

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

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
**LOT 104 AND PART OF LOTS
103, 105**
REGISTERED PLAN No. 265
CITY OF OTTAWA

SCALE 1 : 150
2.5 0 2.5 5 10 metres

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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 103, 104 AND 105 ON REGISTERED PLAN No. 265 BEING PART OF PIN 04025-0259 (LT), PIN 04025-0260 (LT) IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
PARTS 5 TO 9 ARE SUBJECT TO AN EASEMENT AS IN INST. NO. OC2574126
- BOUNDARY FEATURES
NONE.

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
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- IP DENOTES IRON PIPE
- WIT DENOTES WITNESS
- P DENOTES PLAN 4R-34475
- RP DENOTES REGISTERED PLAN No. 265 (1236)
- (SU) DENOTES PAUL A. RIDDELL LTD.
- (SU) DENOTES SOURCE UNKNOWN
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT, PREPARED BY J.D. BARNES, DATED JANUARY 19, 2023

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 MAY 30, 2023.

JULY 19, 2023
DATE

George Zervos
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

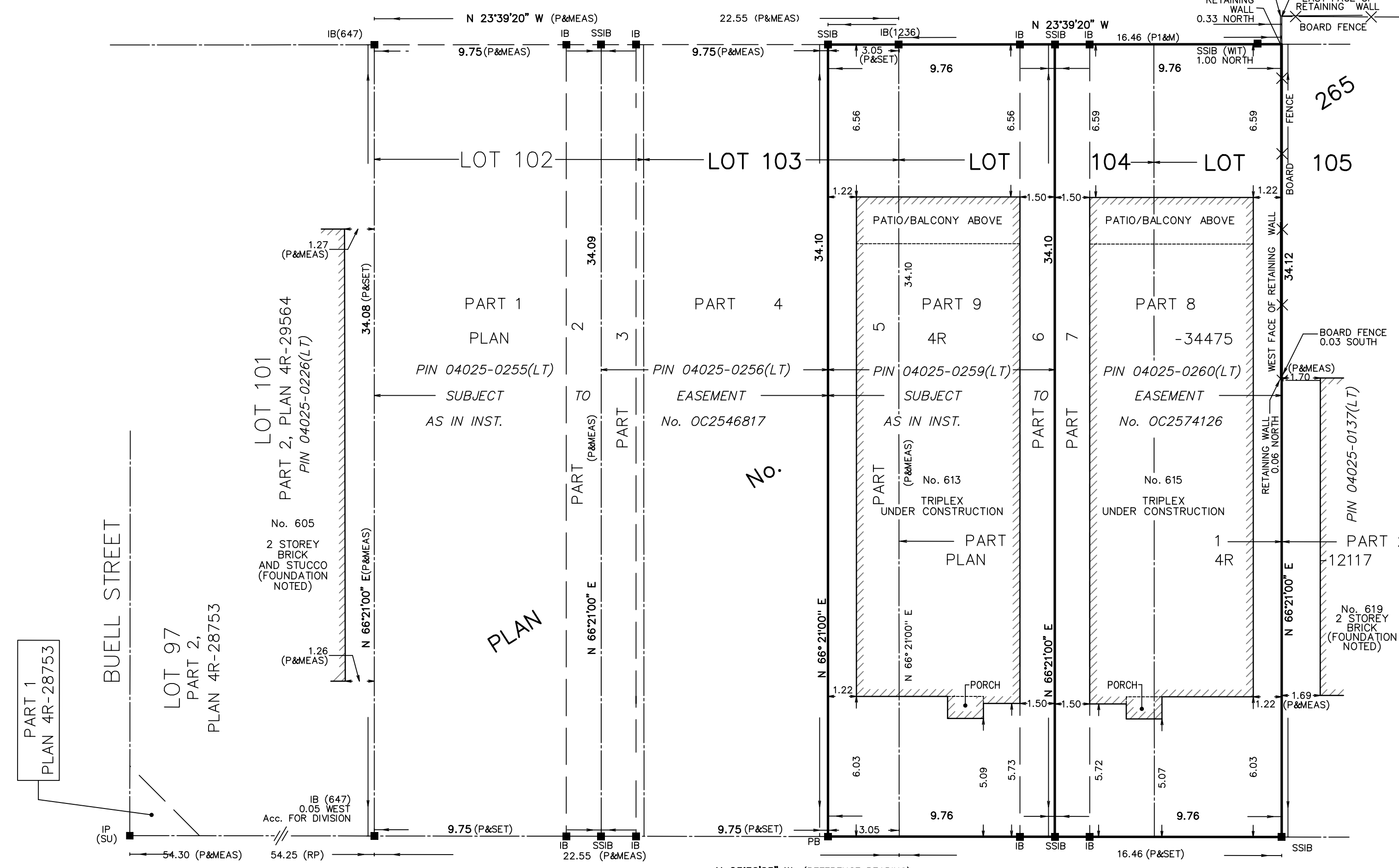
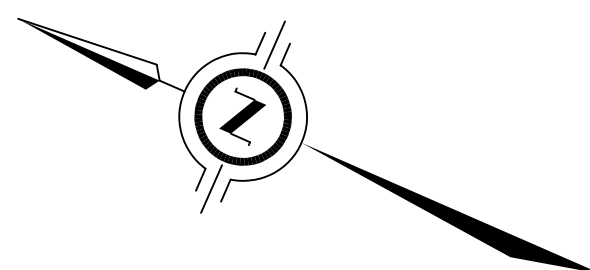
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V41905

J.D. BARNES
LIMITED

SURVEYING
MAPPING
GIS

LAND INFORMATION SPECIALISTS
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DRAWN BY: KZ	CHECKED BY: GZ	REFERENCE NO.: 20-10-086-01
PLOTTED: 9/7/2023		DATED: 07/19/23



REGISTERED

PARKVIEW ROAD
(Formerly known as KATHLEEN AVENUE PER REGISTERED PLAN No. 265)
PIN 04025-0144(LT)

PREPARED FOR: CANADA PAVING & CONSTRUCTION