

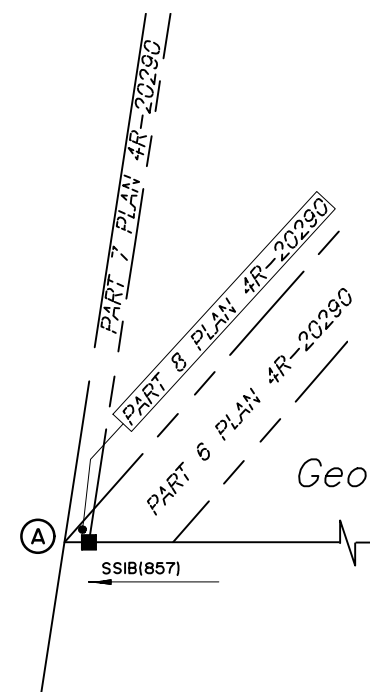
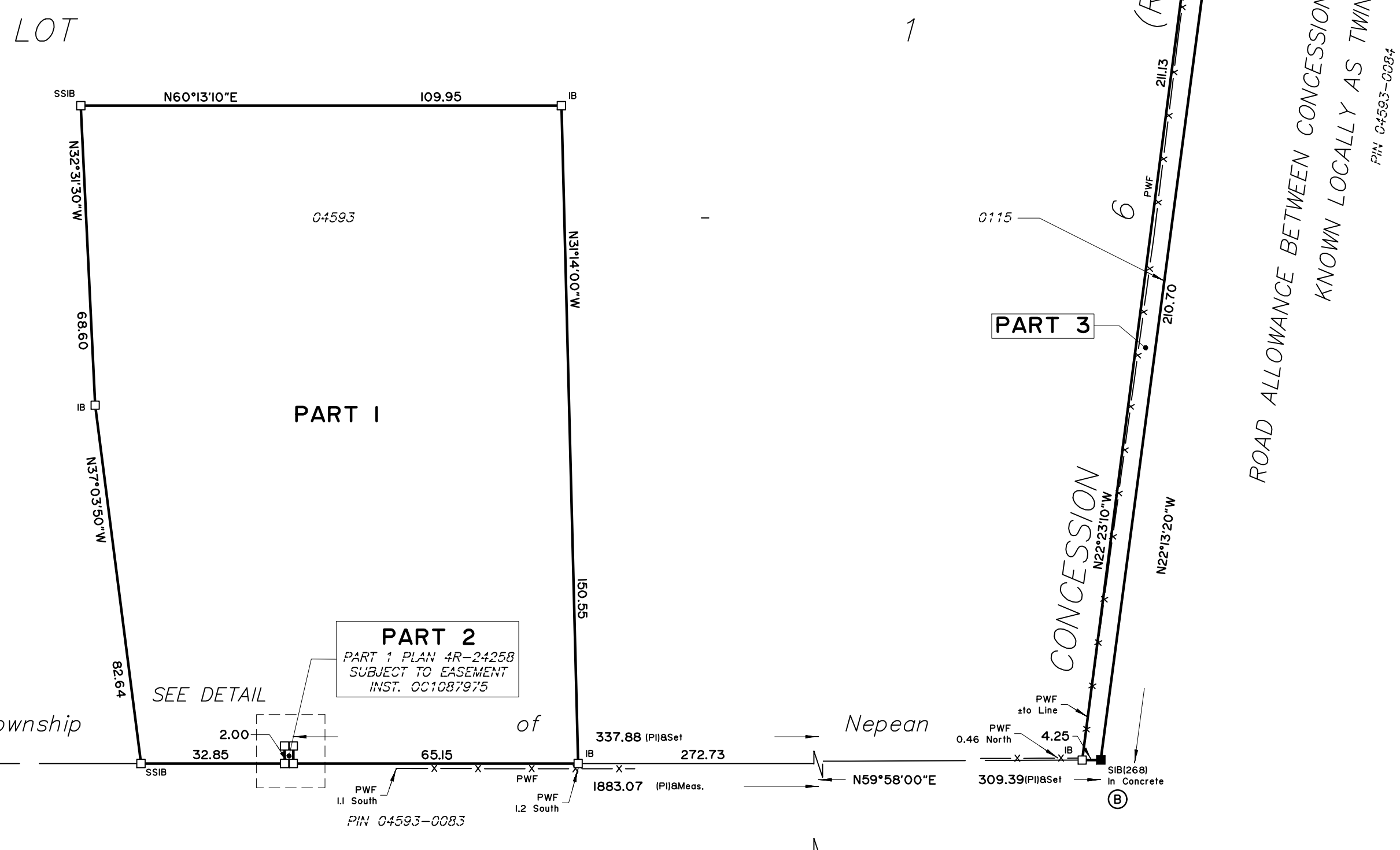
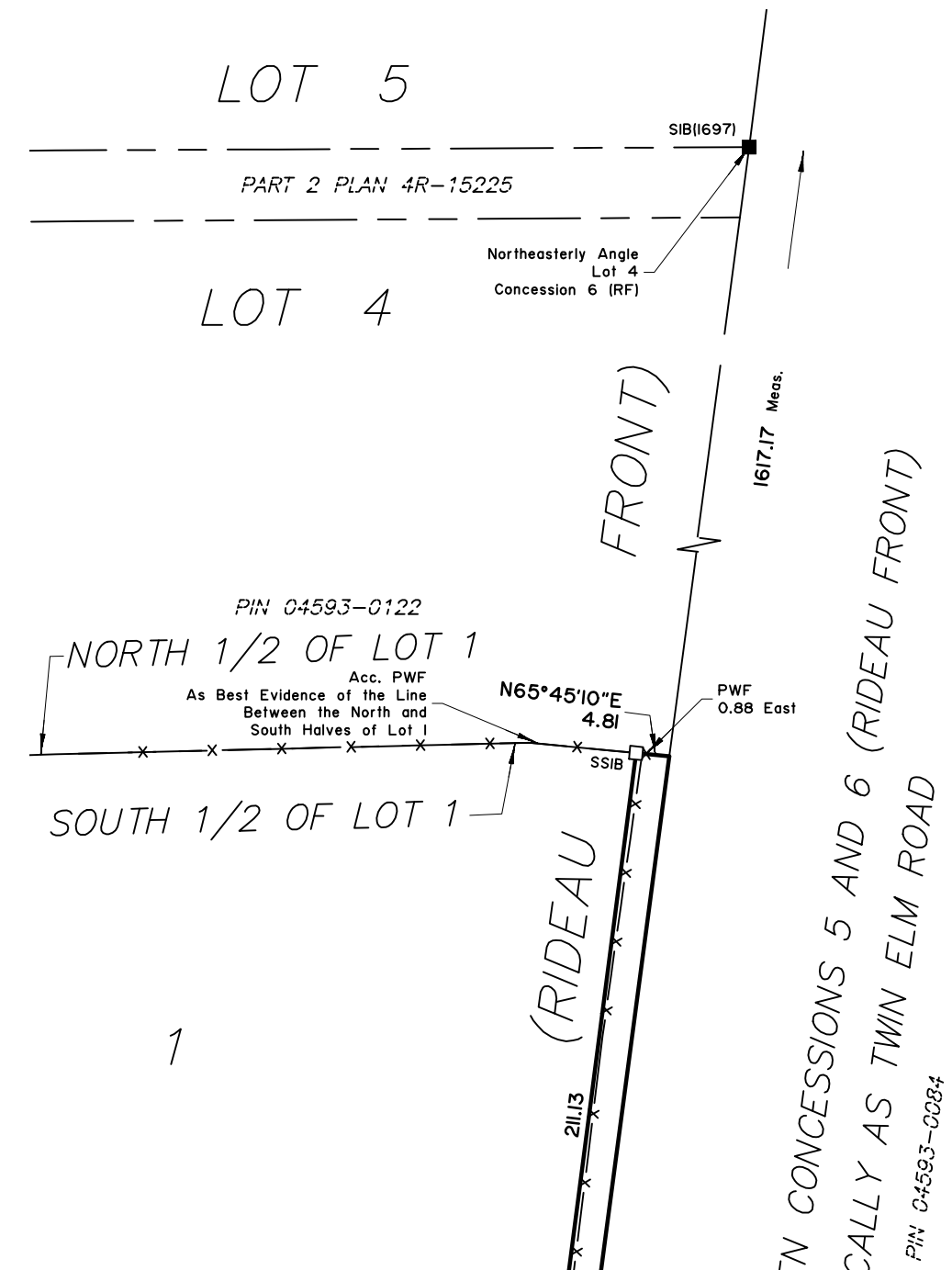
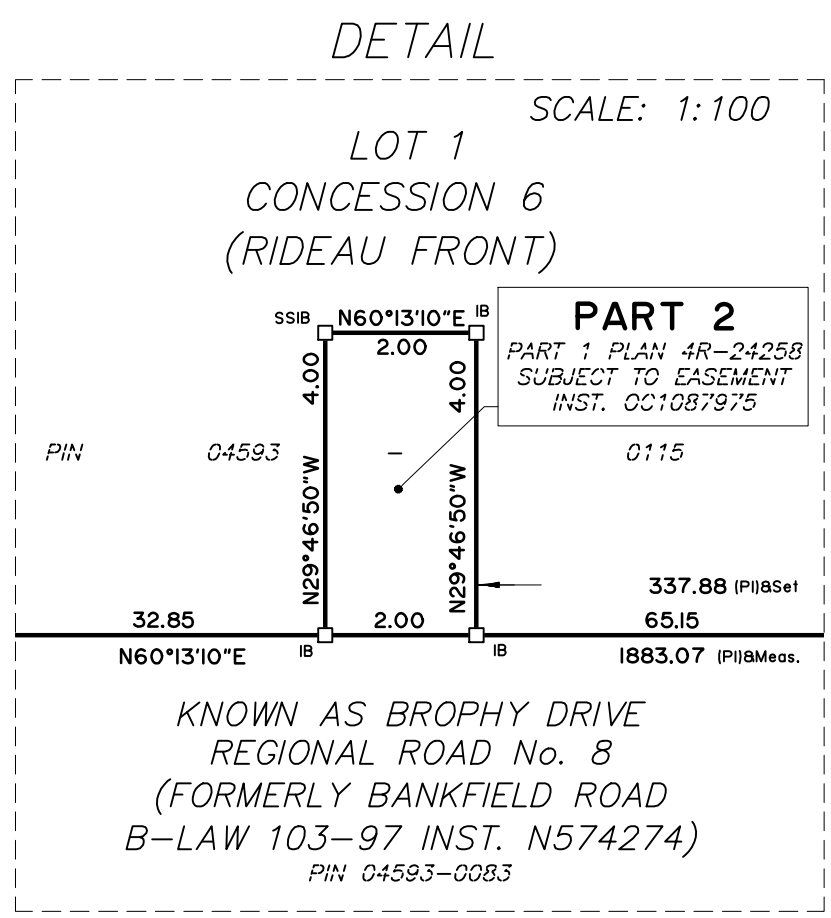
CO-ORDINATE NOTES

CO-ORDINATES ARE DERIVED FROM PPP (PRECISE POINT POSITIONING) GPS OBSERVATIONS AND WERE TRANSFORMED FROM UTM ZONE 18 (CSRS)(2010) TO MTM ZONE 9 (CSRS)(2010) USING THE GOVERNMENT OF CANADA TRX COORDINATE TRANSFORMATION TOOL.

COORDINATES ARE TO URBAN ACCURACY PER SECTION 14(2) OF O.REG 216/10.

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
A	5004744.76	359089.91
B	5005834.85	360992.16



CENTRELINE OF ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF NEPEAN AND RIDEAU (FORMERLY NORTH GOWER) KNOWN LOCALLY AS BROPHY DRIVE - REGIONAL ROAD No. 8 (FORMERLY BANKFIELD ROAD BY-LAW 103-97 INST. N574274)

PLAN 4R-36624

Received and deposited

January 16th, 2025

Mary Beth Ouellette

Representative for the Land Registrar for the Land Titles Division of Ottawa-carleton (No.4)

SCHEDULE

PART	LOT	CONCESSION	PIN
1			
2	PART OF 1	6 (RIDEAU FRONT)	PART OF 04593-0115
3			

PART 2 IS SUBJECT TO EASEMENT INST. OC1087975

PLAN OF SURVEY OF PART OF LOT 1 CONCESSION 6 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA

MONUMENT-URSO SURVEYING LTD.

SCALE 1:1000



The intended plot size of the plan is 610 mm in width by 457 mm in height when plotted at a scale of 1:1000.

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

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON DECEMBER 13th, 2024.

January 13th, 2025 DATE
 COEL STOREY
 ONTARIO LAND SURVEYOR

This plan of survey relates to AOLS Plan Submission Form Number V-93128

LEGEND

- DENOTES FOUND SURVEY MONUMENT
- " PLANTED SURVEY MONUMENT
- IB " IRON BAR
- SIB " STANDARD IRON BAR
- SSIB " SHORT STANDARD IRON BAR
- PB " PLASTIC BAR
- IBØ " ROUND IRON BAR
- (WIT) " WITNESS
- ACC. " ACCEPTED
- MEAS. (1476) " MEASURED
- (P1) " MONUMENT-URSO SURVEYING LTD. PLAN 4R-24258
- PWF " POST AND WIRE FENCE

BEARING NOTES

BEARINGS ARE MTM GRID, DERIVED FROM RTK (REAL-TIME KINEMATIC) GPS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN (76°30' WEST LONGITUDE) OF MTM ZONE 9 NAD83 (CSRS) (2010.0).

FOR BEARING COMPARISONS, A ROTATION OF 00°12'00" CLOCKWISE WAS APPLIED TO (P1) TO CONVERT TO GRID BEARINGS.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999904

Monument-Urso Surveying Ltd.
 Ontario Land Surveyors | Canada Land Surveyors
 1755 WOODWARD DRIVE TEL: (613) 800-1583
 OTTAWA, ON K2C 0P9
 536 C FOURTH LINE EAST
 SALLI STE. MARIE ON, P6A 6I8 TEL: (705) 254-7851 FAX: (705) 254-5571

DRAWN: CS FIELD: AC/RH FILE No: 24-0202 59408BrophyDr R D1
 PROCESSED: CS CHECKED: CS