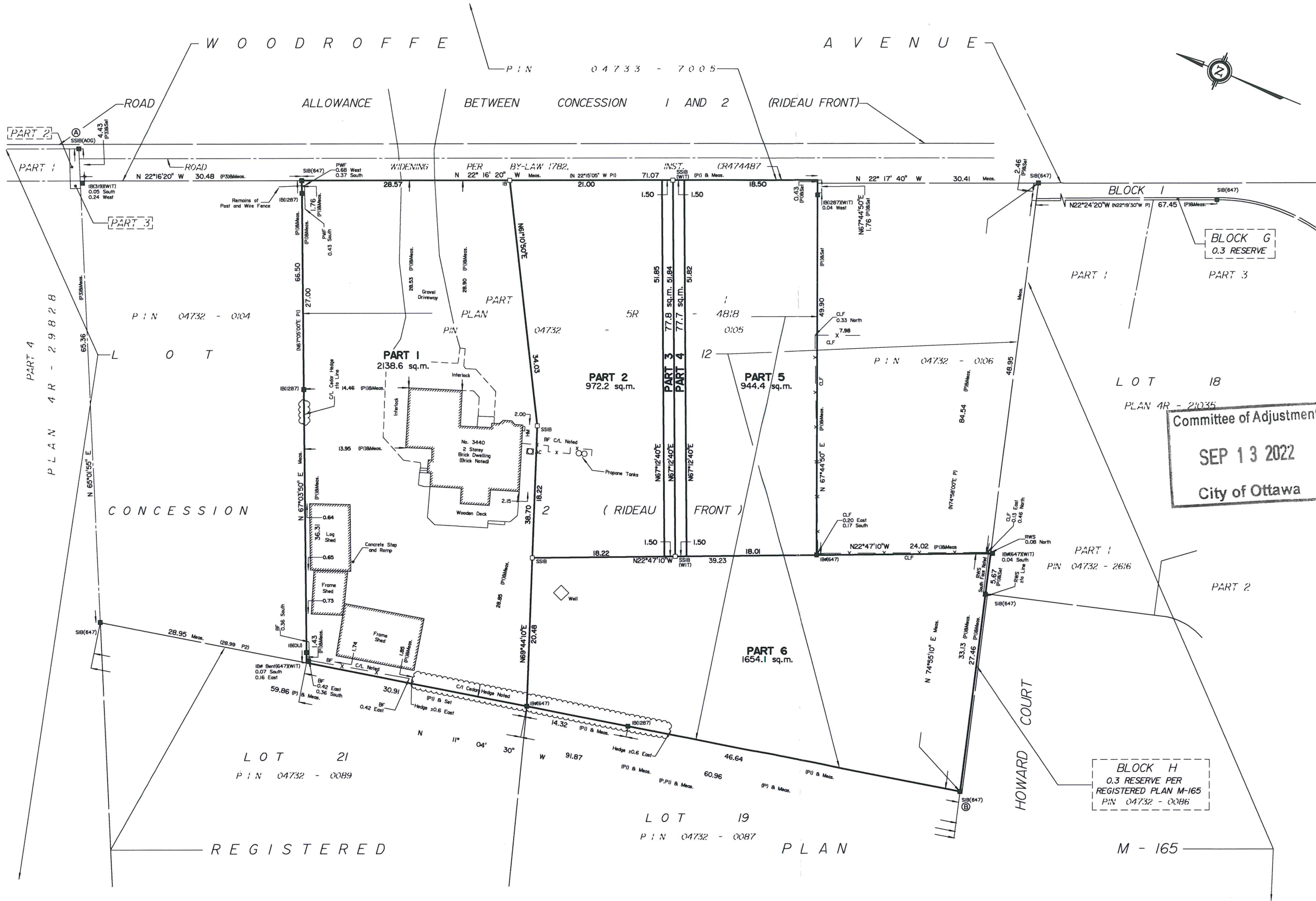


Y:\2021\20736-21_Sheppard Property Developments_3440 Woodroffe Ave. (P)\Reference Plan\Drawings\20736-21_Sheppard P1 L112 Con'd RF R D1.dwg, 2022-01-26 9:58:45 AM



I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.
DATE: _____

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____

T. HARTWICK
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE			
PARTS	LOT	CONCESSION	PIN
1-6	PART OF 12	2	ALL OF 04732-0105

PLAN OF SURVEY OF

**PART OF LOT 12
CONCESSION 2 (Rideau Front)
Geographic Township of Nepean
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1: 300



Metric

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

Surveyor's Certificate

I CERTIFY THAT:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Land Titles Act and the regulations made under them.
- The survey was completed on the ___ day of _____, 2022.

Date

Notes & Legend

- Denotes Survey Monument Planted
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- IBØ Round Iron Bar
- WIT Witness
- AOG Annis, O'Sullivan, Vollebakk Ltd.
- Meas. Measured
- (P) Registered Plan M-165
- (P1) (1287) Plan dated September 25, 2001
- (P2) Plan 5R-4818
- (P3) Plan 4R-29828
- (P3) Plan 4R-29828
- RWS Stone Retaining Wall
- CLF Chain Link Fence
- BF Board Fence
- PWF Post and Wire Fence
- C/L Centreline

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999947.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N13°51'20"W and are referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°35'30" counter-clockwise was applied to bearings on Plans (P) and (P1).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

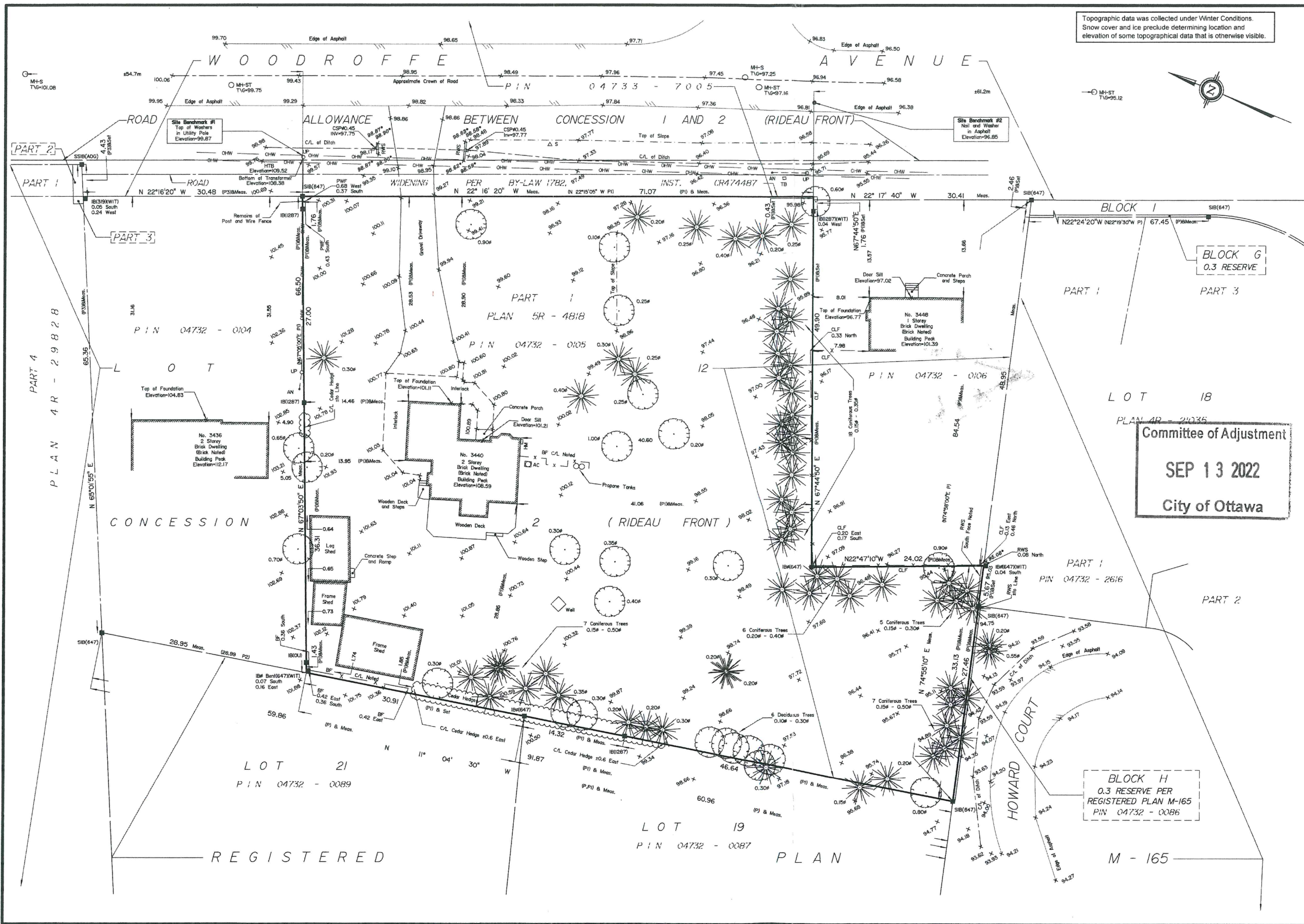
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

01919791338	Northing	5006055.96	Easting	346140.91
01919871649	Northing	5007189.87	Easting	372435.05
Point A	Northing	5014610.41	Easting	366415.48
Point B	Northing	5014464.29	Easting	366379.42

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aosvltd.com

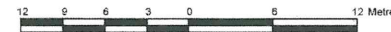
Ontario Land Surveyors Job No. 20736-21 Sheppard P1 L112 Con'd RF R D1 MF



Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 12
CONCESSION 2 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.
Scale 1 : 300



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

Surveyor's Certificate

I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Survey Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 8th day of December, 2021.
Date: Dec 23/21
T. Hartwick
Ontario Land Surveyor

Notes & Legend

Denotes	
—○—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
IB#	Round Iron Bar
Meas.	Measured
(WIT)	Witness
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
(P)	Registered Plan M-165
(P1)	(1287) Plan dated September 25, 2001
(P2)	Plan 5R-4818
(P3)	Plan 4R-29628
RWS	Stone Retaining Wall
★	Coniferous Tree
○	Deciduous Tree
○ MH-S	Maintenance Hole (Sanitary)
○ MH-ST	Maintenance Hole (Storm Sewer)
T/G	Top of Grate
UP	Utility Pole
• AN	Anchor
— OHW —	Overhead Wires
□ TB	Unidentified Terminal Box
HTB	Hydro Transformer Bolt
CLF	Chain Link Fence
BF	Board Fence
PWF	Post and Wire Fence
△ S	Sign
□ HM	Hydro Meter
□ AC	Air Conditioner
CSP	Corrugated Steel Pipe
Ø	Diameter
+ 98.90	Location of Elevations
+ 98.90*	Top of Retaining Wall Elevation
C/L	Centreline

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-19611
THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 26 (3).

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, are referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°35'30" counter-clockwise was applied to bearings on plans (P) and (P1).

01919791338 Northing 5006055.96 Easting 346140.91
01919871649 Northing 5007189.87 Easting 372435.05

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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Ontario
Land Surveyors Job No. 20736-21 Sheppard PI L112 Con2P2 T D2 MA