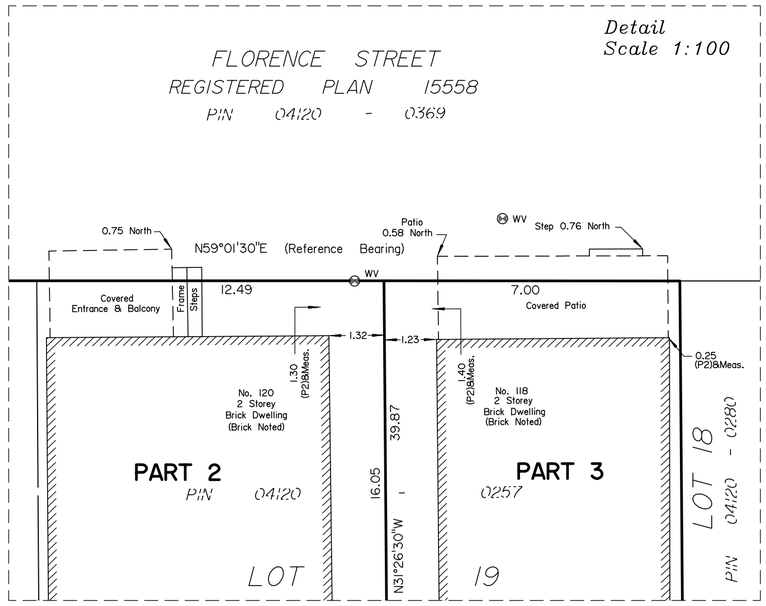

Notes & Legend

—□—	Denotes	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
CC	"	Cut Cross
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(PI)	"	Registered Plan 21612
(P2)	"	(AOG) Plan Dated February 23, 2010
(P3)	"	(AOG) Plan Dated December 6, 2019
(P4)	"	(AOG) Plan Dated May 12, 2021
○ MH-H	"	Maintenance Hole (Hydro)
○ UP	"	Utility Pole
○ B	"	Bollard
CLF	"	Chain Link Fence
BF	"	Board Fence
SF	"	Security Fence (2.4m High Chain Link Fence with Barbed Wire)
GR	"	Guard Rail
○ LS	"	Light Standard
▫ TB	"	Unidentified Terminal Box
C/L	"	Centreline
Fdn.	"	Foundation
WV	"	Water Valve
—— W ——	"	Underground Water
—— S ——	"	Underground Sanitary Sewer

(Underground Storm & Sewer Marked BY DeepView Locates Inc
Field Work Completed On November 7, 2024)

SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
423.9	1	PART OF 20 AND 21 (SOUTH FLORENCE STREET)	216212	ALL OF 04120-0257
199.3	2	PART OF 19 AND 20 (SOUTH FLORENCE STREET)		
216.8	3	PART OF 19 (SOUTH FLORENCE STREET)		
22.5	4	PART OF 21 (NORTH GLADSTONE AVENUE)		
1064.7	5	PART OF 19, 20 AND 21 (SOUTH FLORENCE STREET) PART OF 19, 20 AND 21 (NORTH GLADSTONE AVENUE)		
972.0	6	PART OF 19, 20 AND 21 (NORTH GLADSTONE AVENUE)		
46.2	7	PART OF 21 (SOUTH FLORENCE STREET) PART OF 21 (NORTH GLADSTONE AVENUE)		

DRAFT *PLAN OF SURVEY OF*

LOTS 19, 20 AND 21 SOUTH FLORENCE STREET AND LOTS 19, 20 AND 21 NORTH GLADSTONE AVENUE REGISTERED PLAN 21612 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 200

8.0 6.0 4.0 2.0 0 4 8 Metres

The intended plot size of the plan is 610 mm in width by 610 mm in height when plotted at a scale of 1:200.

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 :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 4th day of March, 2025.

March 5, 2025
Date

E. H. Herweyer
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-97734

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999937.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N68°45'15"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°01'00" counter-clockwise was applied to bearings on plan P2, P3 and P4.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919680005	Northing	5027191.26	Easting	361496.76
. 01919680105	Northing	5024915.16	Easting	373971.65
. Point A	Northing	5030398.39	Easting	367628.78
. Point B	Northing	5030426.77	Easting	367555.78

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors

Job No. 24402-23 HydroOttawa Lts19,20,21 Pl21612 R D5 FL/FS