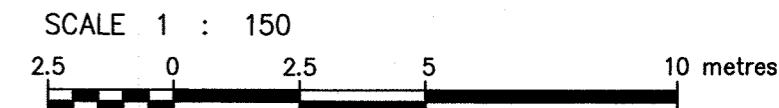


LOT 33, CONCESSION 1 (OTTAWA FRONT) NEPEAN
PIN 04025-0149(LT)

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOT 102 AND PART 103
REGISTERED PLAN No. 265
CITY OF OTTAWA



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

PART 2 - SURVEY REPORT

- DESCRIPTION
LOTS 102 AND 103 ON REGISTERED PLAN No. 265 BEING PART OF PIN 04025-0135 (LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE NOTED.
- BOUNDARY FEATURES
NOTE LOCATION OF BOARD FENCE ALONG PORTION OF THE NORTH EASTERLY LIMIT OF SUBJECT BOUNDARY

NOTES

BEARINGS ARE MTM GRID, AND ARE REFERRED TO THE EASTERLY LIMIT OF PARKVIEW ROAD, HAVING A BEARING OF N23°32'25"W, IN ACCORDANCE WITH PLAN 4R-29564.

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION

ALL FOUND SURVEY MONUMENTS SET BY J.D. BARNES UNLESS NOTED OTHERWISE.

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
CC	DENOTES	CUT CROSS
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
IP	DENOTES	IRON PIPE
WIT	DENOTES	WITNESS
DUC	DENOTES	DWELLING UNDER CONSTRUCTION
P&S	DENOTES	PLAN 4R-34475 AND SET
P&M	DENOTES	PLAN 4R-34475 AND MEASURED
RP	DENOTES	REGISTERED PLAN No. 265
(1236)	DENOTES	PAUL A. RIDDELL LTD.
(SU)	DENOTES	SOURCE UNKNOWN
(647)	DENOTES	H.R. FARLEY, O.L.S.

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

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 DECEMBER 15, 2022.

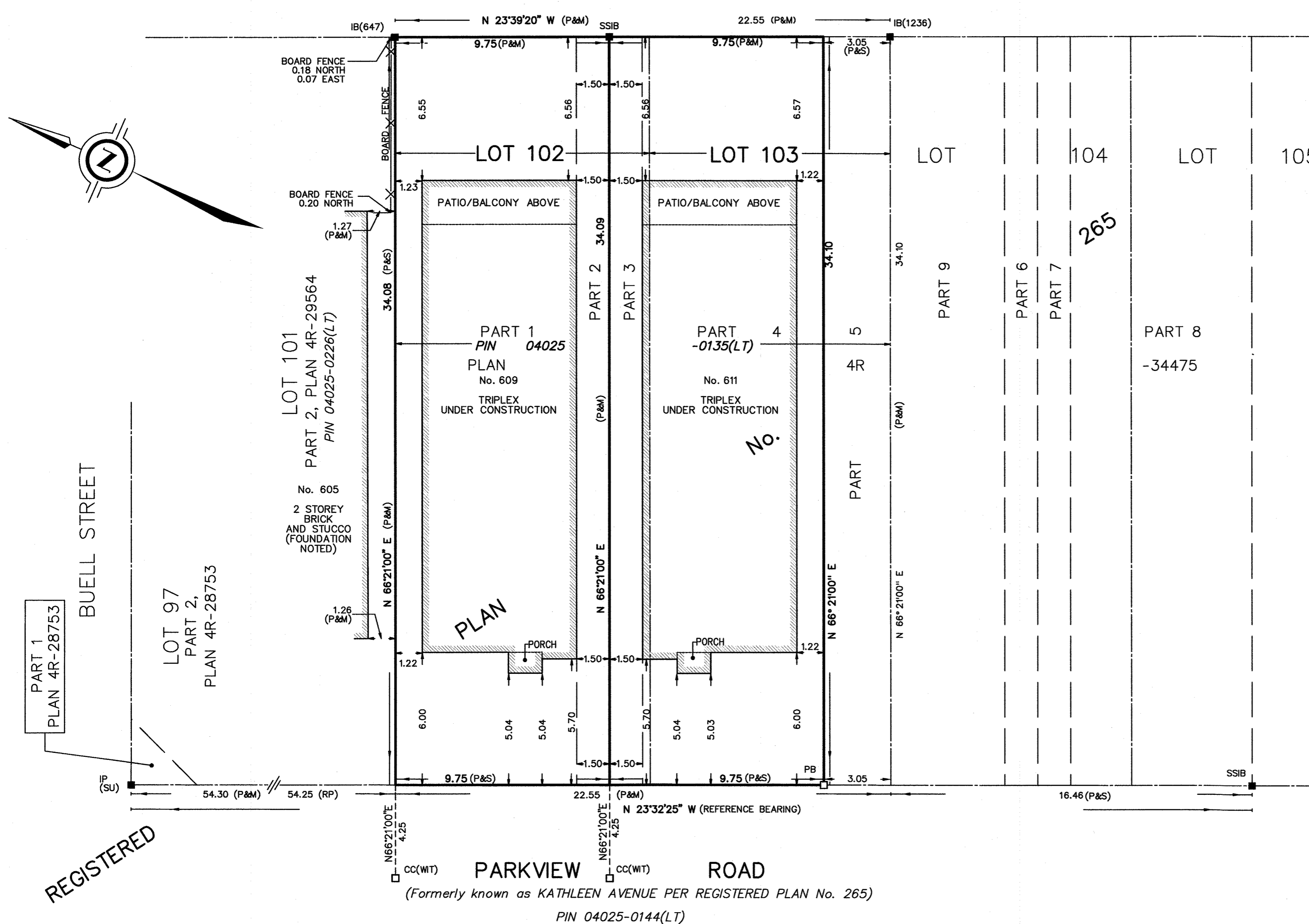
JANUARY 19, 2023
DATE

George Zervos
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V41905

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
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DRAWN BY: CE	CHECKED BY: GZ	REFERENCE NO.: 20-10-086-01
PLOTTED: 1/20/2023	DATED: 01/19/23	



REGISTERED

PREPARED FOR: CANADA PAVING & CONSTRUCTION