

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

PLAN PREPARED FOR COMMITTEE OF  
ADJUSTMENT PURPOSES SEP 26, 2022

SCHEDULE			
PART	LOT	REG'D PLAN	PIN
1	ALL OF 25		
2	PART OF 24	444	PART OF 04712-0044
3	PART OF 24		PART OF 04712-0044

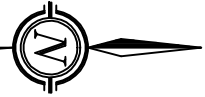
PARTS 1, 2 AND 3 COMPRISE ALL OF PIN 04712-0044

O T T A W A R I V E R  
PIN 04712 -- 0017

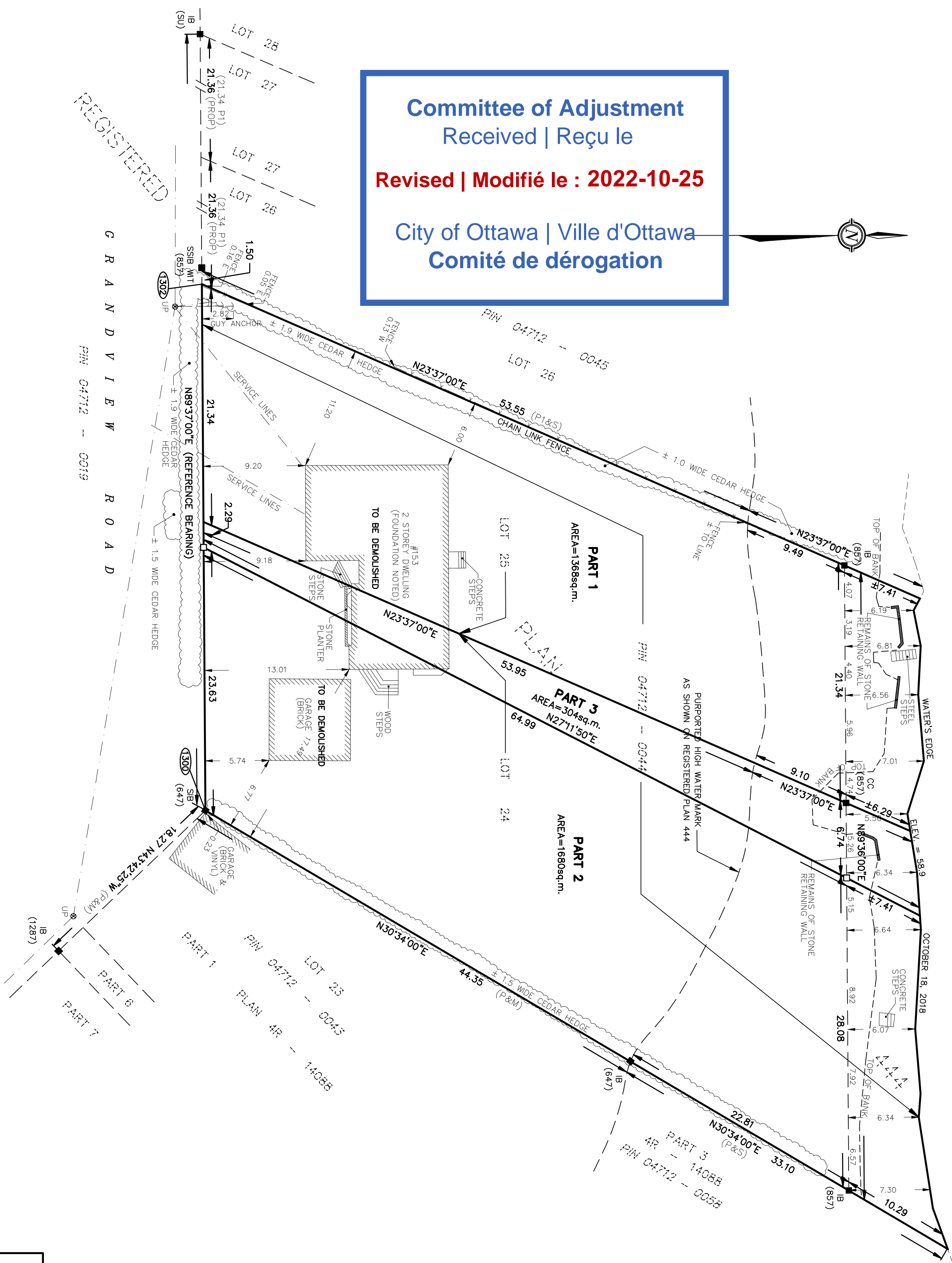
PLAN 4R--  
I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE  
LAND TITLES ACT.  
DATE -----

REPRESENTATIVE FOR THE  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA -- CARLETON (N° 4)

JOHN H. GUTRI, O.L.S.



Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2022-10-25  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



PLAN OF SURVEY OF  
LOTS 24 AND 25  
REGISTERED PLAN 444  
CITY OF OTTAWA  
SCALE 1 : 250  
0 5 10 20 25 metres  
FAIRHALL, MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS

NOTES

- BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF GRANDVIEW ROAD AS SHOWN ON PLAN 444, HAVING A BEARING OF N89°37'00"E.
- BEARINGS CAN BE CONVERTED TO GRID BY APPLYING AN ANGLE ROTATION TO 00°11'20" CLOCKWISE.
- DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.9999927.

LEGEND

- -- SURVEY MONUMENT FOUND
- -- SURVEY MONUMENT SET
- IB -- IRON BAR
- (P) -- PLAN 4R-14088
- (P1) -- REGISTERED PLAN 444
- (S) -- SET
- (M) -- MEASURED
- (857) -- FAIRHALL, MOFFATT & WOODLAND LIMITED O.L.S.
- (647) -- H.R. FARLEY O.L.S.
- (1287) -- FARLEY, SMITH & MURRAY SURVEYING LTD
- (SU) -- SOURCE UNKNOWN
- PIN -- PROPERTY IDENTIFIER NUMBER
- WT -- WITNESS

COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) WITH ZONE 9, NAD83 ORIGINAL.

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF OREG 216/10.

POINT ID	NORTHING	EASTING
1300	5024789.802	355324.695
1302	5024789.639	355277.409

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

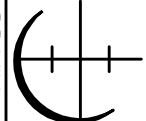
SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON 2021.

DATE -----

JOHN H. GUTRI  
ONTARIO LAND SURVEYOR

Fairhall  
Moffatt &  
Woodland



FAIRHALL, MOFFATT & WOODLAND LIMITED  
Ontario Land Surveyors  
Surveying and Land Information Services  
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6  
TEL: (613) 591-2590 FAX: (613) 591-1485  
WWW.FMWORLD.CO

JOB No. 227900  
E 355314, N 5024815  
REFERENCE No. 71(c) -- 444 NEPEAN  
S:\085\Y3400\DWG 2022-09-15  
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