

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, Vollebæk Ltd.

Scale 1:150

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:

- 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).

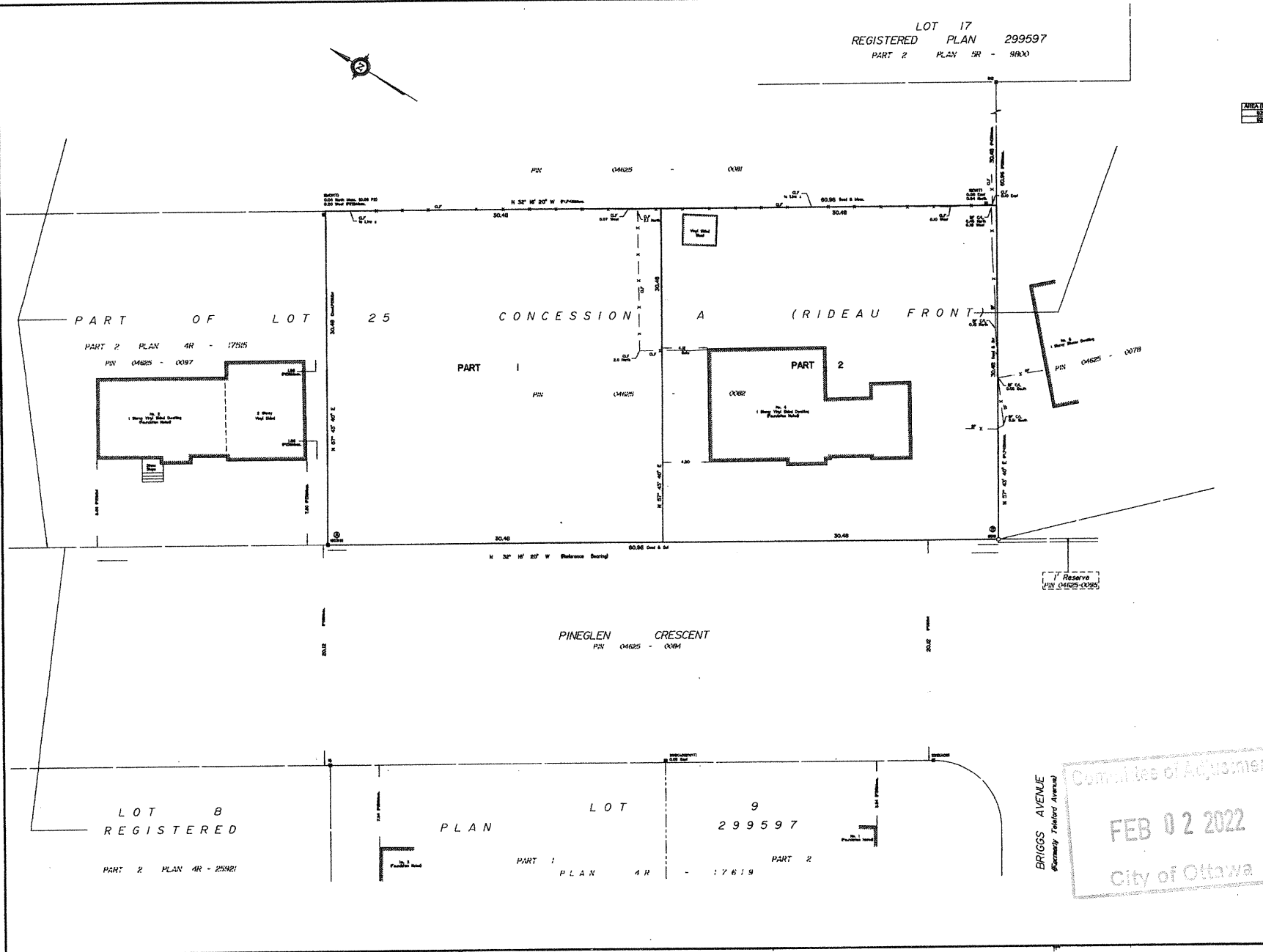
For bearing comparisons, a relation of 0° 21' 20" counter-clockwise was applied to bearings on P1 & P4, a relation of 0° 27' 00" counter-clockwise was applied to bearings on P2.

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.

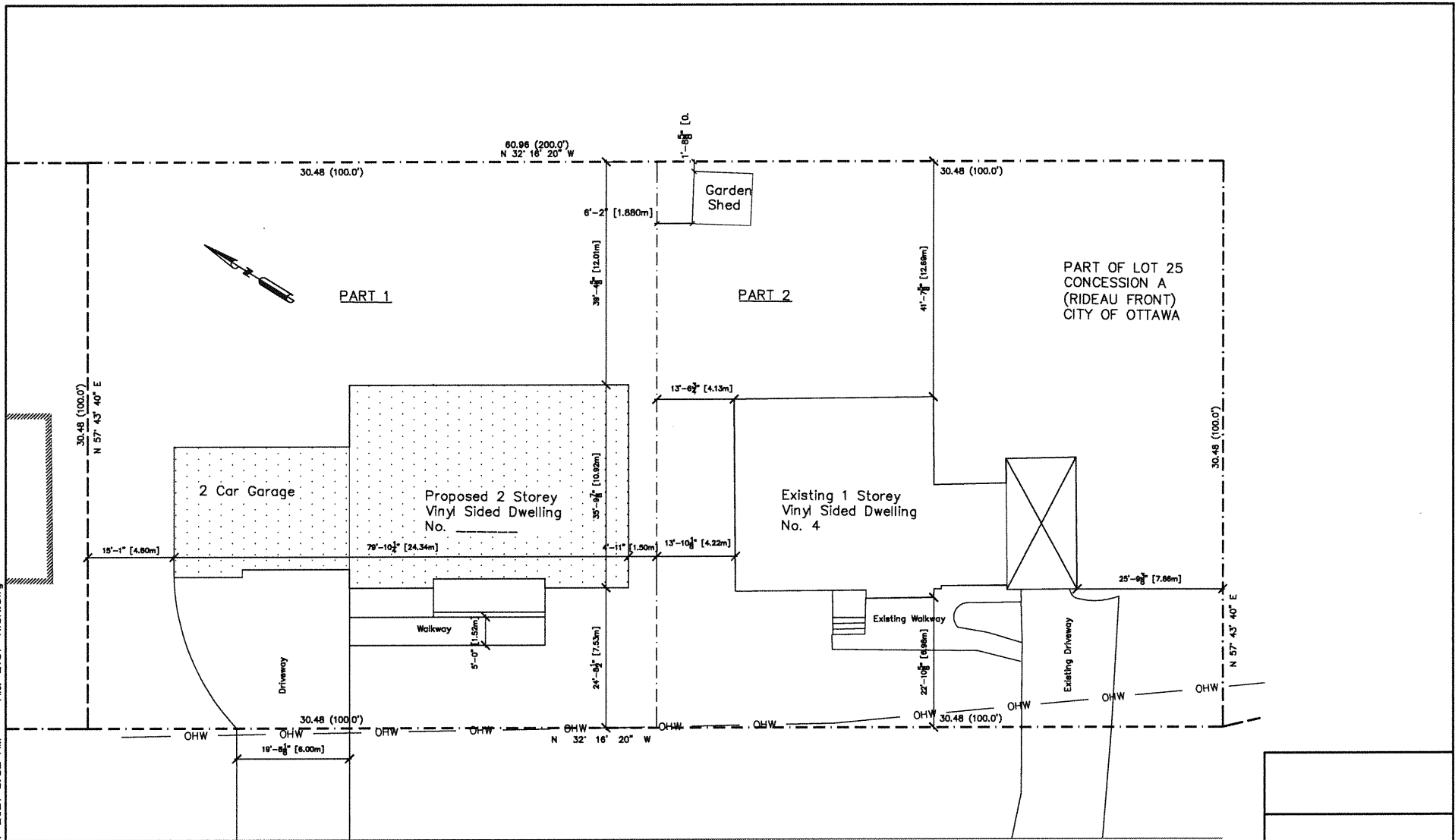


- Notes & Legend
- | Symbol | Description |
|--------|--------------------------------------|
| —○— | Survey Monument Planted |
| —●— | Survey Monument Found |
| —■— | Standard Iron Bar |
| —□— | Short Standard Iron Bar |
| — — | Iron Bar |
| —●— | Round Iron Bar |
| (NIT) | Witness |
| Meas. | Measurement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

Committee of Adjustment
FEB 02 2022
City of Ottawa

ANNIS, O'SULLIVAN, VOLLEBÆK LTD.
14 Commerce Lane, Suite 102
Nepean, Ont. K2E 7S6
Phone: 613 271-8899 Fax: 613 271-1299
Land Surveyors [S.A. 2002] 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

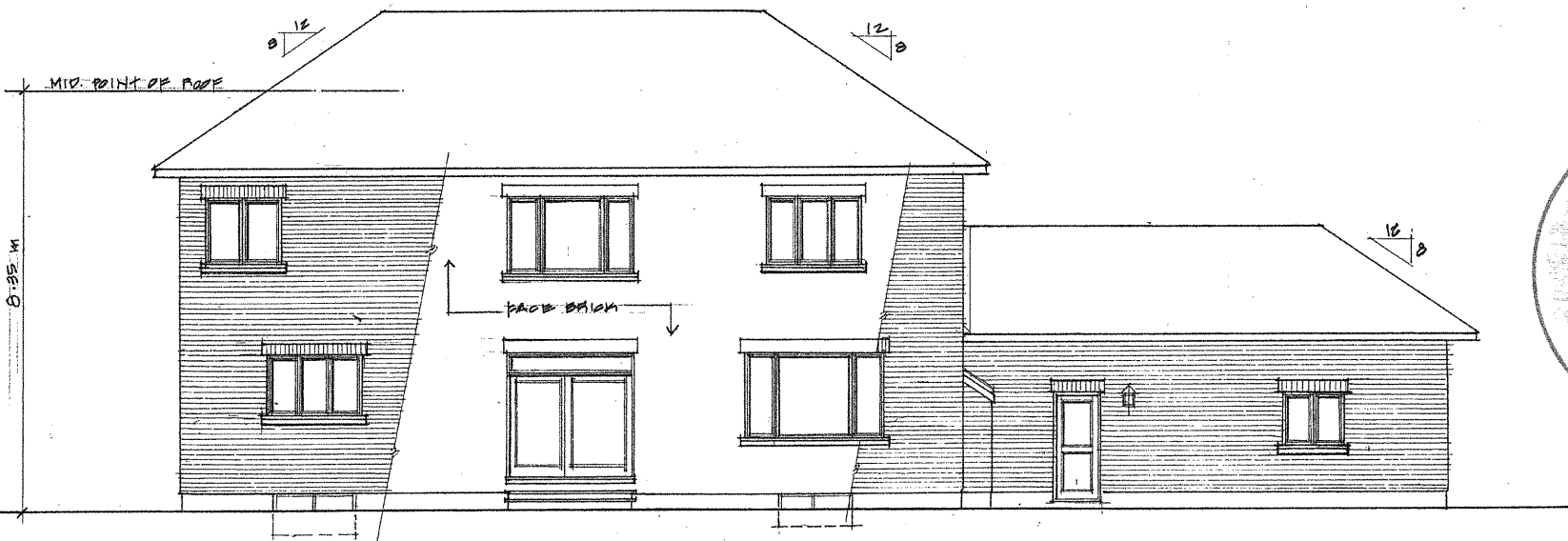
Plot Date: 04-Nov-2021 8:38 AM Saved By: SIRWI 15-Apr-20 1:12PM
 04-Nov-2021 8:32 AM File: 2137-RICK.dwg



1 Site Plan

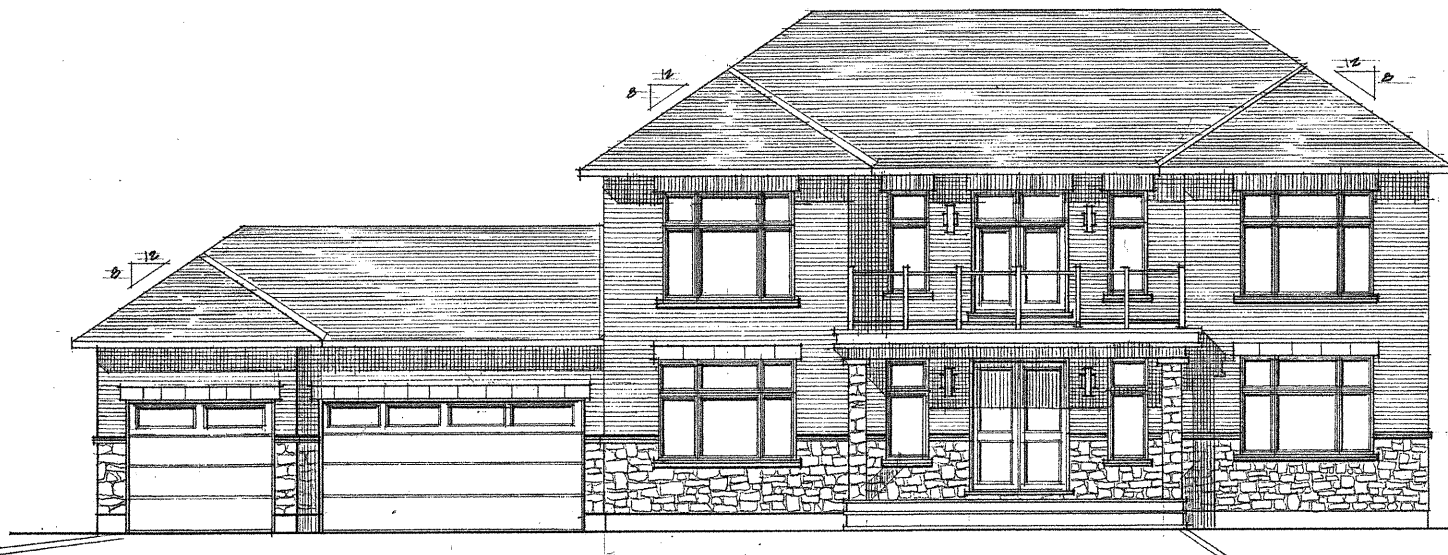
Committee
 of Adjustment
 FEB 02 2022
 City of Ottawa

TITLE	
SITE PLAN	
REVISION DATE	DATE
21-11-2021	17-11-21
Mr. Trapani	OW
	S1



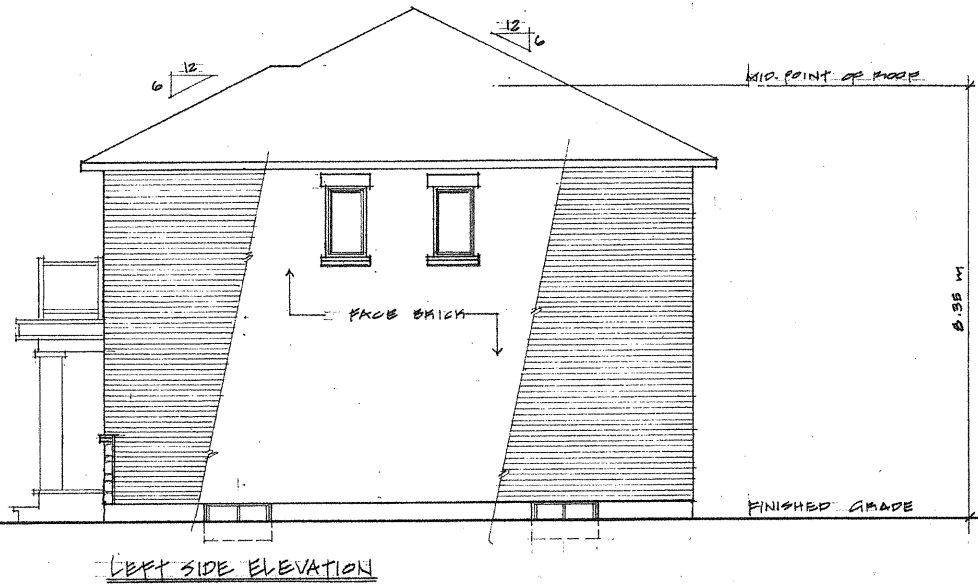
REAR ELEVATION

Committee
of Adjustment
FEB 02 2022
City of Ottawa

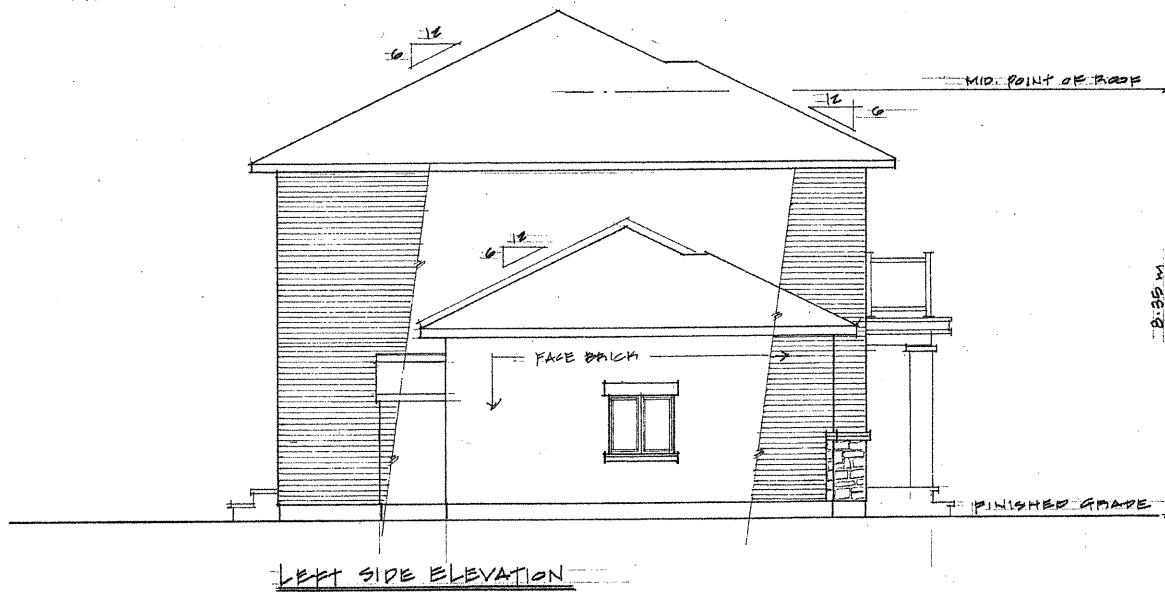


FRONT ELEVATION

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.

28 Jan 2021
Date
Anne O'Sullivan, Vollebæk Ltd.
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
Professional Corporation
of the City of Ottawa, Ontario
copies of the Surveyor's Real Property Report in electronic format.

Notes & Legend

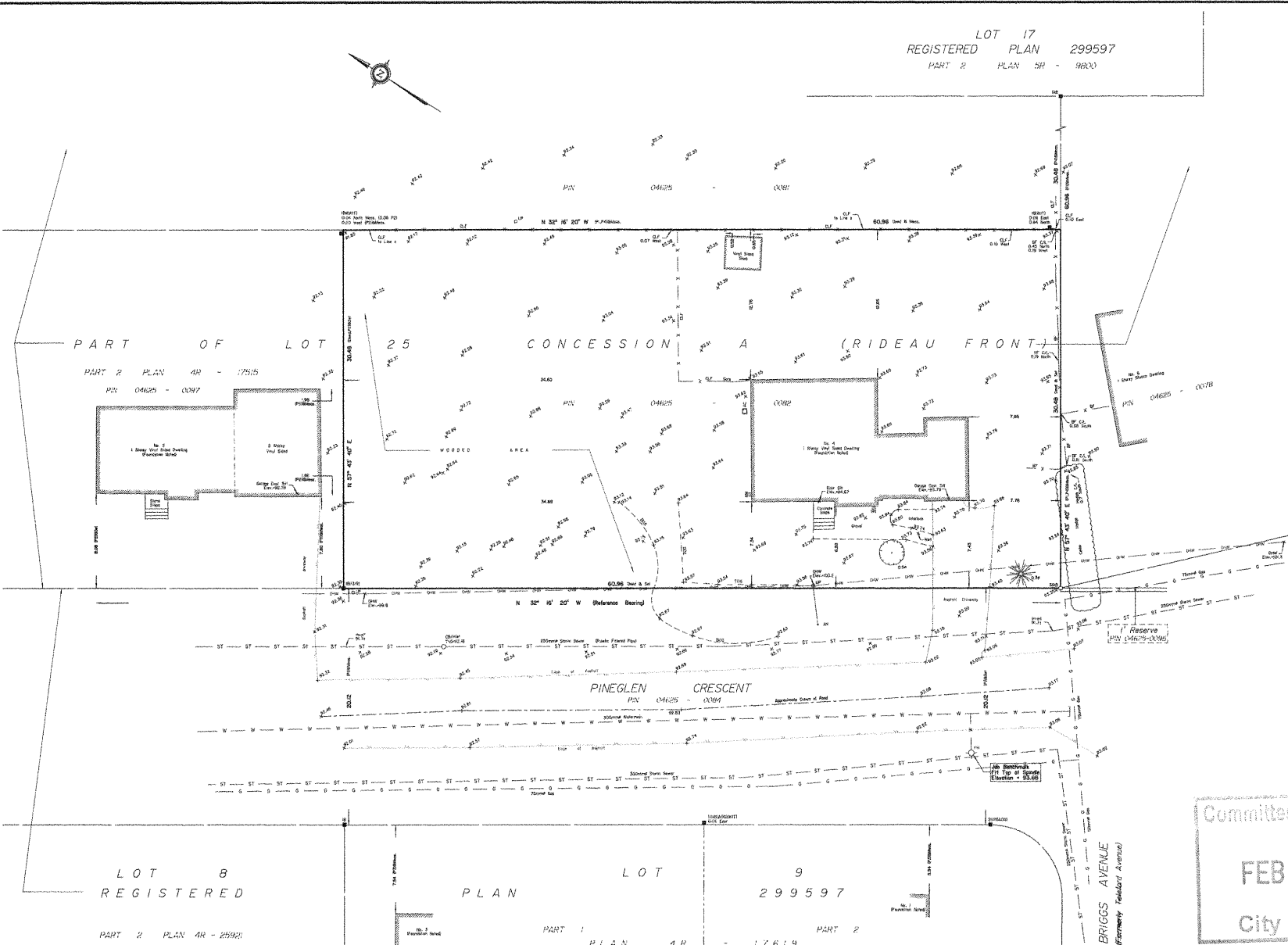
- | | |
|--------|-------------------------------------|
| —○— | Survey Monument (Pinned) |
| —●— | Survey Monument (Found) |
| —S— | Standard Iron Bar |
| —SB— | Short Standard Iron Bar |
| —I— | Iron Bar |
| —R— | Round Iron Bar |
| —V— | Witness |
| —M— | Measured |
| —A— | Anne, O'Sullivan, Vollebæk Ltd. |
| —P1— | Registered Plan (2007) |
| —P2— | Plan 4R-17619 |
| —P3— | (AOC) Survey Precinct No. 25 (2011) |
| —P4— | (AOC) Plan No. 10888 (1988) |
| —D— | Dist. CH23719 |
| —O— | Maintenance Hole (From Island) |
| —F— | Fire Hydrant |
| —V— | Overhead Vents |
| —ST— | Underground Storm (Street) |
| —S— | Underground Sewer/Storm |
| —W— | Underground Water |
| —O— | Underground Oil |
| —U— | Utility Pole |
| —A— | Anchor |
| —T— | Discontinuous Tree |
| —*— | Coniferous Tree |
| —TOS— | Top of Slope |
| —SOS— | Bottom of Slope |
| —D— | Diameter |
| —C/L— | Location of Easements |
| —C/L— | Centerline |
| —G/H— | Gas Meter |
| —H/M— | Hydro Meter |
| —C/LF— | Chain Link Fence |
| —SF— | Street Fence |
| —T/G— | Top of Gate |

Bearings are given derived from CANADIAN DATUM 1983 (CDAD83) or from the 1984 Canadian Geodetic Reference System (CGRS84) coordinates, NAD 83 (1983) or NAD 83 (1984) coordinates. For bearing comparisons, a station of 97° 10' 00" W is applied to bearings on P1 & P4, a rotation of 97° 10' 00" W is applied to bearings on P2 & P3, a rotation of 97° 10' 00" W is applied to bearings on P1 & P4, a rotation of 97° 10' 00" W is applied to bearings on P2 & P3.

Committee of Adjustment
FEB 02 2022
City of Ottawa



ANNE O'SULLIVAN VOLLEBAEK LTD.
Professional Corporation
1000...
Phone: 416-223-8888
Fax: 416-223-8889



ELEVATION NOTES

1. Elevations shown are geoidic and are referred to the CGVD25 geoidic datum derived from vertical control monument No. 15644/1683 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 lines 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
299597

PART 1 PLAN 4R - 17619

BRIGGS AVENUE
Reference: 17619/1