ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2011886

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF

LOTS 1, 2 & 3 (WEST CHAMPAGNE AVENUE)
BLOCK C AND
LOTS 1, 2 & 3 (EAST LORETTA AVENUE)
BLOCK C AND
LOTS 4, 5, 6, 7 & 8
BLOCK C AND
PART OF BLOCK C AND
PART OF CHAMPAGNE STREET
(CLOSED BY-LAW 4863)
REGISTERED PLAN 73
CITY OF OTTAWA

Scale 1:200
0 2 4 6 8 10 METRES

METRIC CONVERSION

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

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF LORETTA STREET NORTH AS SHOWN ON PLAN 4R-207, HAVING A BEARING OF N 23° 00' 15" W.

ELEVATION NOTE

POSITION OF SITE BENCHMARKS AS SHOWN HEREON.

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF OTTAWA VERTICAL CONTROL MONUMENTS No.'s 2011-0106 (ELEV=62.968m) AND 2011-0107 (ELEV=55.863m).

UTILITY NOTE

LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE AND ARE PER THE CITY OF OTTAWA SHEET No.'s___AND___ AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.

NOTE

- THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON.
- THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
- ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED.
- ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC.
- RISK OF UNDERGROUND SERVICES. MONUMENTATION PLANTED ACCORDINGLY.

PART 2

This Report was prepared for _____ and the undersigned accepts no responsibility for the use by other parties.

1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
No rights-of-way or easements were found to be registered against the subject properties.
2. PROPERTY IMPROVEMENTS
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
4. ADDITIONAL REMARKS

LEGEND (IF APPLICABLE)

■	DENOTES	FOUND MONUMENTS
□	-	SET MONUMENTS
IB	-	IRON BAR
IB#	-	ROUND IRON BAR
SIB	-	STANDARD IRON BAR
SSIB	-	SHORT STANDARD IRON BAR
CC	-	CUT CROSS
CP	-	CONCRETE PIN
WIT	-	WITNESS
PIN	-	PROPERTY IDENTIFICATION NUMBER
MEAS	-	MEASURED
PROP	-	PROPORTIONED
OU	-	ORIGIN UNKNOWN
SG	-	STANTEC GEOMATICS LTD.
P	-	REGISTERED PLAN 73
P1	-	PLAN BY 725 DATED AUGUST 23, 1967
P2	-	PLAN BY 857 DATED AUGUST 10, 1979
P3	-	PLAN BY GCM DATED AUGUST 10, 1951
P4	-	PLAN BY 857 DATED JUNE 21, 2001
P5	-	PLAN BY A&M DATED NOVEMBER 6, 1963
P6	-	PLAN 4R-207
P7	-	PLAN 4R-22151

ACU	-	AIR CONDITIONING UNIT
AN	-	ANCHOR
AP	-	AIR PUMP
ANT	-	ANTENNA
BH	-	BOREHOLE
BIB	-	HOSE BIB
BKR	-	BIKE RACK
BENCH	-	BENCH
BOL	-	BOLLARD
BOUL	-	BOULDER
CB	-	CATCH BASIN
DCB	-	DOUBLE CB
CBMH	-	CB MANHOLE
DCBMH	-	DOUBLE CB MANHOLE
CBSI	-	SIDE INLET CB
CHM	-	CHIMNEY
CSV	-	VALVE CURB STOP
DRN	-	DRAIN
EPOST	-	ELECTRICAL OUTLET
FP	-	FLAG POLE
FL	-	FLOOD LIGHT
FTF	-	FUEL TANK FILLER CAP
GC	-	GARBAGE CAN
GFL	-	PIPE FLANGE (GAS)
GFP	-	GAS FUEL PUMP
GP	-	POLE GUYWIRE
GSR	-	GAS SERVICE REGULATOR
GV	-	GAS VALVE
HHC	-	HICKENBOTTOM
HDS	-	HEADSTONE
HLS	-	LIGHT STANDARD HYDRO
HM	-	HYDRO METER
HTR	-	HYDRO TRANSFORMER
HW	-	HAND WELL
HYD	-	FIRE HYDRANT
JBX	-	JUNCTION BOX
MB	-	MAILBOX
MP	-	MONITORING PIN
MH	-	MAINTENANCE HOLE UNIDENTIFIED
MHB	-	MAINTENANCE HOLE BELL
MHF	-	MAINTENANCE HOLE FIBRE OPTIC
MHH	-	MAINTENANCE HOLE HYDRO
MHI	-	MAINTENANCE HOLE INVERT
MHSA	-	MAINTENANCE HOLE SANITARY
MHST	-	MAINTENANCE HOLE STORM
MHT	-	MAINTENANCE HOLE TRAFFIC
MW	-	MONITORING WELL
NPB	-	NEWS PAPER BOX
OLP	-	LIGHT STANDARD ORNAMENTAL
OHW	-	OVERHEAD UTILITY WIRES
PKM	-	PARKING METER
PLBX	-	PULL BOX
PLQ	-	PLAQUE
PLR	-	PILLAR
PZ	-	PIEZOMETER
RLC	-	RED LIGHT CAMERA
RWSL	-	RAILWAY SIGNAL LIGHT
RWSS	-	RAILWAY SWITCH STAND
SAT	-	SATELLITE DISH
SCLP	-	SCULPTURE
SCP	-	SUMP/CATCH PIT
SCV	-	SPRINKLER CONTROL VALVE
SH	-	SPRINKLER HEAD
SM	-	SIAMESE CONNECTION
SN	-	SIGN
SPAN	-	SOLAR PANEL
SPT	-	SEPTIC TANK LID
TBL	-	TABLE
TB BELL	-	TERMINAL BOX - BELL
TB CATV	-	TERMINAL BOX - CABLE
TCP	-	TRAFFIC CONTROL BOX
TPIT	-	TEST PIT
TSL	-	TRAFFIC SIGNAL LIGHT
UMB	-	MARKER BELL UNDERGROUND
UMC	-	MARKER CABLE UNDERGROUND
UMG	-	MARKER GAS UNDERGROUND
UMO	-	MARKER OIL UNDERGROUND
UP	-	UTILITY POLE
VB	-	VALVE BOX
VC	-	VALVE CHAMBER
WV	-	WATER VALVE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
1. THE 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 THE _ DAY OF _, 2017.

DATE

BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

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SRO MAP COORDS: X= 366205, Y= 5029655

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DRAWN: ME | CHECKED: * | PM: BW | FIELD: ES | PROJECT No.: 161613694-110

DETAIL
SCALE = 1:100 m

PART 1 4R-207
PART 35 4R-402
PIN 04107 - 0020
PART OF LOT 38 CONCESSION 1 (NEPEAN)
(OTTAWA FRONT)
N44°31'50"W (P6&MEAS) N45°40'50"W (P2,P7) 75.63 (P6&MEAS) 75.78 (P7)
3.85 (P7&SET)
BLOCK C
73
PLAN
CHAMPAGNE AVENUE
(CLOSED BY BY-LAW 4863)
(FORMERLY FIRST AVENUE)
N61°05'10"E 21.89 (MEAS) N61°03'20"E 21.87 (P7)
PART 1 4R-22151
PIN 04107-0275
35.99 (P7&SET)
N28°54'50"W (SET)
N28°52'40"W (P7)
1.53 (P7&SET)
N61°05'10"E (MEAS) N61°03'20"E (P7) 96.53 (P7&SET)
PIN 04107 - 0276
WEST CHAMPAGNE AVENUE
LOT 1
BLOCK C
REGISTERED
N61°05'10"E (MEAS) N61°03'20"E (P7) 96.53 (P7&SET) 96.76 (P7)
N07°00'00"E (P6&MEAS) N07°01'35"E (P7)
GLADSTONE AVENUE (FORMERLY WILLOW STREET)
PIN 04107-0019

PART OF LOT 38 CONCESSION 1 (OTTAWA FRONT) (NEPEAN)
PART 6 4R-207
PART 2 4R-207
PART 1 4R-207
PART 35 4R-402
PART 34 4R-402
PART 1 4R-22151
PIN 04107-0025
SEE DETAIL
PIN 04107-0020
N44°31'50"W (P6&MEAS) 75.63 (P6&MEAS) 75.78 (P7)
N45°40'50"W (P2,P7)
CHAMPAGNE AVENUE
(CLOSED BY BY-LAW 4863)
(FORMERLY FIRST AVENUE)
BRICK CORNER
0.08 EAST (MEAS)
WALL JUST CLEAR(P1)
BRICK CORNER
0.11 EAST (MEAS)
No. 949
3 STOREY BRICK, CONCRETE BLOCK & STUCCO SIDED COMMERCIAL BUILDING
SITE BENCHMARK 2
TOP OF SPINDLE
ON FIRE HYDRANT
ELEV=65.35m
35.99 (P7&SET)
96.53 (P7&SET) 96.76 (P7)
N07°00'00"E (P6&MEAS) N61°03'20"E (P7)
73
BLOCK C
WEST CHAMPAGNE AVENUE
LOT 3 LOT 2 LOT 1
No. 951
1 STOREY STUCCO & METAL SIDED COMMERCIAL BUILDING
PIN 04107 - 0276
EAST LORETTA AVENUE
LOT 3 LOT 2 LOT 1
GLADSTONE AVENUE (FORMERLY WILLOW STREET)
PIN 04107-0019
N44°36'20"W 112.98 (MEAS) N44°38'15"W (P2,P4,P6) 112.965 (P6)
86.59 (P2&MEAS) 86.61 (P,P4)
2 BAY GARAGE
(FOUNDATION NOTED)
N47°32'20"W 39.40 (P6&MEAS)
PART 2 4R-207
LOT 10
LOT 9
N67°02'45"E (P2,P4&SET) 38.61 (MEAS) 38.73 (P) 38.84 (P2,P4)
PIN 04107-0014
LOT 9
LOT 10
N67°02'45"E 67.78 (P7&MEAS) 67.78 (P7&SET)
PIN 04107 - 0013
2 STOREY BRICK, METAL & STUCCO SIDED COMMERCIAL BUILDING
No. 145
2 STOREY BRICK SIDED COMMERCIAL BUILDING
No. 155
LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1
BLOCK
N67°05'10"E (MEAS) N67°03'20"E (P7) 96.53 (P7&SET) 96.76 (P7)
N67°05'45"E 10.76 (P6)
N67°57'00"E 10.82 (MEAS)
LAUREL STREET
60.35 (P1,P6&SET)
180°00' (SET)
80.47 (P6,P7&MEAS)
N 23° 00' 15" W
(REFERENCE BEARING)
211.23 (P1,P6)
SITE BENCHMARK 1
TOP OF SPINDLE
ON FIRE HYDRANT
ELEV=65.26m
70.41 (P1,P6,P7&SET)
LORETTA AVENUE NORTH (FORMERLY SECOND AVENUE)
PIN 04107-0018
REGISTERED