



SPRINGHURST AVENUE
(Formerly Victoria Street)
P. I. N. 04203

SPRINGHURST AVENUE
P. I. N. 0239

SEE DETAIL A

PART 4

SPRINGHURST AVENUE

DETAIL A
Scale 1:50

ROSEMERE STREET
P.I.N. 04203

ROSEMERE STREET
P.I.N. 04203

BLOCK 24
REGISTERED PLAN 4M-1596
P.I.N. 04203 - 0869

DETAIL B
Scale 1:50

BLOCK A

LOT H

CONCESSION "D"

(RIDEAU FRONT)

avenue des OBLATS AVENUE
(REGISTERED PLAN 4M-1596)
P.I.N. 04203 - 1002

I REQUIRE THIS PLAN TO BE RECEIVED UNDER THE LAND TITLES ACT.
DATE: Aug 8/25
DANIEL ROBINSON
ONTARIO LAND SURVEYOR

PLAN 4R-37022
RECEIVED AND DEPOSITED
DATE: August 11, 2025
Yang Liu
REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	CONCESSION/PLAN	PIN	AREA (Sq.m.)
1	PART OF LOTS 3 & 4 ALL OF LOTS 5 & 6 PART OF BLOCK A	PLAN 243	ALL OF 04203 - 0818	5995.8
	PART OF LOTS 165, 166 & 167 ALL OF LOTS 91 & 168 ALL OF THE REAR PASSAGE (CLOSED BY BY-LAW 8069, INST CR215351)	PLAN 110574		
2	PART OF LOTS 3 & 4 PART OF BLOCK A	CONCESSION D (RIDEAU FRONT)		97.5
3	PART OF LOTS 165, 166 & 167 PART OF LOT 165	PLAN 110574		678.2 4.1

PLAN OF SURVEY OF
LOTS 4, 5 & 6,
PART OF LOT 3,
PART OF BLOCK 'A'
REGISTERED PLAN 243
AND
LOTS 91, 165, 166, 167, 168
AND THE REAR PASSAGE
(CLOSED BY BY-LAW 8069,
INST.CR215351)
REGISTERED PLAN 110574
AND
PART OF LOT 'H'
CONCESSION D (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2025
Scale 1: 200

Metric Note
Distances and/or 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 0.99996.

Bearing Note
Bearings hereon are grid bearings derived from the Can-Net Real Time Network 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°36'00" counter-clockwise was applied to bearings on P2 & P5.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
Ⓐ	5030368.28	369215.66
Ⓑ	5030386.94	369252.06
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

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.

Surveyor's Certificate
I certify that:

- 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.
- The survey was completed on the 31st day of July, 2025.

Aug. 8/25
Date
Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-109467

Notes & Legend

—□—	Denotes	Survey Monument Planted
—■—		Survey Monument Found
SIB		Standard Iron Bar
SSIB		Short Standard Iron Bar
SSIB*		Short Standard Iron Bar (0.3 long)
IB		Iron Bar
CP		Concrete Pin
(Wit)		Witness
Meas		Measured
(P1)		Plan 4R-27624
(P2)		Registered Plan 110574
(P3)		Registered Plan 4M-1596
(P4)		Plan by (AOG) dated July 9, 2021 (Job No. 21413-21)
(P5)		Plan 5R-13576
BF	=	Board Fence
C/L	=	Centreline

FARLEY, SMITH & DENIS SURVEYING LTD.

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