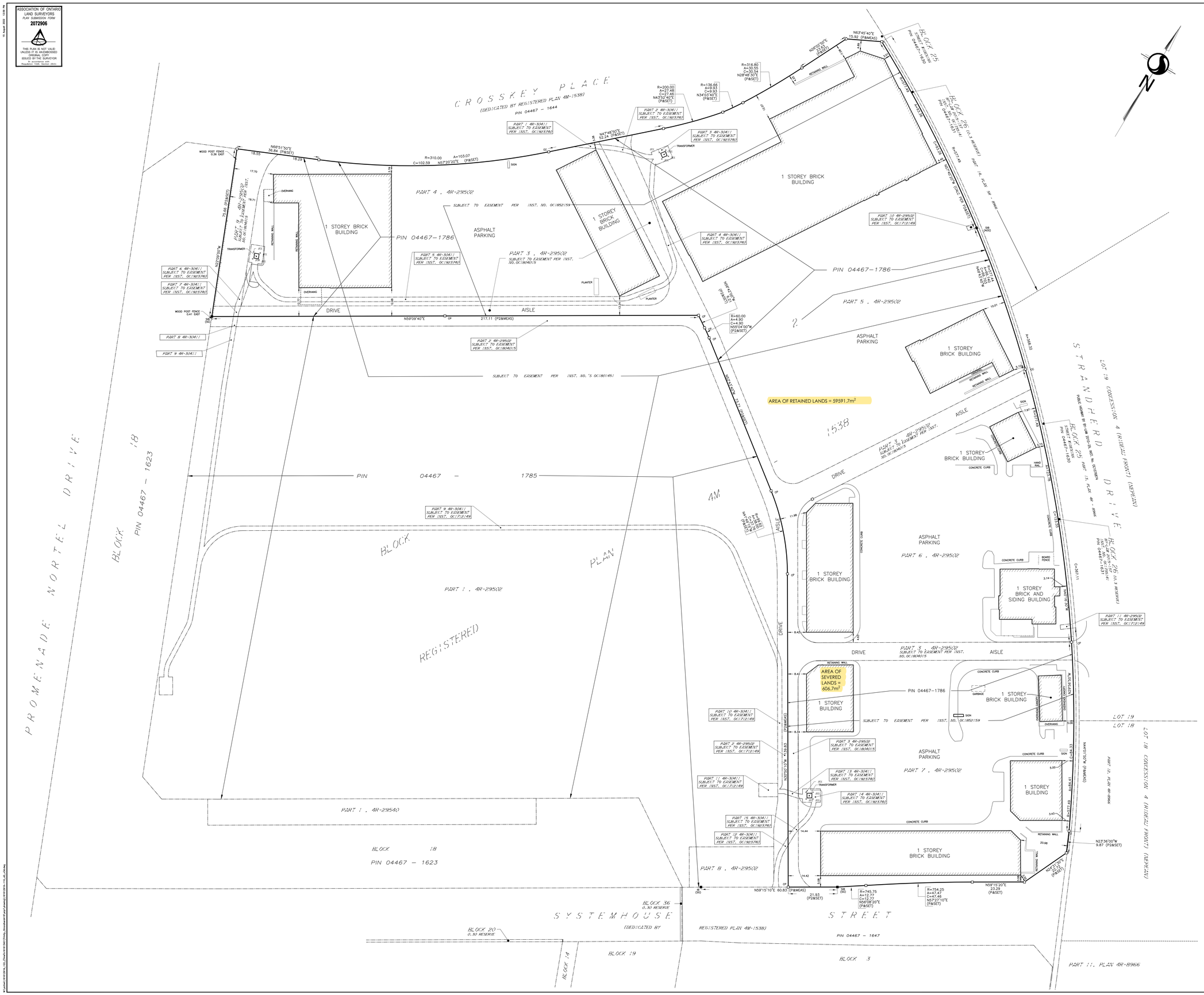
ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2072906

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

15 August 2022 - 12:59 PM



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SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF

PART OF BLOCK 2
REGISTERED PLAN 4M-1538
CITY OF OTTAWA

Scale 1:500
10 0 10 20 30 METRES

METRIC CONVERSION

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

GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99992.

BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS DERIVED FROM CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 76° 30' WEST LONGITUDE OF THE 3° MTM ONTARIO COORDINATE SYSTEM, ZONE 9, NAD83 (ORIGINAL) AND ARE REFERRED TO PLAN 4R-29502.

NOTE

THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON.
THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED.
ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC.
RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.
ALL SET MONUMENTS ARE SSIB UNLESS OTHERWISE NOTED.
DUE TO WINTER CONDITIONS SOME LOW LYING FEATURES MAY NOT ME SHOWN.

PART 2

This Report was prepared for MONTRIN UNIFORM STRANDHERD GP INC. and the undersigned accepts no responsibility for the use by parties other than directed by Montrin.

1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
OC1712149, OC1801453, OC1804015, OC1852159, OC1923740.
2. PROPERTY IMPROVEMENTS
As shown on PART 1.
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.

LEGEND

■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IBø	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS	"	MEASURED
PROP	"	PROPORTIONED
BOU	"	BOUNDARY UNKNOWN
BOL	"	BOLLARD
R	"	REGISTERED PLAN 4M-1538
P1	"	PLAN 4R-28873
P2	"	PLAN 4R-29502

Committee of Adjustment
Received | Reçu le

2022-12-05

City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 22nd DAY OF FEBRUARY, 2019.

DATE

BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

SRC MAP COORD =5014666, 361007

Stantec
Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com

DRAWN: TMT | CHECKED: CT | PM: BW | FIELD: AL | PROJECT No.: 161613401-110

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

Apr 27, 2016

BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

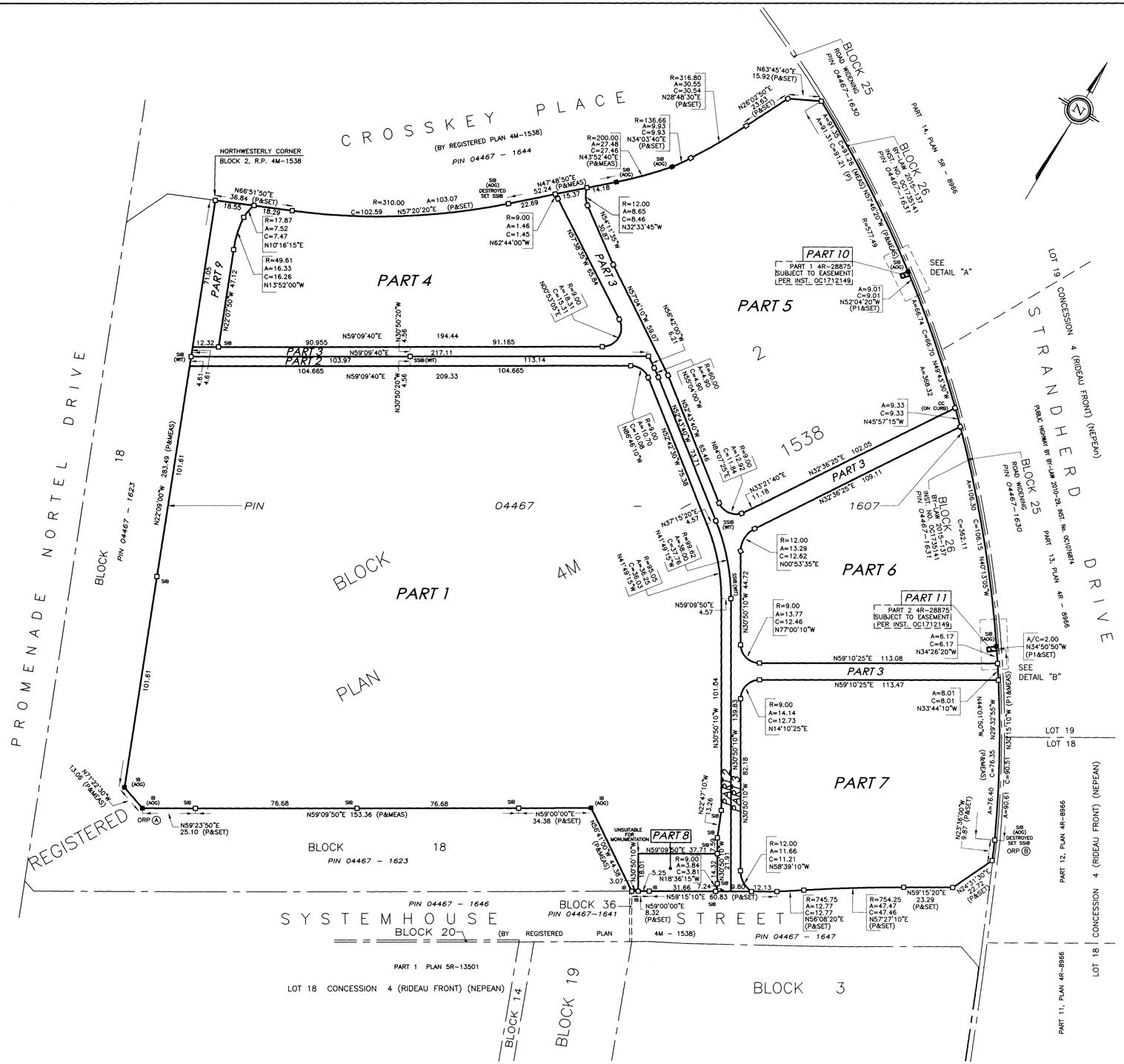
PLAN 4R-29502
RECEIVED AND DEPOSITED
DATE: April 28/16

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

SCHEDULE

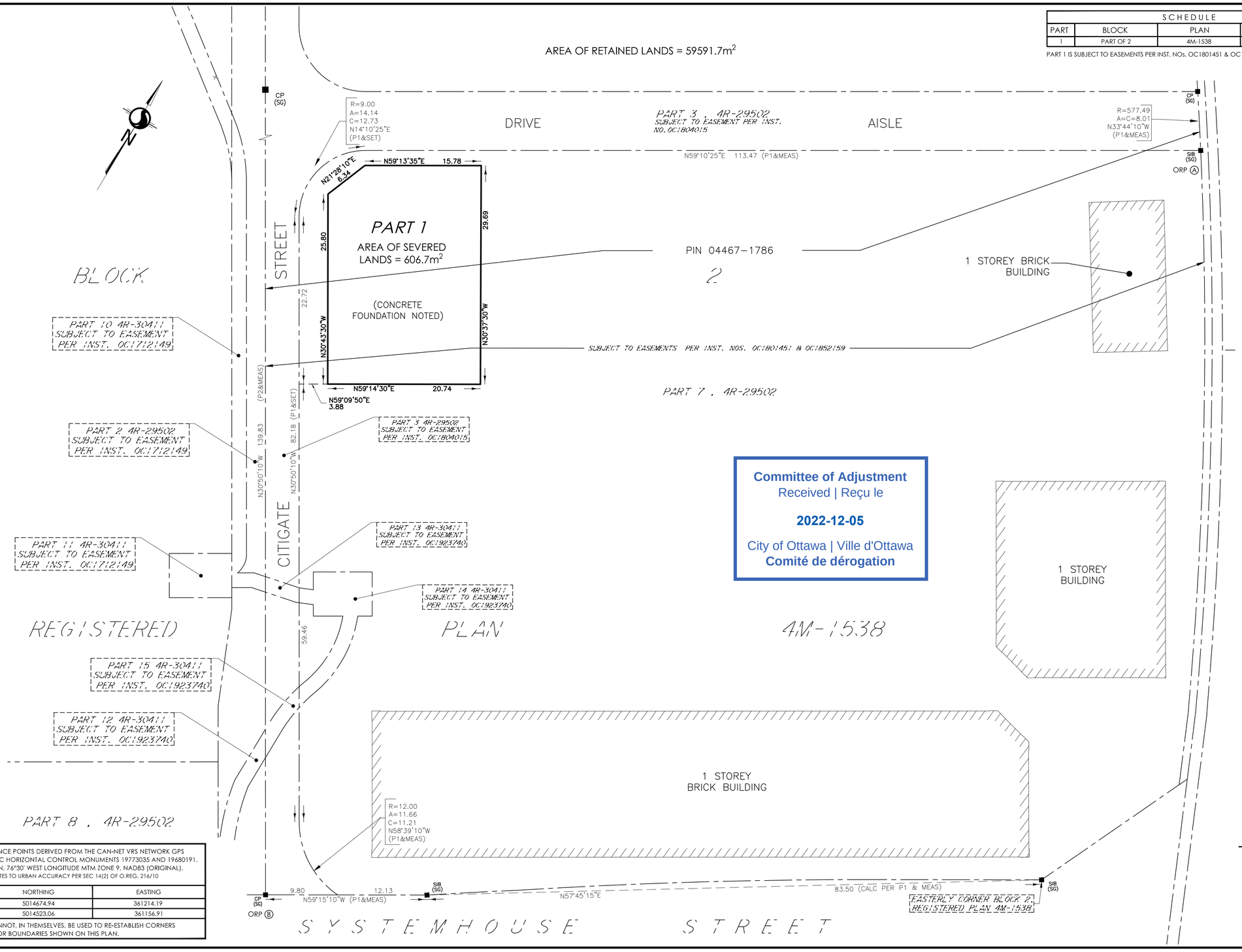
PART	BLOCK	PLAN	PIN
1	ALL OF 2	4M-1538	ALL OF 04467-1607
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			

PARTS 10 & 11 ARE SUBJECT TO EASEMENT PER INST. OC 1712149


CROSSKEY PLACE
(BY REGISTERED PLAN 4M-1538)
PIN 04467 - 1644
PROMENADE NORTEL DRIVE
STRANDHERD DRIVE
NORTHWESTERLY CORNER
BLOCK 2, R.P. 4M-1538
PART 1
PART 2
PART 3
PART 4
PART 5
PART 6
PART 7
PART 8
PART 9
PART 10
PART 11
BLOCK 2
BLOCK 18
PIN 04467 - 1623
BLOCK 25
ROAD WIDENING
PIN 04467-1630
BLOCK 26
BY-LAW 2015-137
INST. NO. OC1735141
PIN 04467-1631
PART 14, PLAN 5R - 8966
PART 13, PLAN 4R - 8966
PUBLIC HIGHWAY BY BY-LAW 2010-29, INST. NO. OC1076874
LOT 19 CONCESSION 4 (RIDEAU FRONT) (NEPEAN)
SEE DETAIL "A"
SEE DETAIL "B"
LOT 19
LOT 18
PART 12, PLAN 4R-8966
PART 11, PLAN 4R-8966
LOT 18 CONCESSION 4 (RIDEAU FRONT) (NEPEAN)
REGISTERED PLAN 4M-1538
PIN 04467 - 1607
SYSTEMHOUSE STREET
PIN 04467 - 1647
BLOCK 20
BLOCK 36
PIN 04467-1641
PIN 04467 - 1646
BLOCK 3
BLOCK 14
BLOCK 19
PART 1 PLAN 5R-13501
LOT 18 CONCESSION 4 (RIDEAU FRONT) (NEPEAN)
ORP (A)
ORP (B)
UNSUITABLE FOR MONUMENTATION
N59°09'50"E 153.36 (P&MEAS)
N59°23'50"E 25.10 (P&SET)
N59°00'00"E 34.38 (P&SET)
N59°09'50"E 37.71
N59°00'00"E 8.32 (P&SET)
N59°15'10"E 60.83 (P&SET)
N59°15'20"E 23.29 (P&SET)
N59°10'25"E 113.08
N59°10'25"E 113.47
N59°09'50"E 4.57
N30°50'10"W 44.72
N30°50'10"W 101.64
N30°50'10"W 139.83
N30°50'10"W 82.18
N32°36'25"E 102.05
N32°36'25"E 109.11
N52°04'20"W (P1&SET)
N34°50'50"W (P1&SET)
N34°26'20"W
N45°57'15"W
N33°44'10"W
N14°10'25"E
N58°39'10"W
N56°08'20"E
N57°27'10"E
N24°21'30"E
N29°32'55"W
N30°15'10"W
N47°13'05"W
N43°43'30"W
N22°09'00"W 283.49 (P&MEAS)
N22°07'50"W 47.12
N57°20'20"E (P&SET)
N63°45'40"E 15.92 (P&SET)
N26°02'50"E 33.53 (P&SET)
N47°48'50"E 52.24 (P&MEAS)
N62°44'00"W
N59°09'40"E
N30°50'20"W
N30°50'10"W
N57°24'10"W 59.07
N56°42'00"W 9.21
N52°43'40"W 55.46
N52°42'30"W 75.38
N84°07'25"E
N33°21'40"E 11.18
N37°15'20"E 4.57
N14°49'10"W
N14°49'5"W
N68°18'10"W
N00°53'35"E
N77°00'10"W
N00°53'05"E
N57°46'20"W (P&MEAS)
N44°11'35"W
N59°09'50"W 153.36 (P&MEAS)
N59°09'50"E 217.11
N59°09'40"E 209.33
N59°09'40"E 194.44
N59°09'40"E 90.955
N59°09'40"E 104.665
N59°09'40"E 91.165
N59°09'40"E 113.14
N59°09'40"E 104.665
N57°22'30"W (P&MEAS)
N18°36'15"W
N52°46'00"E 4.50 (P1&MEAS)
N52°46'00"E 4.50 (P1&SET)
N34°50'50"W (P1&MEAS)
N34°26'20"W
N30°15'10"W (P1&MEAS)
N30°15'10"W (P1&SET)
N42°30'20"E 4.00 (P1&MEAS)
N42°30'20"E 4.00 (P1&SET)
N34°26'20"W (P1&MEAS)
N34°50'50"W (P1&SET)
N34°50'50

SCHEDULE			
PART	BLOCK	PLAN	PIN
1	PART OF 2	4M-1538	PART OF 04467-1786

PART 1 IS SUBJECT TO EASEMENTS PER INST. NOs. OC1801451 & OC1852159



Committee of Adjustment
Received | Reçu le
2022-12-05
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PLAN OF SURVEY OF

PART OF BLOCK 2 REGISTERED PLAN 4M-1538

CITY OF OTTAWA

Scale 1:300

5 0 5 10 15 20 METRES

Stantec Geomatics Ltd.

THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300.

METRIC CONVERSION

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

GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99992.

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (CSRS) (2010.0).

19773035 N:5006060.00 E:324888.04
19680191 N:5033563.88 E:388064.92

LEGEND

■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IBØ	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
M/MEAS	"	MEASURED
CALC	"	CALCULATED
INST	"	INSTRUMENT
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
P1	"	PLAN 4R-29502

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. 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.
2. THE SURVEY WAS COMPLETED ON THE 21st DAY OF JULY, 2022.

DATE

R. G. BENNETT
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER ######.

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191. CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).
COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
Ⓐ	5014674.94	361214.19
Ⓑ	5014523.06	361156.91

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

Stantec Geomatics Ltd.
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stantec.com

DRAWN: TMT	CHECKED: BW	PM: BW	FIELD: ES	PROJECT No.: 161614620-114

28 November 2022 1:27 PM
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