



SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF LOT LOT 10
REGISTERED PLAN 204
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2017



Metric Note
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearing Note
Bearings are MTM grid, derived from the Smart-Net Real Time Network. GPS observations on reference points A and B, shown hereon, having a bearing of N 54° 23' 40" E and are referred to the Central Meridian of MTM Zone 9 (76° 30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°34'50" counter-clockwise was applied to bearings on Plan P1 & P2.
For bearing comparisons, a rotation of 0°35'30" counter-clockwise was applied to bearings on Plan P6 & P8.

CO-ORDINATES WERE DERIVED FROM SMART-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
(A)	5028133.51	363014.17
(B)	5028169.08	363063.84
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- Notes & Legend**
- +— Denotes Survey Monument Planted
 - SIB— Denotes Survey Monument Found
 - IB— Denotes Short Standard Iron Bar
 - CC— Denotes Cut Cross
 - (Wh)— Denotes Witness
 - M— Denotes Measured
 - (P1)— Denotes Registered Plan 204
 - (P2)— Denotes Plan 4R-24535
 - (P3)— Denotes Plan By (1692) Dated September 6, 2017 (Ref. 306-17)
 - (P4)— Denotes Plan By (1319) Dated June 28, 1979 (Ref. 5-204)
 - (P5)— Denotes Plan By (857) Dated April 6, 1979 (Ref. 55-204 (NP))
 - (P6)— Denotes Plan By (1473) Dated January 14, 2000 (Ref. 19-204)
 - (P7)— Denotes Plan By (647) Dated December 23, 1974
 - (P8)— Denotes Plan By (857) Dated November 8, 2012 (Ref. 76(K)-204(NP))
 - (P9)— Denotes Plan 4R-27018
 - (D1)— Denotes Deed Inst. CR324900
 - (D2)— Denotes Deed Inst. NS58594
 - OW— Denotes Overhead Wires
 - UP— Denotes Utility Pole
 - AN— Denotes Anchor
 - GM— Denotes Gas Meter
 - BF— Denotes Bollard
 - CJL— Denotes Board Fence
 - Bldg.— Denotes Centreline
 - Bldg.— Denotes Building
 - R.O.W.— Denotes Right-of-Way

THIS REPORT WAS PREPARED FOR:
BANK OF NOVA SCOTIA ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

Surveyor's Certificate

I certify that:

- This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Regulations made under them.
- The survey was completed on the 1st day of November, 2017.

Date: Nov. 10/17
Daniel Robinson
Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2 0 2 1 8 4 9

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).

FARLEY, SMITH & DENIS SURVEYING LTD.

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