

**ELEVATION NOTES**

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from vertical control monument No. 2790 having an elevation of 64.309 m.

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.

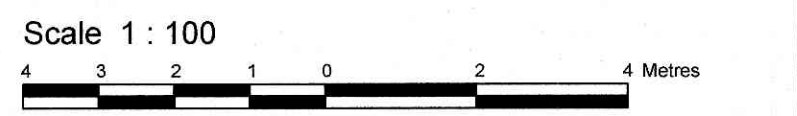
3. Underground utility data derived from City of Ottawa utility sheet reference E-07-03 & E-07-07.

4. Sanitary and storm sewer grades and inverts were derived from City of Ottawa Plan Reference 3077 (sheet 5 of 7).

5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**LOT 131**  
**REGISTERED PLAN 88291**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



**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. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.  
2. The survey was completed on the 8th day of February, 2021.

**FEB 8 2021**  
Date  
E. H. Herweyer  
Ontario Land Surveyor

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH  
SURVEY REPORT DATED: February 8, 2021

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to A. Karimi-Shirazi ("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**

Denotes

—□—

"

Survey Monument Planted

—■—

"

Survey Monument Found

SIB

"

Standard Iron Bar

SSIB

"

Short Standard Iron Bar

IB

"

Iron Bar

CP

"

Concrete Pin

CC

"

Cut Cross

(WIT)

"

Witness

Meas.

"

Measured

(AOG)

"

Annis, O'Sullivan, Vollebakk Ltd.

(P1)

"

Registered Plan 88291

(P2)

"

(AOG) Plan December 19, 2018

(P3)

"

(1287) Plan December 2, 1999

(P4)

"

(AOG) Plan March 24, 1993

(P5)

"

(1319) Plan May 16, 1988

— OHW —

"

Overhead Wires

○ UP

"

Utility Pole

○ MH-ST

"

Maintenance Hole (Storm Sewer)

○ MH-S

"

Maintenance Hole (Sanitary)

□ CB

"

Catch Basin

○

"

Deciduous Tree

○ B

"

Bollard

□ GM

"

Gas Meter

□ AC

"

Air Conditioner

CRW

"

Concrete Retaining Wall

Ø

"

Diameter

+ 65.00

"

Location of Elevations

+ 65.00

"

Top of Concrete Curb / CRW Elevation

C/L

"

Centreline

BF

"

Board Fence

Bearings are grid, derived from westerly limit of Hinchey Avenue shown to be N 23°41'30"W on (AOG) plan dated December 19, 2018, and are referred to the Central Meridian of MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).

For bearing comparisons, a rotation of 0°42'50" counter-clockwise was applied to bearings on P1, P3 & P4

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2150239  
THIS PLAN IS NOT VALID UNLESS  
IT IS AN EMBOSSED ORIGINAL  
COPY ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29 (3).

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