Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999902.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (Original).

For comparison purposes, a rotation of 0°21'20" counter clockwise was applied to the bearings on P1, P2, P3, P4, and P5.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919750705 and 01919770923, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919750705	Northing	5016816.93	Easting	360806.84
. 01919770923	Northing	5013536.21	Easting	346275.92
. Point A	Northing		Easting	
. Point B	Northing		Easting	

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

Notes & Legend

Denotes

—□—	"	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
IB	"	Iron Bar
(WIT)	"	Witness
Meas.	"	Measured
Acc.	"	Accepted
(P1)	"	Registered Plan 4M-356
(P2)	"	Plan 4R-7616
(P3)	"	Plan 4R-5468
(P4)	"	Plan 4R-7367
(P5)	"	Plan 4R-12072
(P5)	"	Plan 4R-7593
(P6)	"	(AOG) Plan August 10, 2022
—— OHW ——	"	Overhead Wires
O UP	"	Utility Pole
⊙ AN	"	Anchor
O LS	"	Light Standard
CRW	"	Concrete Retaining Wall

PLAN OF SURVEY OF

PART OF BLOCKS 8, 10 and 11 REGISTERED PLAN 4M-356 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 200

8.0 6.0 4.0 2.0 0 4 8 Metres

The intended plot size of the plan is 914 mm in width by 762 mm in height when plotted at a scale of 1:200.

Metric

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

SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
388.9	1	PART OF 8	4M-356	PART OF 04536-0140
31.7	2	PART OF 10		PART OF 04536-0147
3.4	3			
207.7	4	PART OF 11		PART OF 04536-0142
374.4	5			

Parts 2 to 5 (inclusive): Subject to easement, Inst. LT720283.

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 Land Titles Act and the regulations made under them.
2. The survey was completed on the _ _ day of _ _ _ _ _ _ _, 2025.

MMM DD YYYY
Date

A. Handspiker
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-

BLOCK 5 SIB(857) 26.21 (P)&Set 114.36 (P6)&Meas. (114.32 P1) BLOCK 7 SIB(857) N 67°35'40"E 15.60 (P6)&Meas. (15.67 P1) SIB(857) BLOCK 9 0.50 Reserve PART 2 PLAN 4R-15838 BLOCK 10 0.50 Reserve CARDEVCO ROAD 26.21 (P1)&Meas. BLOCK 12 PART 1 PLAN 4R-15838 REGISTERED PLAN 4M-356 CITY OF OTTAWA

Northwest corner of Block 8, Registered Plan 4M-356 SIB(857)(WIT) 0.22 East/West

32.24 25.37 (P3)&Meas.

PART 1 PLAN 4R - 5468

BLOCK 8 PIN 04536 - 0140

N41°24'00"W 59.07

BLOCK 10 0.50 Reserve

Edge of Gravel

PART 19 PLAN 4R-7616 SUBJECT TO EASEMENT INST. LT720283 PIN 04536-0147

PART 23 PLAN 4R-7616 SUBJECT TO EASEMENT INST. LT720283 PIN 04536-0146

1 Storey Metal Building

(N41°25'40"W P1,P3) N41°24'00"W (P6)&Meas. PART 1 PART 2

60.59 (P6)&Meas. (60.68 P2) 49.91 Meas. (50.00 P2)

Bottom of Slope

10.68 (P2)&Set

N65°00'30"E 80.34

(SIB(857) (Bent West) 0.03 West Acc. North/South)

80.30 80.34 140.53 (P1)&Meas. 140.89 (P1,P3)&Meas.

BLOCK 13 0.50 Reserve PART 5 PLAN 4R-15838

PART 1 PLAN 4R-7367

N48°34'20"E 0.50 (P1,P4)&Set

49.51 (P6)&Meas. N41°24'00"W (P6)&Meas. (49.58 P2) (N41°25'40"W P2)

Electrical Box on Wooden Post

Top of Slope

Outlet

PART 4

52.87

53.40

N41°24'00"W

PART 3

PART 17 PLAN 4R-7616 SUBJECT TO EASEMENT INST. LT720283 PIN 04536-0147

PART 18 PLAN 4R - 7616

PART 5 SUBJECT TO EASEMENT

62.38

62.91 Meas. (63.00 P2)

N41°24'00"W (P6)&Meas. (N41°25'40"W P2)

see DETAIL

CRW 0.17 South

CRW 0.23 South

PART 24 PLAN 4R - 7616

PART 20 PLAN 4R-7616 INST. LT720283

N02°23'20"E 9.56 (P2)&Set 9.56 (P2)&Meas.

157.57 (P2)&Meas. 157.57 (P1,P2)&Set 6.82 0.05 (P2)&Meas. 24.35 (P2)&Set 0.53

N67°35'40"E (P1)&Meas. 24.70 (P1,P2)&Set

26.04 26.12 16.82 14.13 14.30 0.53 (P1)&Set 26.21 (P1)&Meas.

PART 2 PLAN 4R - 7593

PART 4 PLAN 4R - 7593

PIN 04536 - 0142

PIN 04536 - 0143

BLOCK PLAN 4M - 356

Metal Sided Warehouse (Foundation Noted)

32.94 85.76 (P6)&Meas. (85.83 P2) 77.45 (P2)&Meas. 88.01 (P2)&Meas.

PART 21 PLAN 4R - 7616

29.57 N55°00'30"E (P2)&Meas. N55°00'30"E (P2)&Meas.

PART 2 PLAN 4R - 7367 96.00 (P1,P4)&Set N48°34'20"E PART 1 PLAN 4R - 6992 BLOCK 14

R=45.00 (P1)&Meas. (P1)&Acc. (Δ=75.54 P1) Δ=75.22 (P1)&Meas. A=59.35 (P6)&Meas. (A=59.18 P1) (Cord=68 P1) C=58.57 (P1)&Meas. C=58.27 (P6)&Meas. (C=57.91 P1)

12.75 (P1)&Meas. N18°05'30"E (P1)&Meas. 22.83

CARDEVCO ROAD

(P1)&Set 0.50 (N29°24'30"W P1) N29°19'40"W (P6)&Meas. 15.55 (P6)&Set 15.60 (P2)&Set N29°19'40"W (P6)&Meas. (N29°24'20"W P1) 10.66 (P2)&Set 10.66 (P2)&Set

PART 22 PLAN 4R-7616

(P2)&Set 0.50

SIB(857)(WIT) 0.22 East/West Acc. North/South

PART 5 PLAN 4R-7593

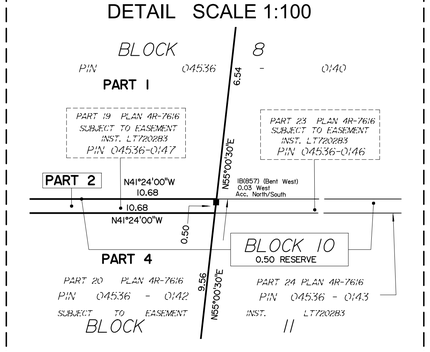
45.63 (P6)&Meas. (45.59 P2)

N41°25'40"W (P1)&Set 45.49 (P1,P4)&Set SIB(857)

PART 3 PLAN 4R-7367

N48°34'20"E 0.50 (P1,P4)&Set BLOCK 18 0.50 Reserve

DETAIL SCALE 1:100



ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors