

DRAFT PLAN FOR SEVERANCE

SCHEDULE			
PART	LOT	PLAN	AREA sq. m.
1	PART OF LOT 13	52	125.1
2			132.00

PLAN OF SURVEY OF
PART OF LOT 13
REGISTERED PLAN 52
CITY OF OTTAWA

SCALE 1 : 100

THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100

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 ARE REFERRED TO THE WESTERLY LIMIT OF PALACE STREET AS SHOWN ON A SURVEYORS REAL PROPERTY REPORT BY J.D. BARNES LTD., DATED JANUARY 25, 2022, HAVING A BEARING OF N 26°56'10" W.

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

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999949.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 9, NAD83 (ORIGINAL).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	369 968.88	5 032 961.39
ORP (B)	370 041.63	5 032 780.83

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

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 194.67 N 21°56'44" E

LEGEND

▲	DENOTES	CONTROL MONUMENT FOUND
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
PB	DENOTES	PLASTIC BAR
IB	DENOTES	IRON BAR
MEAS	DENOTES	MEASURED
OU	DENOTES	ORIGIN UNKNOWN
RP	DENOTES	REGISTERED PLAN 52
P	DENOTES	PLAN 4R-9126
P1	DENOTES	PLAN 5R-11685
P2	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LTD., DATED JANUARY 25, 2022
D1	DENOTES	INST. No. N645475
1287	DENOTES	FAIRHALL, MOFFATT & WOODLAND LIMITED
1287	DENOTES	FAIRLEY, SMITH & DENIS SURVEYING LTD.
JDB	DENOTES	J.D. BARNES LTD.
RET	DENOTES	RETAINING
PL	DENOTES	PART LIMIT WITHIN DEMISING WALL
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
—	DENOTES	PROPERTY LINE

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

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SURVEYOR'S CERTIFICATE

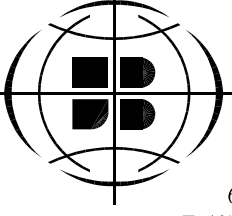
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON DECEMBER 23, 2021.

XXXX XX, 2022
DATE

DRAFT
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXXX



J.D.BARNES
LIMITED
SURVEYING
MAPPING
GIS
LAND INFORMATION SPECIALISTS
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DRAWN BY: JL/MC/RP	CHECKED BY: JL/GZ	REFERENCE NO.: 20-10-028-01
PLOTTED: 6/29/2022	DATED: 06/28/22	