SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING

PART OF LOTS 108 AND 109
REGISTERED PLAN 305
CITY OF OTTAWA

J.D. BARNES LIMITED

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SCALE 1 : 150

2.5 0 2.5 5 10 metres

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

NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CSRS) (2010.0).

DISTANCES ARE GROUND.

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

PART 2 - SURVEY REPORT

- DESCRIPTION
  PART OF LOT 108 ON REGISTERED PLAN 305, BEING ALL OF PIN 03963-0033 (LT) AND PART OF LOT 109 ON REGISTERED PLAN 305, BEING ALL OF PIN 03963-0034 (LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
  NONE
- BOUNDARY FEATURES

  NOTE LOCATION OF THE CEDAR HEDGE, THE EDGE OF ASPHALT, THE BOARD FENCES AND THE CHAIN LINK ALONG THE NORTHERLY LIMIT OF PIN 03963-0033 (LT)

  NOTE LOCATION OF THE CHAIN LINK FENCE ALONG THE WESTERLY LIMIT OF PIN 03963-0033 (LT)

  NOTE LOCATION OF THE CEDAR HEDGES, THE BOARD FENCE AND THE CHAIN LINK FENCE ALONG THE SOUTHERLYLIMIT OF PIN 03963-0033 (LT) AND THE NORTHERLY LIMIT OF PIN 03963-0034 (LT)

  NOTE LOCATION OF THE CHAIN LINK FENCE ALONG THE WESTERLY LIMIT OF PIN 03963-0034 (LT)

  NOTE LOCATION OF THE BOARD FENCE, THE CONCRETE RETAINING WALL, THE EDGE OF ASPHALT, THE CONCRETE PAD AND THE GARBAGE RECEPTICLE ALONG THE SOUTHERLY LIMIT OF PIN 03963-0034 (LT)

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDAR IRON BAR
IB	DENOTES	IRON BAR
MEAS	DENOTES	MEASURED
P	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY WEBSTER & SIMMONDS SURVEYING LTD., DATED FEBRUARY 15, 1999
P1	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY FAIRHALL, MOFFATT & WOODLAND LTD., DATED DECEMBER 2, 2002
P2	DENOTES	BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., DATED APRIL 19, 1989
P3	DENOTES	PLAN R-82
P4	DENOTES	BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., DATED JANUARY 21, 1985
DEED	DENOTES	INSTRUMENTS NUMBERS NP48759 AND NP54784
725	DENOTES	ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD
AOG	DENOTES	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
857	DENOTES	FAIRHALL, MOFFATT & WOODLAND LTD
——	DENOTES	PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHIC LEGEND

TOW	DENOTES FOUNDATION
CONC	DENOTES CONCRETE
RET	DENOTES RETAINING
C/L	DENOTES CENTERLINE
EA	DENOTES EDGE OF ASPHALT
CLF	DENOTES CHAIN LINK FENCE
BF	DENOTES BOARD FENCE
• GM	DENOTES GAS METER
• HP	DENOTES HYDRO POLE
⊰ WK	DENOTES WATER KEY
E_TRANS	DENOTES HYDRO TRANSFORMER
T_JB	DENOTES TELEPHONE JUNCTION BOX
CB	DENOTES CATCH BASIN
MH_WAT	DENOTES WATER MANHOLE
MH_STM	DENOTES STORM MANHOLE
MH_SAN	DENOTES SANITARY MANHOLE
—— E ——	DENOTES OVERHEAD HYDRO CABLE
—— T ——	DENOTES OVERHEAD TELEPHONE CABLE
—— STM ——	DENOTES UNDERGROUND STORM SEWER
—— SAN ——	DENOTES UNDERGROUND SANITARY SEWER
	DENOTES DECIDUOUS TREE
	DENOTES CONIFEROUS TREE

TREE SCHEDULE

TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.9	10	0.4 E, 6.8 S
T2	0.25	3	3.8 S
T3	0.18	3	2.3 S
T4	0.25	2.5	0.2 N
T5	0.25	1	0.6 S
T6	0.1	1	0.6 S
T7	0.4	4	6.4 W
T8	0.65	5	2.0 E
T9	1.3	7	3.1 N
T10	0.45	2.5	5.7 N
T11	0.15	2	5.3 N
T12	0.15	2	7.2 N
T13	0.3	5	0.3 N
T14	0.3	5	0.1 S
T15	0.3	5	0.1 N
T16	0.2	3	0.1 N
T17	0.65	8	0.6 W, 6.8 S
T18	0.65	8	0.7 W
T19	0.65	8	0.6 W, 1.3 N
T20	0.7	8	3.6 N
T21	0.7	8	4.2 N
T22	0.55	7	6.0 N
T23	0.55	7	1.1 W, 3.7 N
T24	0.55	7	0.6 E, 4.2 N
T25	0.25	3	0.4 W
T26	0.35	5	0.9 W
T27	0.1	3	9.8 W
T28	0.5	5	1.8 W
T29	0.1	5	.5 W
T30	0.3	7	.4 W
T31	0.1	1	5.4 W
T32	0.2	2	12.4 W
T33	0.2	2	14.9 W
T34	0.1	1	6.5 W
T35	0.2	5	6.8 W
T36	0.2	2	1.4 W
T37	0.2	4	0.9 W
T38	0.1	3	0.8 W, 1.0 N
T39	0.1	3	3.7 W
T40	0.1	1	6.3 W

TRUNK DIAMETER MEASURED AT 1.2 METRES ABOVE GRADE
TREE POSITION IS CALCULATED OFFSET TO ESTIMATED CENTER OF TREE

ELEVATION NOTE:

1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA CONTROL POINT 2016-0135 HAVING A PUBLISHED ELEVATION OF 68.41 METRES (CSRS) 1997.

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 OCTOBER 15, 2023.

OCTOBER 31, 2023
DATE

GEORGE ZERVOS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-42311

J.D.BARNES LIMITED
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LAND INFORMATION SPECIALISTS
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DRAWN BY:	CHECKED BY:	REFERENCE NO.:
RP	GZ	23-10-078-00
PLOTTED: $DATE$		DATED: 10/16/23

REVISION NOTE: THIS PLAN WAS REVISED MARCH 26 2026 TO SHOW ADDITIONAL TREES.

PREPARED FOR: ANTILIA HOMES

FILE: $FILE$