

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**PART OF LOTS 24 and 25**  
**CONCESSION JUNCTION GORE**  
**GEOGRAPHIC TOWNSHIP OF GLOUCESTER**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1:400  
Metric  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**Surveyor's Certificate**  
I CERTIFY THAT:  
1. The survey and plan are correct and in accordance with the  
Survey Act, the Surveyors Act and the Land Titles Act and the  
regulations made under them.  
2. The survey was completed on the 21st day of December, 2016.

Date \_\_\_\_\_ E. H. Henneker  
Ontario Land Surveyor

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH  
SURVEY REPORT DATED, DECEMBER 23, 2016.

ANNIS, O'SULLIVAN, VOLLEBAKK LTD. grants to  
Carleton Bay Development Inc. (The Client), their solicitors,  
mortgagees, and other related parties, permission to use original, signed, sealed  
copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend	
—○—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSB	Short Standard Iron Bar
IB	Iron Bar
CC	Cut Cross
SB	Round Iron Bar
WTT	Witness
Mesr.	Measured
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
(P1)	Plan 4R-2442
(P2)	(1474) Plan November 16, 1999
(P3)	(1692) Plan March 4, 2015
(P4)	Plan 4R-12424
(P5)	Plan 5R-2359
(P6)	Plan 4R-29405
—○—	Deciduous Tree
—★—	Coniferous Tree
—FH—	Fire Hydrant
—WV—	Water Valve
—MSH—	Maintenance Hole (Storm Sewer)
—MH—	Maintenance Hole (Sanitary)
—MH—	Maintenance Hole (Undersized)
—OW—	Overhead Wire
—CB—	Catch Basin
—TB—	Ball Terminal Box
—TBC—	Cable Terminal Box
—CLF—	Chain Link Fence
—BF—	Board Fence
—MF—	Metal Fence
—PF—	Picket Fence
—HR—	Hand Rail
—RW—	Retaining Wall
—TGD—	Top of Grade
—WOW—	Wooden Retaining Wall
—PO-W—	Wooden Pole
—UP—	Utility Pole
—AN—	Anchor
—LS—	Light Standard
—D—	Diameter
—LOC—	Location of Elevations
—TOP—	Top of Concrete Curb / Wall Elevation
—C/L—	Centreline
—P/L—	Property Line
—S—	Sign
—VC—	Valve Chamber (Watermain)



Topographic data was collected under Winter Conditions.  
Snow cover and ice preclude determining location and  
elevation of some topographical data that is otherwise visible.

**SITE AREA = 4.316 Ha**  
Bearings are grid bearings, derived from the southerly limit of  
Mooney's Bay Place shown to be N68°10'E on Plan 4R-2359 and  
are referred to the Central Meridian of NAD 83 Zone 17 (17°30' West  
Longitude) - NAD 83 (original).

**ELEVATION NOTES**  
1. Elevations shown are geoidic and are referred to the CGVD2005 geoid datum.  
2. It is the responsibility of the user of this information to verify that the job benchmark  
has not been altered or disturbed and that its relative elevation and description  
agrees with the information shown on this drawing.

**UTILITY NOTES**  
1. This drawing cannot be accepted as acknowledging all of the utilities and it will  
be the responsibility of the user to contact the respective utility authorities for  
confirmation.  
2. Only visible surface utilities were located.  
3. A field location of underground plans by the pertinent utility authority is  
mandatory before any work involving breaking ground, probing, excavating etc.