

SURVEYOR'S REAL PROPERTY REPORT

(PART 2)

Re: 1346 Avenue Q
Lots 735 and 736
Registered Plan 320
City of Ottawa

1. Registered Rights-of-Way / Easements

The northerly and westerly 1.22 metres of the property is subject to an easement in favour of Hydro Ottawa and Bell Canada as described by Instrument OT27757.

2. Property Improvements

A one storey brick, stucco and vinyl sided dwelling and metal shed exist on the subject property. The metal shed extends up to 1.13 metres into the easement described in Item #1 above. A window well along the northerly foundation wall of the dwelling extends up to 0.16 metres into the easement described in Item #1 above. Patio stones placed by 1342 Avenue Q were found to be 0.10 metres north of the northerly boundary. A shed attached to the garage at 1342 Avenue Q extends up to the northerly boundary of the property. An asphalt driveway extends between 1346 and 1350 Avenue Q. Various fences bound the property and are displaced from the property lines by the distances shown on the survey plan.

3. Compliance with Municipal Zoning Bylaws


Compliance is not certified by this report.

4. Additional Remarks

Survey monuments mark the front property corners. The area of the subject property is 418.5 square metres.

This report is a supplement to the accompanying survey plan. Please refer to this plan for disclosure of the location of improvements and boundary information.

OTTAWA, Ontario
June 23, 2023
Our Reference 23988-23


Andrew J. Broxham
Ontario Land Surveyor