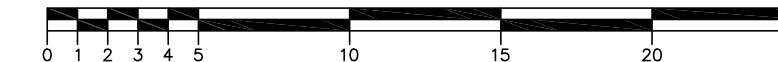


PLAN OF SURVEY OF  
BLOCK 60 AND PART OF BLOCK 59  
REGISTERED PLAN 4M-916  
AND PART OF LOT 16  
CONCESSION 1 (OTTAWA FRONT)  
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)  
CITY OF OTTAWA

SCALE 1:250



NORTHERN LINK SURVEY GROUP 2024

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

BEARING

BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF SHEFFORD ROAD AS DERIVED FROM OBSERVED CONTROL POINTS 'A' AND 'B' AND HAVING A BEARING OF N 21°22'10" W.

GRID BEARINGS ARE 3° MTM ZONE 09, CENTRAL MERIDIAN 76°30' WEST LONGITUDE, NAD83 (CSRS-2010.0).

NOTES

TREE CALIPER'S SHOWN HEREON ARE AS MEASURED BY OUR SURVEY CREW. CROSS DIMENSIONS ARE AS SHOWN ON THE FACE OF PLAN AND CONFIRMED VIA AERIAL REFERENCE DATA. THIS DATA HAS NOT BEEN CONFIRMED OR REVIEWED BY A PROFESSIONAL ARBORIST.

FENCES AND OCCUPATION ARE AS INDICATED ON THIS PLAN OF SURVEY. OBSERVATIONS TO STRUCTURES ON THE SUBJECT LANDS HAVE BEEN MADE TO THE EXPOSED EXTERIOR CLADDING OF THE STRUCTURES AS SHOWN.

BEARING ROTATION:

FOR BEARING COMPARISONS, A ROTATION OF 00°39'40" COUNTER-CLOCKWISE WAS APPLIED TO PLAN P3.

MUNICIPAL ADDRESSES:

No. 2180 MONTREAL ROAD AND No. 972 SHEFFORD ROAD, OTTAWA, ONTARIO

SURVEY REPORT:

- 1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
- 2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC. ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
- 3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
- 4. LAND COMPRISES ALL OF (PIN(S) 04368-0060 (LT); 04368-0184 (LT); AND 04368-0192 (LT).
- 5. PIN 04368-0060 (LT) IS BLOCK 60, PLAN 4M-916 AND IS SUBJECT TO REGIONAL ZONING ORDINANCES OVER PART 1 AND 2 OF PLAN 4R-4926 AS PER INSTRUMENTS NS112334 AND NS112331 RESPECTIVELY. THIS PARCEL IS ALSO SUBJECT TO AN EASEMENT OVER PARTS 13, 14 AND 15 OF PLAN 4R-10659 AS PER INSTRUMENT L1908684.
- 6. PIN 04368-0184 (LT) IS PART OF BLOCK 59, PLAN 4M-916, DESIGNATED AS PARTS 1 AND 2 OF PLAN 4R-12998 AND IS SUBJECT TO AN EASEMENT OVER PART 1, PLAN 4R-12998 AS IN L1908684.
- 7. PIN 04368-0192 (LT) IS PART LOT 16, CONCESSION 1 (OTTAWA FRONT), DESIGNATED AS PARTS 3 AND 4 OF PLAN 5R-1754.

SITE AREA:

PIN 04368-0060 (LT) = 4,043.73 SQUARE METRES (0.999 ACRES)  
PIN 04368-0184 (LT) = 1,096.92 SQUARE METRES (0.271 ACRES)  
PIN 04368-0192 (LT) = 920.01 SQUARE METRES (0.227 ACRES)  
COMBINED SITE AREA = 6,060.66 SQUARE METRES (1.497 ACRES)

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM GNSS OBSERVATIONS TO OUR CONTROL NETWORK. ELEVATIONS ARE REFERENCED TO OUR LOCAL BENCHMARK.

LOCAL BENCHMARK:

THE TOP NUT OF A FIRE HYDRANT LOCATED APPROXIMATELY 14m SOUTH OF DRIVEWAY ENTRANCE TO THE SUBJECT LANDS ALONG SHEFFORD ROAD AND HAVING AN ELEVATION OF 67.88. (NAD83:CSRS-V7-2010, GEOID MODEL HT2.0-2002.0)

GRID SCALE CONVERSION

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99989957.

Table with columns: CO-ORDINATE SYSTEM, 3° MTM ZONE 09 CO-ORDINATES, NAD 83 CSRS-2010 (CENTRAL MERIDIAN 76°30' WEST LONGITUDE), THE COORDINATES LISTED BELOW COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT, POINT ID, NORTHING, EASTING, COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

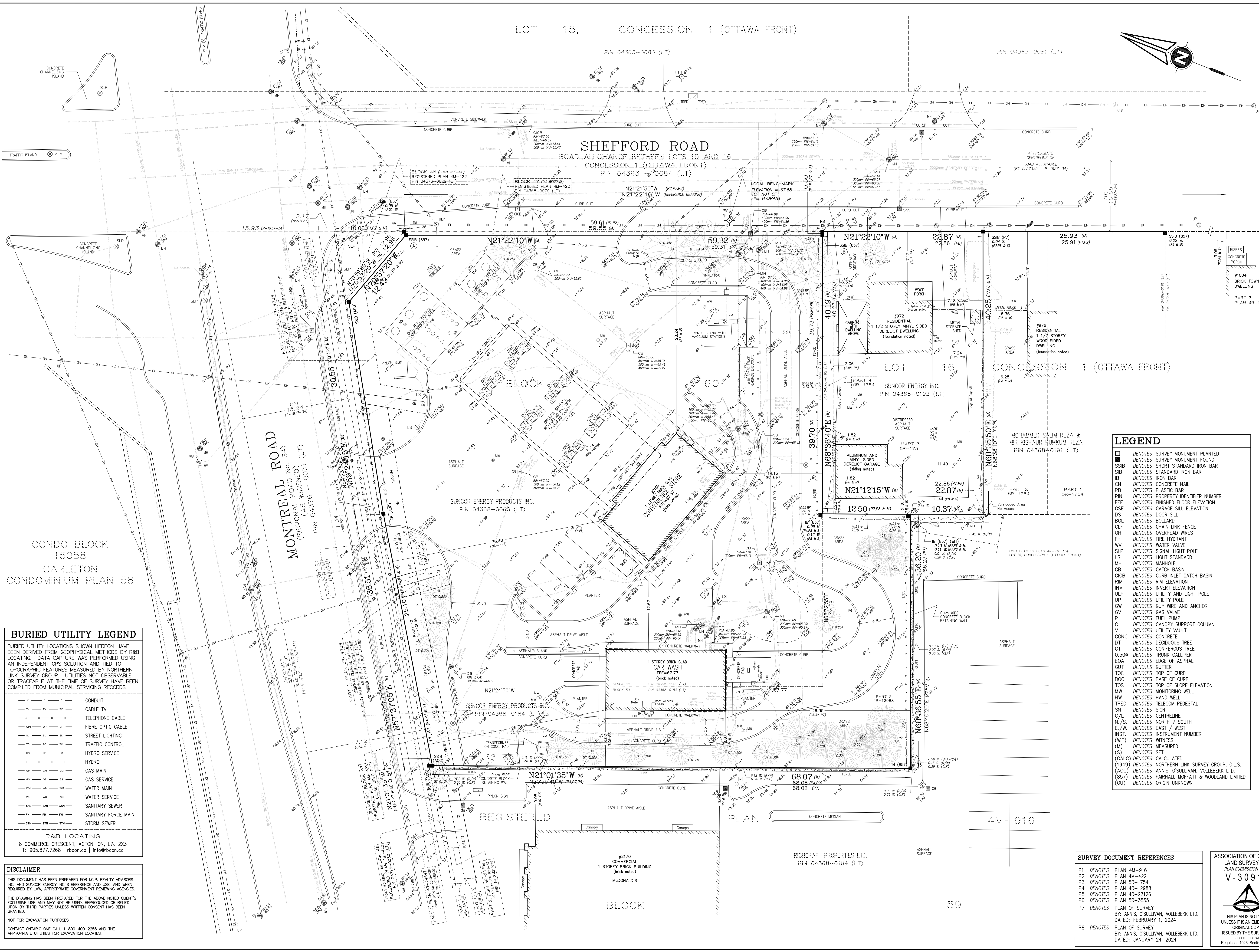
I CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF OCTOBER, 2024.

NOVEMBER 23, 2024 DATE  
MICHAEL MCKECHNIE ONTARIO LAND SURVEYOR

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FIELD: MJM | DRAWN BY: MJM | CHECKED BY: MJM  
DWG NAME: 23-0336T01 PROJECT: 24-033 11:01 20/NOV/2024  
NORTHERN LINK SURVEY GROUP IS A DIVISION OF 2307869 ONTARIO LTD.  
65 CEDAR POINTE DRIVE SUITE #204 BARRIE ONTARIO L4N 9R3  
T: 705.985.2610 | northern-link.ca | info@northern-link.ca



**BURIED UTILITY LEGEND**  
BURIED UTILITY LOCATIONS SHOWN HEREON HAVE BEEN DERIVED FROM GEOPHYSICAL METHODS BY R&B LOCATING. DATA CAPTURE WAS PERFORMED USING AN INDEPENDENT GPS SOLUTION AND TIED TO TOPOGRAPHIC FEATURES MEASURED BY NORTHERN LINK SURVEY GROUP. UTILITIES NOT OBSERVABLE OR TRACEABLE AT THE TIME OF SURVEY HAVE BEEN COMPILED FROM MUNICIPAL SERVICES RECORDS.

---	CONDUIT
---	CABLE TV
---	TELEPHONE CABLE
---	FIBRE OPTIC CABLE
---	STREET LIGHTING
---	TRAFFIC CONTROL
---	HYDRO SERVICE
---	HYDRO
---	GAS MAIN
---	GAS SERVICE
---	WATER MAIN
---	WATER SERVICE
---	SANITARY SEWER
---	SANITARY FORCE MAIN
---	STORM SEWER

R&B LOCATING  
8 COMMERCE CRESCENT, ACTON, ON, L7J 2X3  
T: 905.877.7268 | rbcn.ca | info@rbcn.ca

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NOT FOR EXCAVATION PURPOSES.  
CONTACT ONTARIO ONE CALL 1-800-400-2225 AND THE APPROPRIATE UTILITIES FOR EXCAVATION LOCATES.

**LEGEND**

□	DENOTES SURVEY MONUMENT PLANTED
■	DENOTES SURVEY MONUMENT FOUND
SSIB	DENOTES SHORT STANDARD IRON BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
ON	DENOTES CONCRETE NAIL
PB	DENOTES PLASTIC BAR
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
FFE	DENOTES FINISHED FLOOR ELEVATION
GSE	DENOTES GARAGE SILL ELEVATION
DS	DENOTES DOOR SILL
BOL	DENOTES BOLLARD
CLF	DENOTES CHAIN LINK FENCE
OH	DENOTES OVERHEAD WIRES
FH	DENOTES FIRE HYDRANT
WV	DENOTES WATER VALVE
SLP	DENOTES SIGNAL LIGHT POLE
LS	DENOTES LIGHT STANDARD
MH	DENOTES MANHOLE
CB	DENOTES CATCH BASIN
CICB	DENOTES CURB INLET CATCH BASIN
RIM	DENOTES RIM ELEVATION
INV	DENOTES INVERT ELEVATION
ULP	DENOTES UTILITY AND LIGHT POLE
UP	DENOTES UTILITY POLE
GW	DENOTES GUY WIRE AND ANCHOR
GV	DENOTES GAS VALVE
P	DENOTES FUEL PUMP
C	DENOTES CANOPY SUPPORT COLUMN
V	DENOTES UTILITY VAULT
CONC.	DENOTES CONCRETE
DT	DENOTES DECIDUOUS TREE
CT	DENOTES CONIFEROUS TREE
0.50R	DENOTES TRUNK CALLIPER
EQA	DENOTES EDGE OF ASPHALT
GUT	DENOTES GUTTER
TCC	DENOTES TOP OF CURB
BCC	DENOTES BASE OF CURB
TOS	DENOTES TOP OF SLOPE ELEVATION
MW	DENOTES MONITORING WELL
HW	DENOTES HAND WELL
TPE	DENOTES TELECOM PEDESTAL
SN	DENOTES SIGN
C/L	DENOTES CENTRELINE
N./S.	DENOTES NORTH / SOUTH
E./W.	DENOTES EAST / WEST
INST.	DENOTES INSTRUMENT NUMBER
(WT)	DENOTES WITNESS
(M)	DENOTES MEASURED
(S)	DENOTES SET
(CALC)	DENOTES CALCULATED
(1949)	DENOTES NORTHERN LINK SURVEY GROUP, O.L.S.
(AOC)	DENOTES ANNIS, O'SULLIVAN, VOLLEBECK LTD.
(857)	DENOTES FAIRHALL MOFFATT & WOODLAND LIMITED
(OU)	DENOTES ORIGIN UNKNOWN

**SURVEY DOCUMENT REFERENCES**

P1	DENOTES	PLAN 4M-916
P2	DENOTES	PLAN 4M-422
P3	DENOTES	PLAN 5R-1754
P4	DENOTES	PLAN 4R-12998
P5	DENOTES	PLAN 4R-27126
P6	DENOTES	PLAN 5R-3555
P7	DENOTES	PLAN OF SURVEY BY: ANNIS, O'SULLIVAN, VOLLEBECK LTD. DATED: FEBRUARY 1, 2024
P8	DENOTES	PLAN OF SURVEY BY: ANNIS, O'SULLIVAN, VOLLEBECK LTD. DATED: JANUARY 24, 2024

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-30910

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