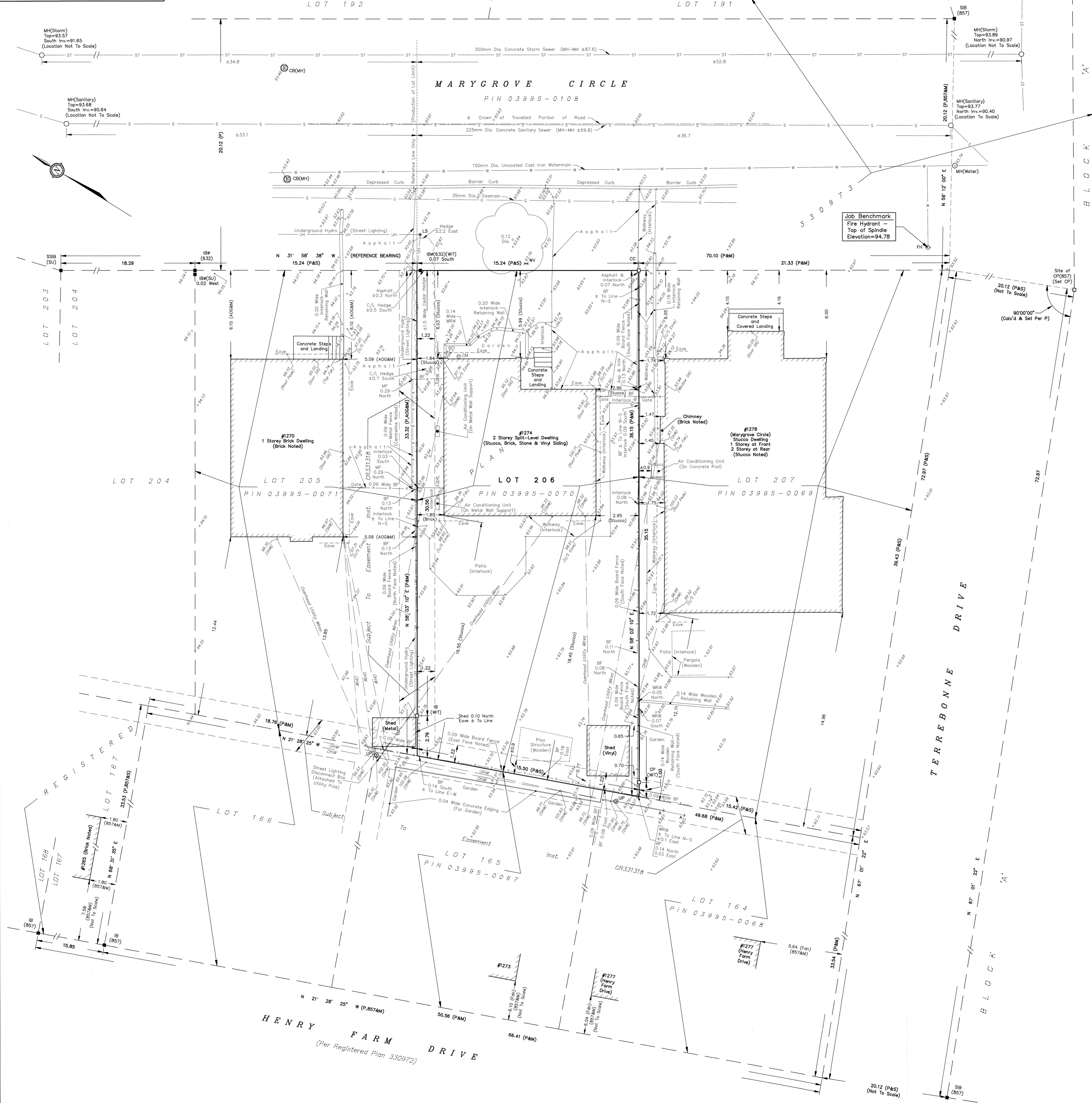


METRIC
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



SURVEYOR'S REAL PROPERTY REPORT - PART 1
TOPOGRAPHIC SURVEY OF
LOT 206
REGISTERED PLAN 330973
CITY OF OTTAWA

SCALE 1 : 100

0 1 2 3 4 5 10 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

- NOTES**
- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF MARYGROVE CIRCLE AS SHOWN ON REGISTERED PLAN 330973 HAVING A BEARING OF N 31°58'38" W.
 - SURVEY PERFORMED UNDER WINTER CONDITIONS AND MAY NOT REFLECT ALL FEATURES ON SITE.
- ELEVATION NOTES**
- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CGVD28).
 - ELEVATIONS SHOWN ALONG FACE OF CURB ARE TOP OF ASPHALT.
 - ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
 - IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.
- UTILITY NOTES**
- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
 - UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:
a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
 - BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - SIB - STANDARD IRON BAR
 - SSIB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - CP - CONCRETE PIN
 - CC - CUT CROSS
 - - ROUND
 - (P) - REGISTERED PLAN 330973
 - (632) - MROSTIE & ASSOCIATES, O.L.S.
 - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S., NOTES REF. 24-330973, REF. 25(a)-330973, REF. 26-330973
 - (AOG) - ANNIS, O'SULLIVAN, VOLLEBECK LTD., O.L.S., REF. 330973-8
 - (S) - SET
 - (M) - MEASURED
 - (SU) - SOURCE UNKNOWN
 - PIN - PROPERTY IDENTIFIER NUMBER
 - (WT) - WITNESS
 - DIA - DIAMETER
 - INV. - INVERT
 - FDN - FOUNDATION
 - MF - METAL FENCE
 - BF - BOARD FENCE
 - C/L - CENTRELINE
 - WRW - WOODEN RETAINING WALL
 - DHW - OVERHEAD UTILITY WIRES
 - ASP - ASPHALT
 - INTK - INTERLOCK
 - OH - FIRE HYDRANT
 - CB - CATCH BASIN
 - OHM - MANHOLE
 - LS - LAMP STANDARD
 - GM - GAS METER
 - UP - UTILITY POLE
 - A - ANCHOR
 - - WATERMAIN
 - - OVERHEAD UTILITY WIRES
 - - GAS MAIN
 - - SANITARY SEWER
 - - STORM SEWER
 - - UNDERGROUND HYDRO
 - - DECIDUOUS TREE

SURVEYOR'S REAL PROPERTY REPORT - PART 2
REPORT SUMMARY

DESCRIPTION OF LAND
LOT 206, REGISTERED PLAN 330973, CITY OF OTTAWA AS IN ALL OF PIN 03995-0070.

REGISTERED EASEMENTS
PART SUBJECT TO EASEMENT INST. CR331318 IN FAVOUR OF BELL CANADA, HYDRO OTTAWA LIMITED AND THE CORPORATION OF THE CITY OF OTTAWA.

REMARKS
NOTE LOCATION OF CEDAR HEDGE NEAR NORTHEAST CORNER OF SUBJECT PROPERTY. NOTE LOCATION OF INTERLOCK WALKWAY, BOARD FENCES AND RETAINING WALLS ALONG SOUTHERLY LIMIT OF SUBJECT PROPERTY. NOTE LOCATION OF BOARD FENCE, RETAINING WALL AND VINYL SHED ALONG THE WESTERLY LIMIT OF SUBJECT PROPERTY. NOTE LOCATION OF SHED EAVE, FENCES, INTERLOCK AND CEDAR HEDGE ALONG THE NORTHERLY LIMIT OF SUBJECT PROPERTY. NOTE LOCATION OF OVERHEAD UTILITY WIRES NEAR THE NORTHWEST AND SOUTHWEST CORNERS OF SUBJECT PROPERTY.

ZONING
COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR BOGDANA & OLEKSANDR PATSUKUEVYCH THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REGULATIONS AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JAN. 18, 2023.

DATE: 2023/01/18
JOHN H. GUTER
ON TOWN LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-44275

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN COMPLIANCE WITH REGULATION 1028, SECTION 29 (3).

Fairhall Moffatt & Woodland
ON TOWN LAND SURVEYORS

JOB No. AC28000
E 363930, N 5024953
REFERENCE No. 28 - 330973

235 TERRACE MATTHEW CRISCIANO, VANITA, ONTARIO K2M 2B3
TEL: (613) 591-2540 FAX: (613) 591-1490
www.fmw.on.ca

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