

REGINA STREET
(REGISTERED PLAN 427924)

P.I.N. 04282 -- 0665

N 66° 58' 10" E (BEARING REFERENCE) (N67° 00' 00" P1)

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

PLAN 4R-

RECEIVED AND DEPOSITED

DATE: _____

DATE: _____

DANIEL ROBINSON
ONTARIO LAND SURVEYOR

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

SCHEDULE

PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	46	427924	03962 - 0319	227.9
2			03962 - 0318	213.8
3				18.6

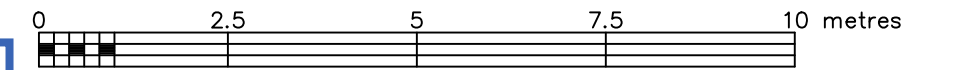
PART 3 SUBJECT TO EASEMENT PER INST CR430476.

PLAN OF SURVEY OF

LOT 46
REGISTERED PLAN 427924
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 100



Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

Bearing Note

Bearings are astronomic and are referred to the Southerly limit of Regina Street having a bearing of N 66° 58' 10" E as shown on Plan 4R-26498.

Plan Bearings must be Rotated counter-clockwise 0° 32' 05" to determine grid bearings from plan bearings.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
(A)	5025267.36	360193.16
(B)	5025273.45	360207.13
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Notes & Legend

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBØ	"	Round Iron Bar
CC	"	Cut Cross
CP	"	Concrete Pin
IP	"	Iron Pipe
(Wit)	"	Witness
Meas	"	Measured
(P1)	"	Registered Plan 427924
(P2)	"	Plan 4R-26498
(P3)	"	Plan By (671) Dated June 10, 1963.
(P4)	"	Plan By (1692) Dated March 15, 2015 (File No. 39-15)
OHW	"	Overhead Wires
CLF	"	Chain Link Fence
C/L	"	Centreline
	"	Property Line

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 the ___ day of _____, 2022.

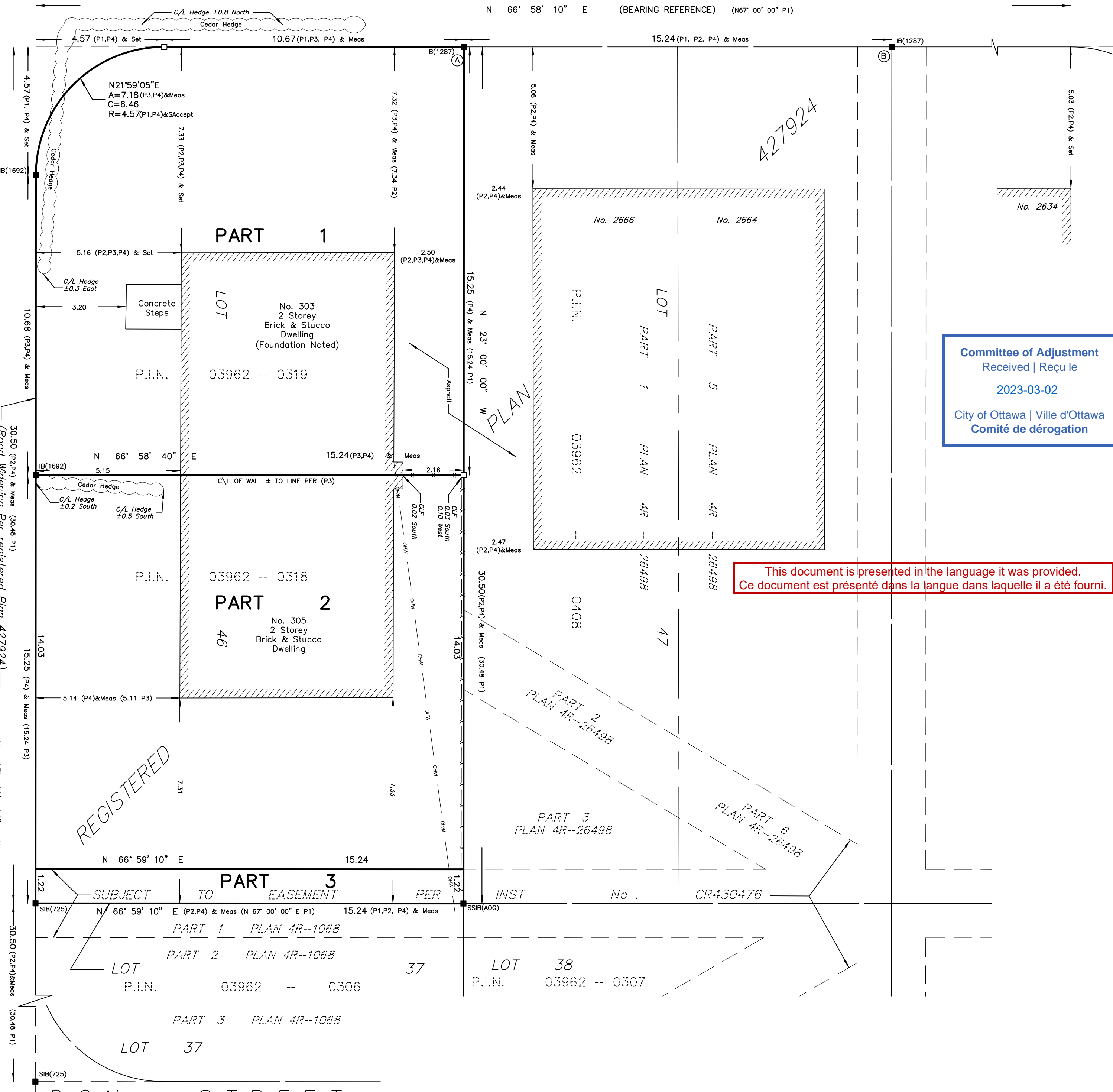
Date: _____ Daniel Robinson
Ontario Land Surveyor

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: fsdsurveys@bellnet.ca

FILE No.: 71-22



Committee of Adjustment
Received | Reçu le
2023-03-02
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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Ce document est présenté dans la langue dans laquelle il a été fourni.

03962

0408

Committee of Adjustment
Received | Reçu le
2023-03-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PART 2
PLAN 4R--26498

PART 3
PLAN 4R--26498

No.

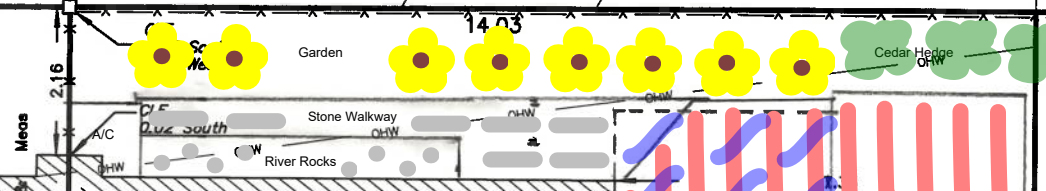
PLN
3

2.47
(P2,P4)&Meas

30.50(P2,P4) & Meas (30.48 P1)

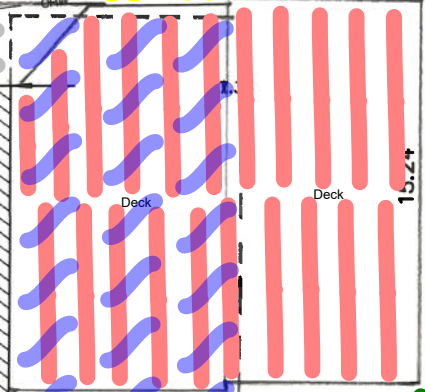
INST

SSIB(A06)



15.24 (P3,P4)
C/L OF WALL ± TO LINE PER (P3)

03962 -- 0318
PART 2
No. 305
2 Storey
Brick & Stucco
Dwelling
46



1.52
9.12

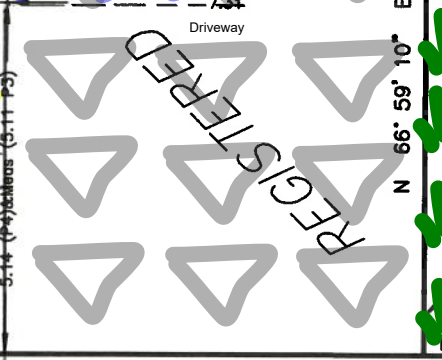
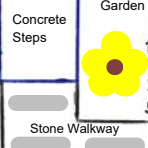
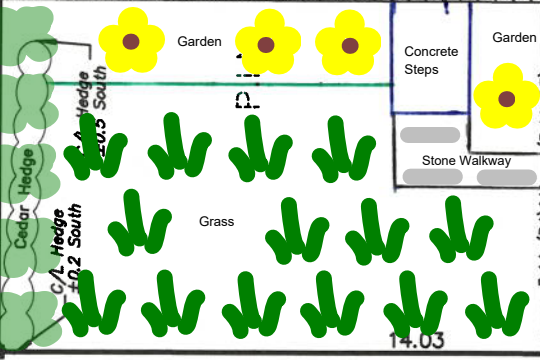
PART 3
SUBJECT TO PART 3 EASEMENT PER PLAN 4R--1068

15.24 (P1,P2, P4) & Meas

PART 1
PLAN 4R--1068

E

N 66° 58' 40"
5.15
Cedar Hedge
C/L Hedge
40.2 South



N 66° 59' 10" E

1.52
SIB(725)

30.50 (P2,P4) & Meas (30.48 P1)

(Road Widening Per registered Plan 427924)

30.50

N 23° 00' 00" W (P1,P2,P4) & Meas

POULIN STREET

(REGISTERED PLAN 227)

P. I. N. 03962 -- 0378