISTERED RIGHTS-OF-WAY/EASEMENTS
Part 4 Plan SR-3383 is subject to easement per inst. GB10286.
 - PROPERTY IMPROVEMENTS
Fencing is displaced from the property lines. See Plan.
 - COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
 - ADDITIONAL REMARKS
Survey Monuments have been found or reset on all property corners. The area of the subject property is 7,122.6 sq.m.

THIS REPORT WAS PREPARED FOR:
Deschênes - Poltras Realty Corporation ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

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 29th day of November, 2016.

Date: Daniel Robinson
Ontario Land Surveyor

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