

LOT 17
REGISTERED PLAN 299597
PART 2 PLAN NR - 9800

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

PLAN 4R- RECEIVED AND DEPOSITED DATE: _____

E. H. HANSEN REPRESENTATIVE FOR ONTARIO LAND SURVEYOR

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

| AREA (sq. ft.) | PART | LOT | CONCESSION | PN |
|----------------|------|-----|------------------|-----------------------|
| 320 | 1 | 16 | A (RIDEAU FRONT) | ALL 19 PIN 04625-0082 |

SCHEDULE

PLAN OF SURVEY OF
PART OF LOT 25
CONCESSION A (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150

Distances and coordinates shown on this plan are in metres and can be converted to feet by dividing by 3.048.

Surveyor's Certificate

I CERTIFY THAT:

- The survey and plan are correct and in accordance with the Survey Act and the Surveyors Act and the regulations made under them.
- The survey was completed on the _____ day of _____ 2021.

Date: _____
E. H. Hansen
Ontario Land Surveyor

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99992.

Bearings are grid, defined from Can-Met 2018 Real Time Network GPS observations or reference points A and B, shown herein, having a bearing of 102° 07' 20" W and are referenced to Specified Control Points 0191880020 and 0191870070, 1714 Zone 8 (19 30' West Longitude) NAD-83 (original).

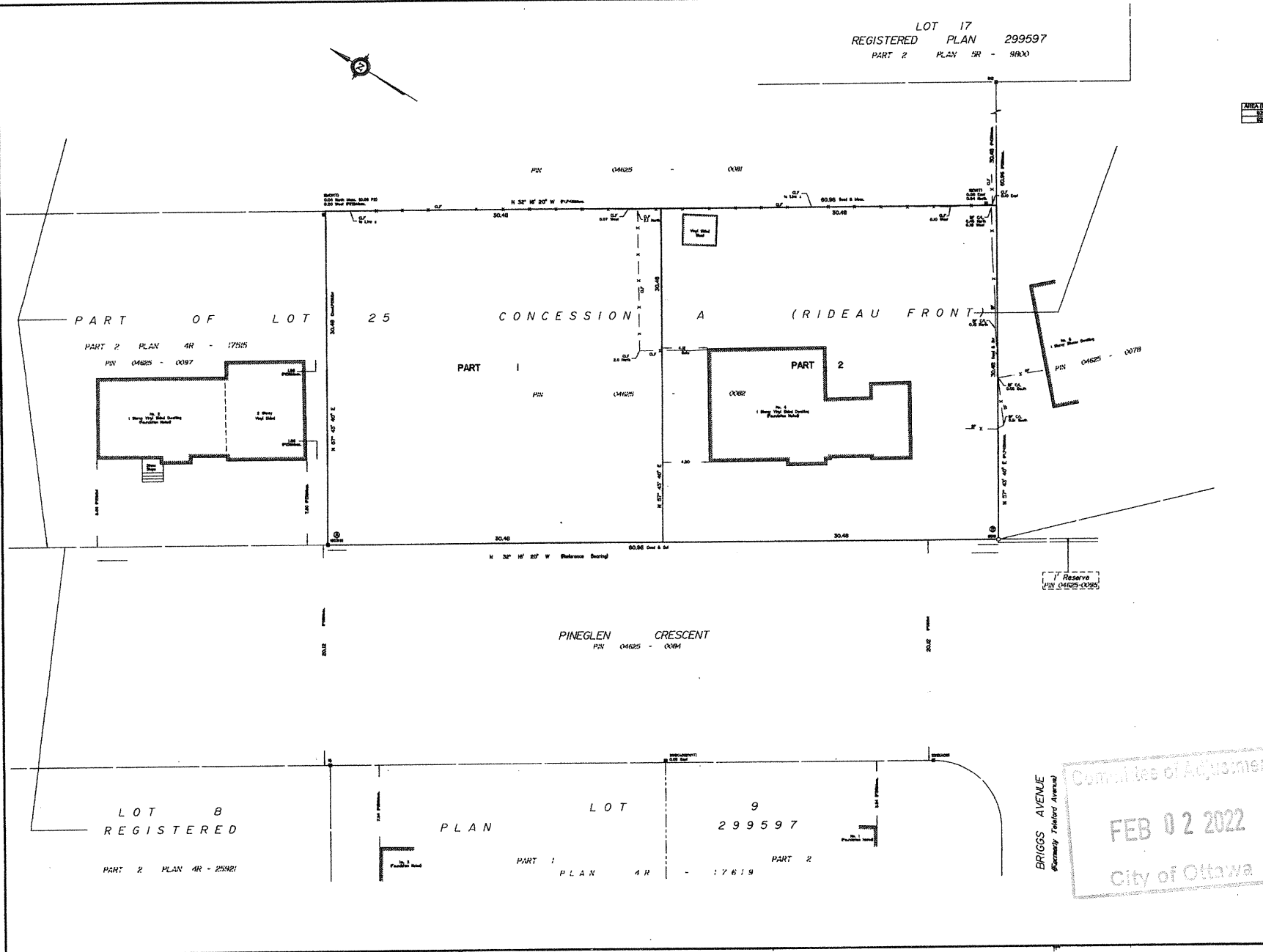
For bearing comparisons, a relation of 0° 21' 20" counter-clockwise was applied to bearings on P1 & P4, a relation of 0° 27' 00" counter-clockwise was applied to bearings on P2.

Coordinates are derived from Can-Met 2018 Real Time Network GPS observations referenced to Specified Control Points 0191880020 and 0191870070, 1714 Zone 8 (19 30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 318/10.

| | | | | |
|------------|----------|------------|---------|-----------|
| 0191880020 | Northing | 5027181.20 | Easting | 361465.76 |
| 0191870070 | Northing | 5015810.83 | Easting | 360800.84 |
| Point A | Northing | Easting | | |
| Point B | Northing | Easting | | |

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

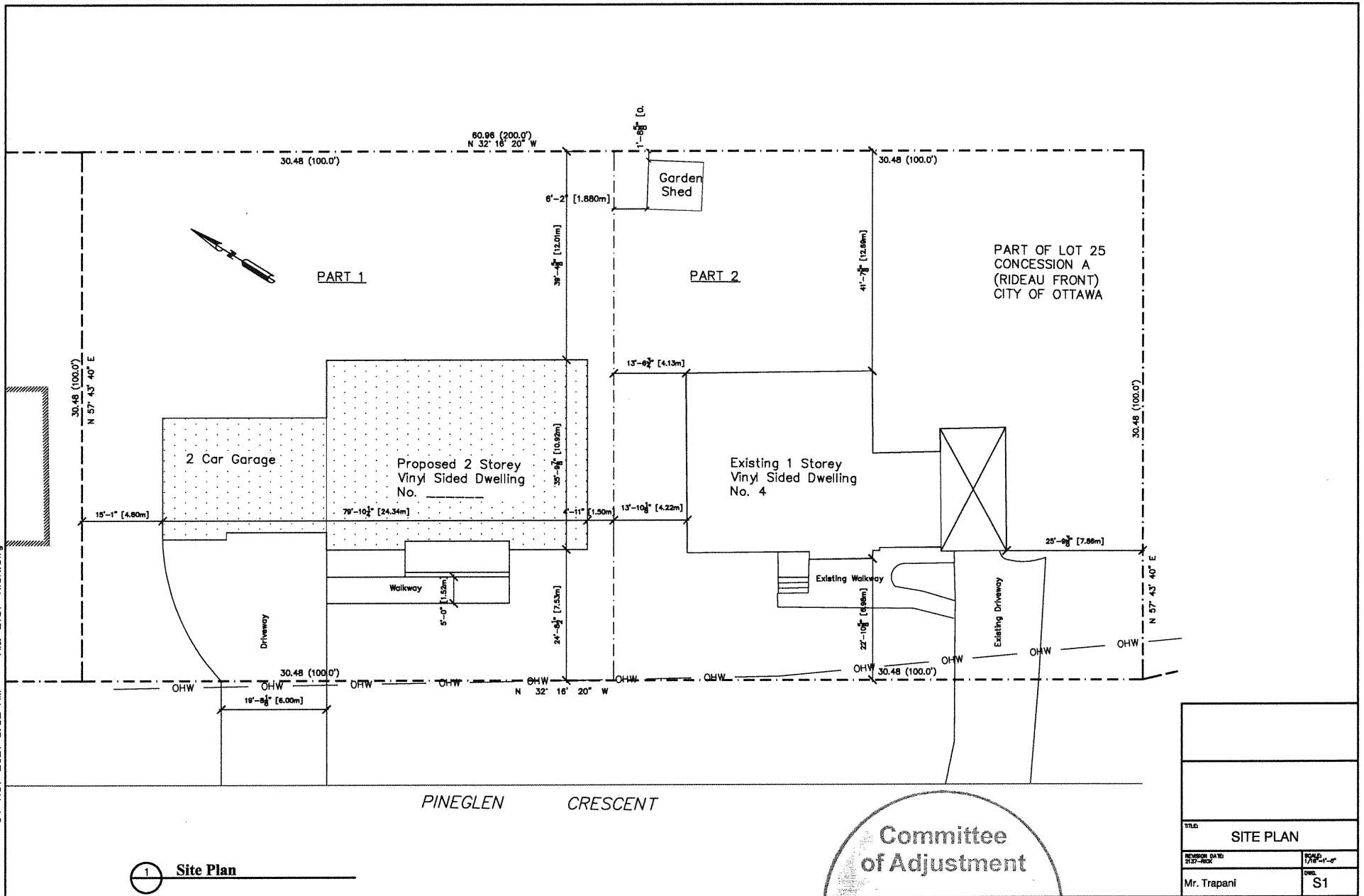


- Notes & Legend
- | Symbol | Description |
|--------|--------------------------------------|
| —○— | Survey Monument Planted |
| —●— | Survey Monument Found |
| —■— | Standard Iron Bar |
| —□— | Short Standard Iron Bar |
| — — | Iron Bar |
| —●— | Round Iron Bar |
| (NIT) | Witness |
| Meas. | Measurement |
| (AOS) | Annis, O'Sullivan, Vollebek Ltd. |
| (PS) | Registered Plan 298007 |
| (P1) | Plan 4R-17816 |
| (P2) | (AOQ) Survey Record Ref. No. 2878-01 |
| (P4) | (AOQ) Plan November 17, 1984 |
| Dist. | Dist. CDS21218 |

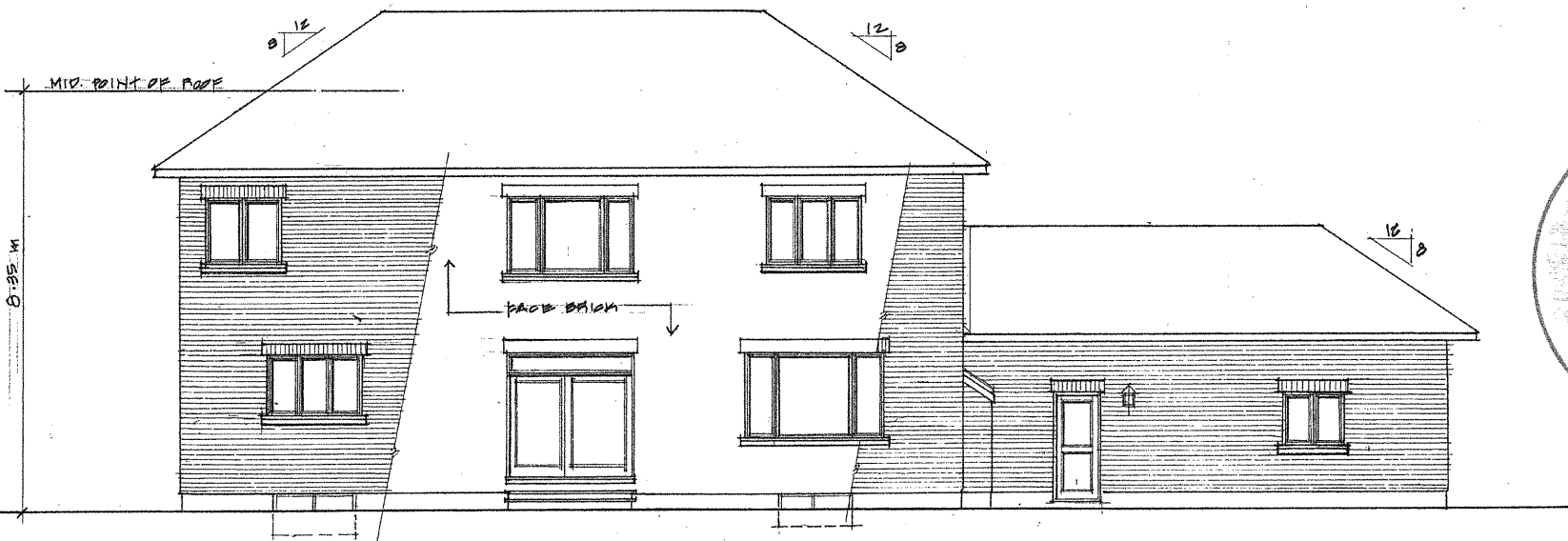
Committee of Adjustment
FEB 02 2022
City of Ottawa

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Commerce Lane, Suite 102
Nepean, Ont. K2E 7S6
Phone: 613 271-8899 Fax: 613 271-1299
Land Surveyors [S. No. 29820, 7, 10, 1, 2, 4, 5, 6, 8, 9]

Plot Date: 04-Nov-2021 8:38 AM Saved By: SIRWI 15-Apr-20 1:12PM
 04-Nov-2021 8:32 AM File: 2137-RICK.dwg

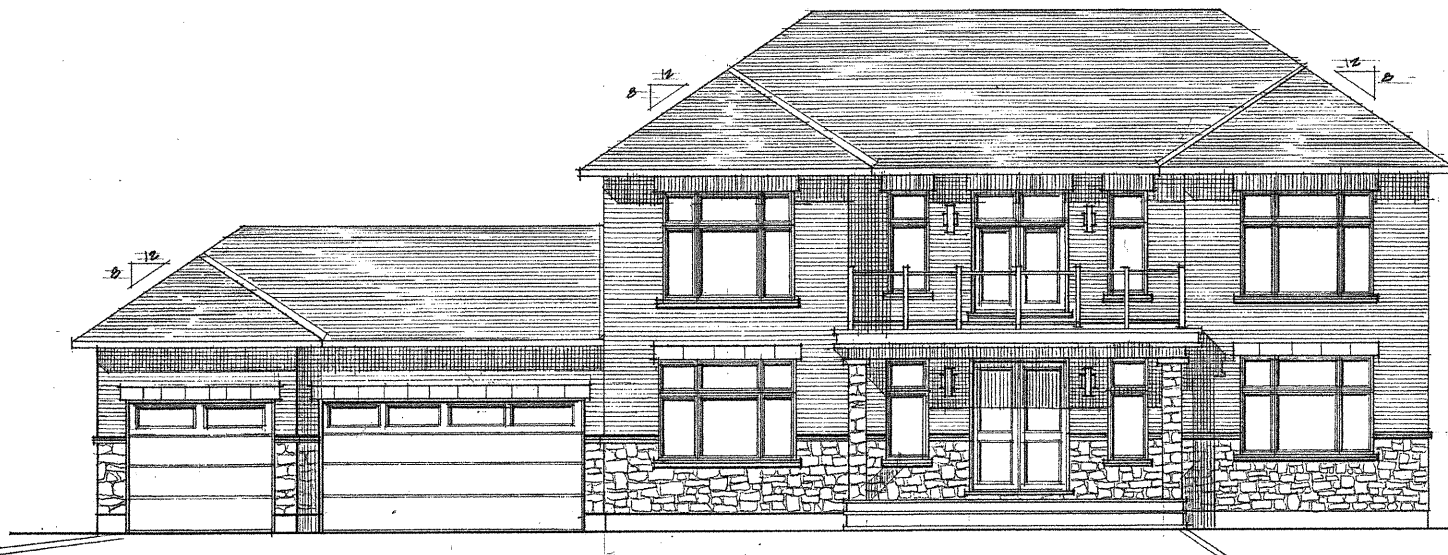


| | |
|---------------|-----------|
| TITLE | |
| SITE PLAN | |
| REVISION DATE | DATE |
| 21-1-2022 | 17-1-2022 |
| Mr. Trapani | DWG. |
| | S1 |



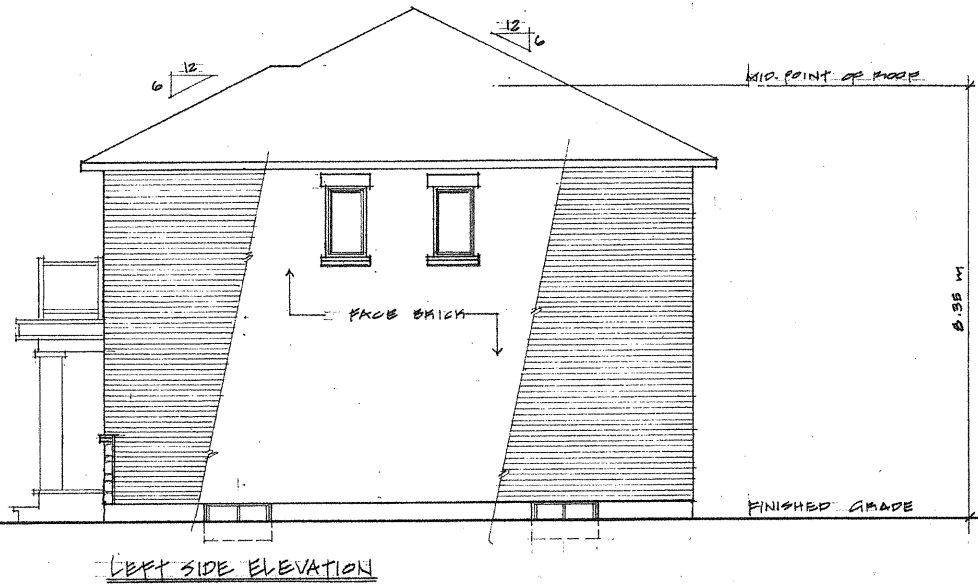
REAR ELEVATION

Committee
of Adjustment
FEB 02 2022
City of Ottawa

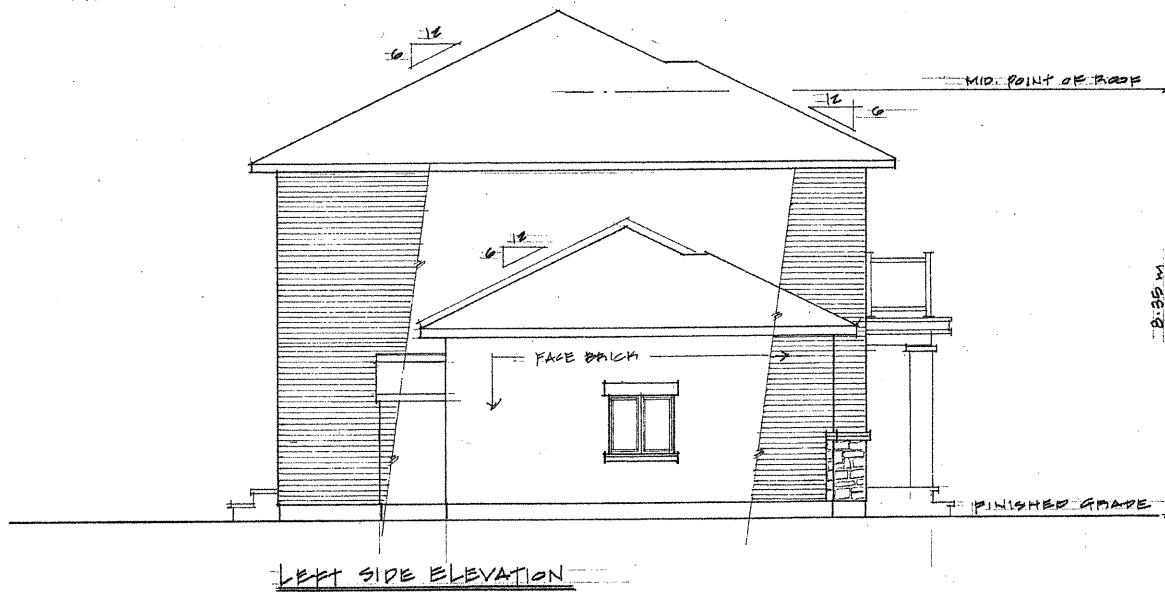


FRONT ELEVATION

44. PINEGLEN CRESCENT
SCALE: 3/16" = 1'0"
NOV. 17/21



LEFT SIDE ELEVATION



LEFT SIDE ELEVATION

Committee
of Adjustment
FEB 02 2022
City of Ottawa

4a. PINEGLEN CRESCENT
SCALE: 3/16" = 1'-0"
NOV. 17/21

LOT 17
 REGISTERED PLAN 299597
 PART 2 PLAN SR - 9800

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF LOT 25
CONCESSION A (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
 Surveyed by Anne, O'Sullivan, Vollebæk Ltd.

Scale 1:150
 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 27th day of January, 2021.

Jan 28 2021
 Anne O'Sullivan
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: January 23, 2021

ANNE O'SULLIVAN VOLLEBAEK LTD. is a
 Registered Professional Engineering Firm
 under the Engineering Act and the regulations made under it.

Notes & Legend

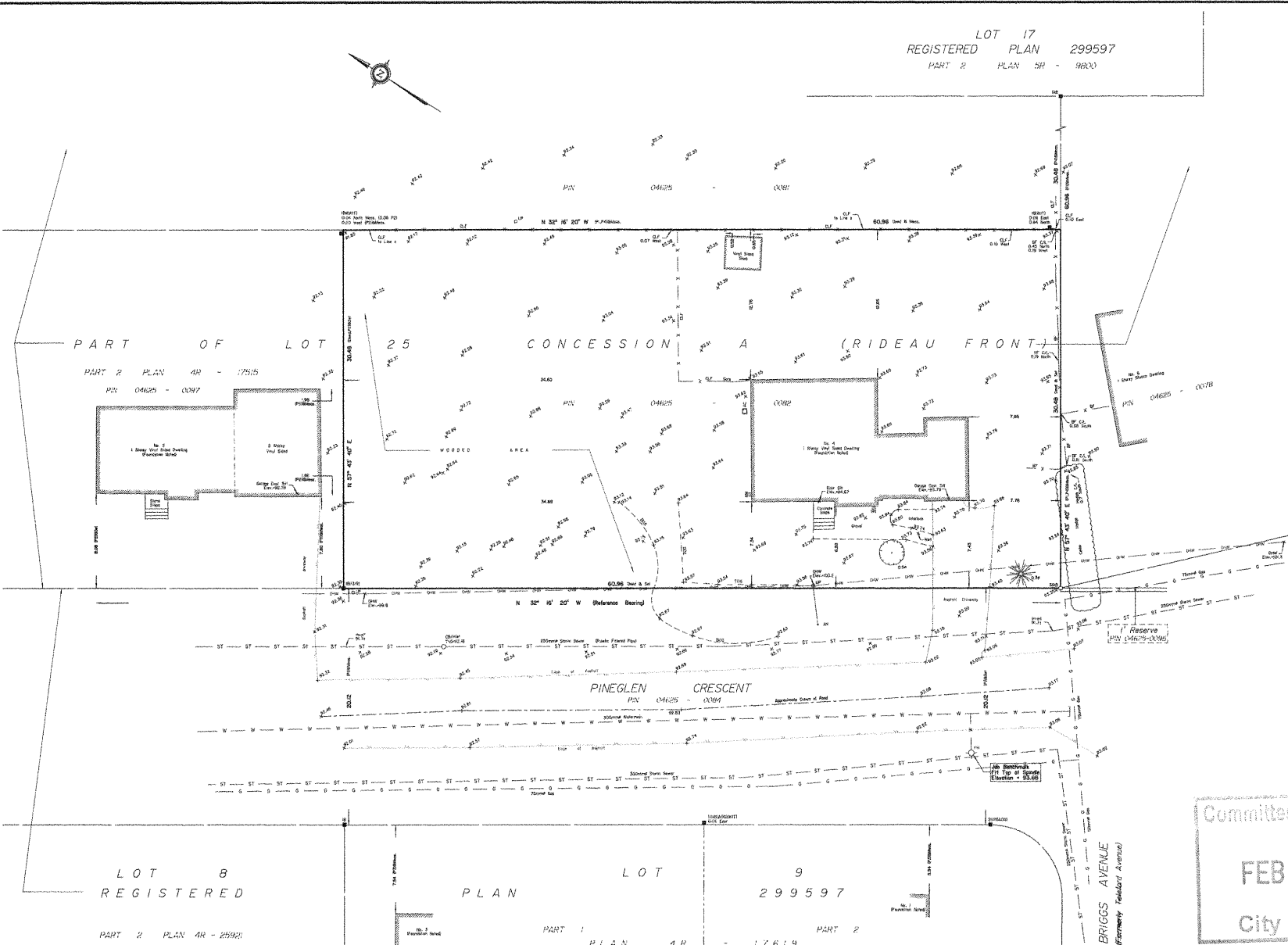
| Symbol | Description |
|--------|-------------------------------------|
| —○— | Survey Monument (Pinned) |
| —●— | Survey Monument (Flush) |
| SSB | Standard Iron Bar |
| SSB-S | Short Standard Iron Bar |
| IB | Iron Bar |
| IB-S | Round Iron Bar |
| W | Witness |
| M | Measured |
| AO20 | Anne, O'Sullivan, Vollebæk Ltd. |
| PI1 | Registered Plan (PART 1) |
| PI2 | Plan 4R-17619 |
| PI3 | (AOC) Survey Proceeding No. 2523/21 |
| PI4 | (AOC) Plan No. 2019/19-1988 |
| CH2 | Inst. CH23719 |
| Q | Maintenance Hole (From Island) |
| F | Fire Hydrant |
| OV | Overhead Wires |
| ST | Underground Storm (Street) |
| S | Underground Sewer (Street) |
| U | Underground Utility |
| OH | Underground Oil |
| UP | Utility Pole |
| A | Anchor |
| ○ | Discontinuous Tree |
| ★ | Coniferous Tree |
| TOS | Top of Slope |
| BS | Bottom of Slope |
| Ø | Diameter |
| CL | Location of Easement |
| CL | Centerline |
| GM | Gas Meter |
| HM | Hydro Meter |
| CLF | Chain Link Fence |
| BF | Brick Fence |
| T/G | Top of Gate |

Bearings are given derived from CANADIAN DATUM 1983 (CD83) or
 CD14 (Canadian Datum 1914) or CD20 (Canadian Datum 2011) or
 CD22 (Canadian Datum 2022) or CD23 (Canadian Datum 2023) or
 CD24 (Canadian Datum 2024) or CD25 (Canadian Datum 2025) or
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 CD96 (Canadian Datum 2096) or CD97 (Canadian Datum 2097) or
 CD98 (Canadian Datum 2098) or CD99 (Canadian Datum 2099) or
 CD100 (Canadian Datum 2100)

Committee of Adjustment
 FEB 02 2022
 City of Ottawa



ANNE O'SULLIVAN VOLLEBAEK LTD.
 Registered Professional Engineering Firm
 under the Engineering Act and the regulations made under it.
 Phone: (453) 223-8888
 Fax: (453) 223-8889



ELEVATION NOTES

1. Elevation shown are geoid and are referred to the CGVD25 geoid datum derived from vertical control monument No. 156441683 having an elevation of 82.75 metres.
2. It is the responsibility of the user of this information to verify that any 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. Underground utility data derived from City of Ottawa utility sheet reference 0-00-00.
4. Secondary and select sewer pipes and inlets were derived from 0-00-00.
5. A field location of underground (dug) by the permit utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

LOT 8
 REGISTERED

PART 2 PLAN 4R - 2592

PLAN

LOT 9
 REGISTERED PLAN 299597

PART 1 PLAN 4R - 17619

BRIGGS AVENUE
 (Formerly Rideau Ave. (S.))