

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY
LOTS 2474 AND 2475 AND
PART OF LOT 2476
REGISTERED PLAN 375
CITY OF OTTAWA

Scale 1:200
0 5 10 METRES

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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 GRID, AND ARE REFERRED TO THE CENTRAL MERIDIAN 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

FOR BEARING COMPARISONS, A ROTATION OF 1°29'50" CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON P2.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM CAN-NET NETWORK MONUMENT: OTTAWA ELEVATION=95.230

NOTE

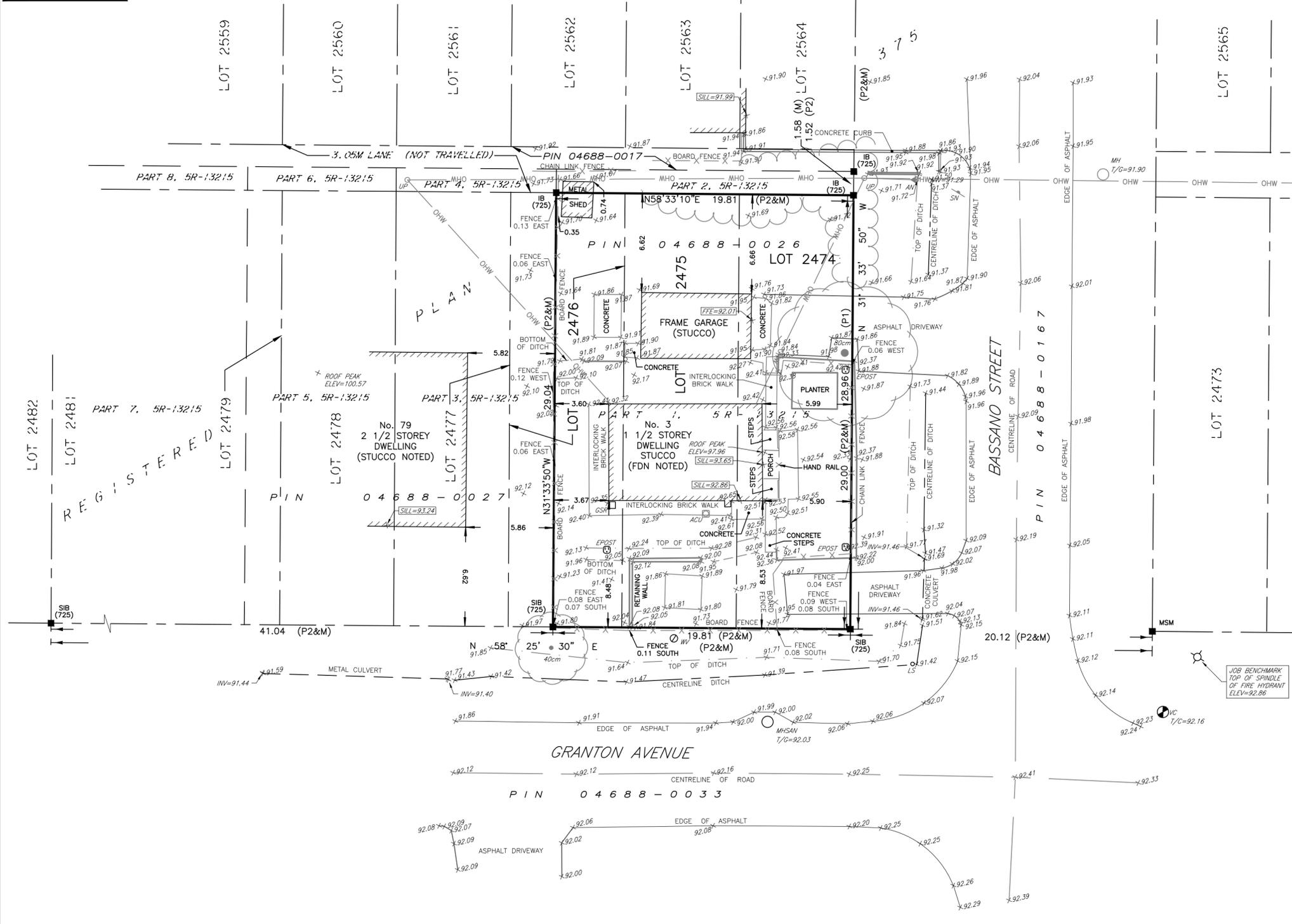
THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON. THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION. ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED. ALL TIES TO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

PART 2

This Report was prepared for HP URBAN INC. 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 property.
2. PROPERTY IMPROVEMENTS
There is a 1 1/2 Storey Dwelling in the subject parcel with a detached garage.
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
4. ADDITIONAL REMARKS
The building ties are to the unparted concrete foundation walls.
Note locations of fences as shown on drawing, location of the metal shed extends into the lane.

LEGEND (IF APPLICABLE)

SYMBOL	DENOTES	FOUND MONUMENTS
■	"	SET MONUMENTS
□	"	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
FDN	"	FOUNDATION
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
P1	"	REGISTERED PLAN 375
P2	"	PLAN 5R-13215
ACU	"	AIR CONDITIONING UNIT
AN	"	ANCHOR
EPOST	"	ELECTRICAL OUTLET
GSR	"	GAS SERVICE REGULATOR
HYD	"	FIRE HYDRANT
MH	"	MAINTENANCE HOLE UNIDENTIFIED
MHSAN	"	MAINTENANCE HOLE SANITARY
MHSTM	"	MAINTENANCE HOLE STORM
SN	"	SIGN
UP	"	UTILITY POLE
VB	"	VALVE BOX
VC	"	VALVE CHAMBER
WV	"	WATER VALVE
○	"	TREE STUMP
○	"	TREE CONIFEROUS
○	"	TREE DECIDUOUS



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 THE 18TH DAY OF JUNE, 2021.

June 22, 2021
DATE

Francis Lau
FRANCIS LAU
ONTARIO LAND SURVEYOR

SRO MAP COORD.= 363779.88, 5024456.83

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DRAWN: NJ CHECKED: FL PM: FL FIELD: KC/ZL PROJECT No.: 161614396-110

This plan was signed with a scanned signature as a result of the Emergency Order related to the COVID-19 pandemic.