

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from National Capital Commission Monument No. 0191860071 having an elevation of 99.724 metres.

2. It is the responsibility of the user of this information to verify that the job location and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing was accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.

2. Only visible surface utilities were located.

3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999981.

Bearings are grid, derived from the easting limit of Jockvale Road (Forced Road) as shown on Plan 4R-9882 and are referred to the Central Meridian of MTM Zone 9 (78°30' West Longitude) NAD-83 (original).

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

SHORELINE RADIAL TIE TABLE			
FROM POINT	TO POINT	BEARING	DISTANCE
401	402	N57°21'40"W	535.5
403	405	N29°54'30"W	534.8
404	404	N13°10'30"W	437.3
405	405	N3°10'50"W	441.7
406	406	N89°25'30"W	412.7
407	407	N71°14'00"W	218.8
408	408	N63°31'40"E	225.6

REGISTERED PLAN 4M-1402

BLOCK 116

CONCESSION

LONGFIELDS (BY-LAW PART 4

2010-299,

CONCESSION

LONGFIELDS (BY-LAW PART 3

2010-352,

LONGFIELDS (BY-LAW PART 2

2010-352,

LONGFIELDS (BY-LAW PART 1

2010-389, INST. OC191880)

DRIVE

PLAN 4R-25003

INST. OC184295

DRIVE

PLAN 4R-25003

INST. OC184295

DRIVE

PLAN 4R-25003

INST. OC184295

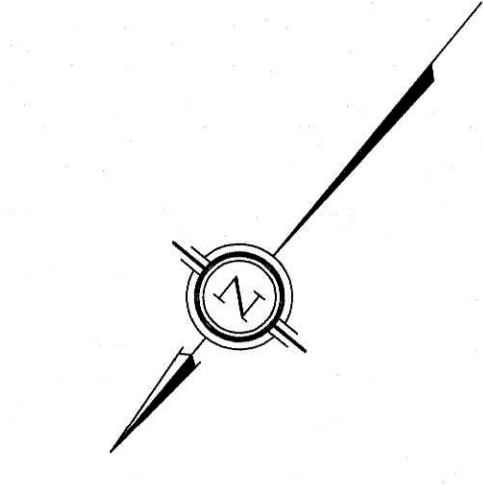
DRIVE

PLAN 4R-25003

INST. OC184295

DRIVE

PLAN 4R-25003



SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of

PART OF LOTS 12 AND 13

CONCESSION 2 (RIDEAU FRONT)

Geographic Township of Nepean

CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 200

8.0 6.0 4.0 2.0 0 4 8 Metres

Surveyor's Certificate

I CERTIFY THAT: This plan was prepared and in accordance with the Surveyors Act and the Regulations made under therefrom.

1. The survey was completed on the 9th day of December, 2024.

2. The survey was completed on the 9th day of December, 2024.

Notes & Legend

Survey Monument Planted

Survey Monument Found

Standard Iron Bar

Short Standard Iron Bar

Witness

Measured

Annis, O'Sullivan, Vollebakk Ltd.

Plan 4R-9882

Plan 4R-28886

Exploration Plan CR703362

Plan 4R-23570

Plan 4R-23570

Maintenance Hole (Storm Sewer)

Maintenance Hole (Sanitary)

Valve Chamber (Watermain)

Overhead Wires

Utility Pole

Anchor

Light Standard

Catch Basin

Catch Basin Inlet

Ditch Inlet

Water Valve

Top of Gate

Gas Meter

Hydro Meter

Sign

Chain Link Fence

Timber Retaining Wall

Concrete Block Retaining Wall

Top of Slope

Bottom of Slope

Mail Box

Air Conditioner

Diameter

Location of Elevations

Top of Concrete Curb Elevation

Top of Retaining Wall

Deciduous Tree

Coniferous Tree

Part 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH

SURVEY REPORT DATED: December 19, 2024

ANNIS, O'SULLIVAN, VOLLEBAKK LTD. grants to

Uniform Urban Development Inc. ("The Client") their sole and

exclusive right to use this plan and the information contained

therein for the purpose of the Surveyor's Real Property Report to the Client.

Part 1

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