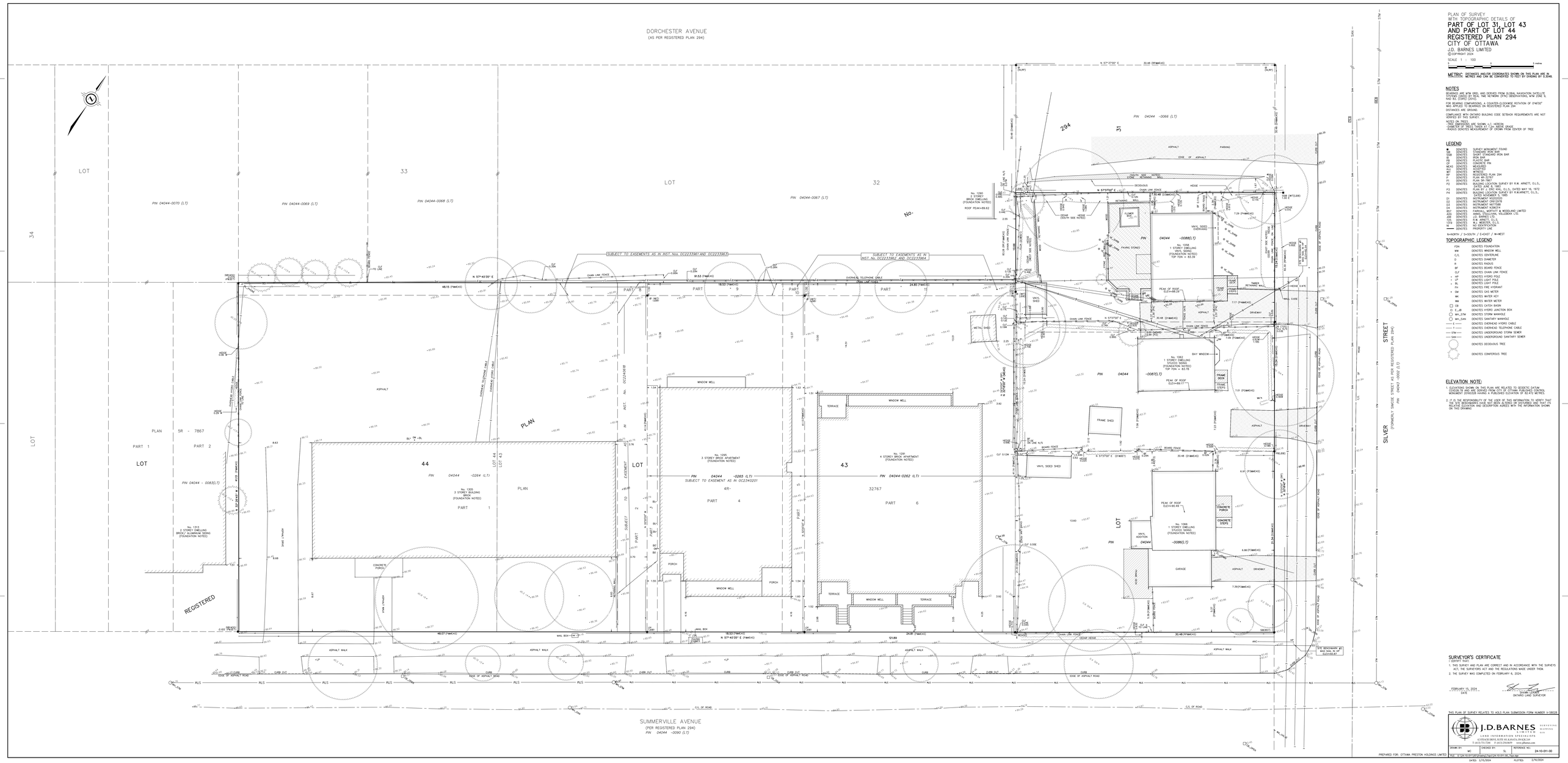

PLAN OF SURVEY
WITH TOPOGRAPHIC DETAILS OF

PART OF LOT 31, LOT 43 AND PART OF LOT 44 REGISTERED PLAN 294

CITY OF OTTAWA

J.D. BARNES LIMITED

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SCALE 1 : 100

0 25 50 75 100 metres

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

NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD83 (CSRS) (2010.0).

FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°46'00" WAS APPLIED TO BEARINGS ON REGISTERED PLAN 294

DISTANCES ARE GROUND.

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

NOTES ON TREES:
-DIAMETERS OF TREES ARE SHOWN +/- HERDON
-CANOPY OF TREES TAKEN AT 1.5m ABOVE GRADE
-RADIUS DENOTES MEASUREMENT OF CROWN FROM CENTER OF TREE

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
IBW	DENOTES	IRON BAR WITNESS BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
SB	DENOTES	SHAPED BAR
CP	DENOTES	CONCRETE PIN
MEAS	DENOTES	MEASURED
R1	DENOTES	REFERENCE
W	DENOTES	WITNESS
RP	DENOTES	REGISTERED PLAN 294
P	DENOTES	PLAN 5R-7867
P1	DENOTES	PLAN 5R-7867
P2	DENOTES	BUILDING LOCATION SURVEY BY R.W. ARNETT, O.L.S., DATED JUNE 8, 1983
P3	DENOTES	PLAN BY J.D. BARNES, O.L.S. DATED MAY 16, 1972
P4	DENOTES	BUILDING LOCATION SURVEY BY R.W.ARNETT, O.L.S., DATED NOVEMBER 5, 1985
D1	DENOTES	INSTRUMENT N520320
D2	DENOTES	INSTRUMENT N577588
D3	DENOTES	INSTRUMENT N677588
D4	DENOTES	INSTRUMENT N786314
A22	DENOTES	ARNETT, DUNCAN & WOODLAND LIMITED
A32	DENOTES	ARNO, SUNDARAM, ALLEBROK LTD.
JDB	DENOTES	J.D. BARNES LTD.
T24	DENOTES	R.L. WEBSTER, O.L.S.
T25	DENOTES	R.L. WEBSTER, O.L.S.
NI	DENOTES	NO IDENTIFICATION
—	DENOTES	PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHIC LEGEND

	FDN	DENOTES FOUNDATION
	WW	DENOTES WINDOW WELL
	C/L	DENOTES CENTERLINE
	D	DENOTES DIAMETER
	R	DENOTES RADIUS
	BF	DENOTES BOARD FENCE
	CLF	DENOTES CHAIN LINK FENCE
●	HP	DENOTES HYDRO POLE
●	LP	DENOTES LIGHT POLE
●	BL	DENOTES BOLLARD
	FH	DENOTES FIRE HYDRANT
●	GM	DENOTES GAS METER
●	WM	DENOTES WATER METER
	WM	DENOTES WATER METER
□	CB	DENOTES CATCH BASIN
	E_JB	DENOTES HYDRO JUNCTION BOX
○	MH_STM	DENOTES STORM MANHOLE
○	MH_SAN	DENOTES SANITARY MANHOLE
—— E ——		DENOTES OVERHEAD HYDRO CABLE
—— T ——		DENOTES OVERHEAD TELEPHONE CABLE
—— STM ——		DENOTES UNDERGROUND STORM SEWER
—— SAN ——		DENOTES UNDERGROUND SANITARY SEWER
		DENOTES DECIDUOUS TREE
		DENOTES CONIFEROUS TREE

ELEVATION NOTE:

1. ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM (CGVD28) BY DIFFERENTIAL LEVELLING FROM TYE BENCHMARK #1 (NAIL HAS IN-UP MONUMENT DRIVEN) HAVING A PUBLISHED ELEVATION OF 82.473 METRES.

2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE TYE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING

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 FEBRUARY 6, 2024.

FEBRUARY 13, 2024
DATE

DUNCAN LEGGE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ASLS PLAN SUBMISSION FORM NUMBER P-5603

J.D.BARNES LIMITED
LAND INFORMATION SPECIALISTS
SURVEYING MAPPING GIS
62 ISTEACHE DRIVE, SUITE 101, KANATA, ON K2K 2A4
T: (613) 721-1264 F: (613) 234-8619 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
MC	SL	24-10-011-00

FILE: 0:\24-10-011-00\Drawing\Jobs\24-10-011-00_1dwg.dwg

DATE: 2/16/2024 PLOTTED: 2/16/2024

PREPARED FOR: OTTAWA PRESTON HOLDINGS LIMITED