

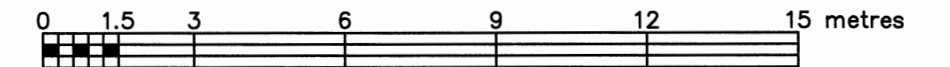
Committee of Adjustment
Received | Reçu le
2023-05-17
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

THE EAST HALF OF LOT 64
REGISTERED PLAN 57
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD
2015

Scale 1: 150



METRIC NOTE

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

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF LADOUCEUR AVENUE HAVING A BEARING OF N 33° 15' 40" E AS SHOWN ON PLAN 5R-14461.

Notes & Legend

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
IB	"	Iron Bar
CP	"	Concrete Pin
(Plan)	"	REGISTERED PLAN 57
1692/FSD	"	FARLEY, SMITH & DENIS SURVEYING LTD.
(P1)	"	Plan by (AOG) Dated July 3, 1997
(P2)	"	Plan by (857) Dated May 23, 1989
(P3)	"	Plan by (725) Dated September 15, 1987
(725)	"	R.W. ARNETT O.L.S.
990/JGP	"	J.G. PAYETTE O.L.S.
AOG	"	ANNIS, O'SULLIVAN & VOLLEBEKK LTD.
(Wit)	"	Witness
Meas	"	Measured
o up	"	Utility Pole
BF	"	Board Fence
BRW	"	Block/Brick Retaining Wall
CRW	"	Concrete Retaining Wall
C/L	"	Centreline

PART 2

- REGISTERED RIGHTS-OF-WAY/EASEMENTS
No rights-of-way or easements were found to be registered against the subject property.
- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
- ADDITIONAL REMARKS
The building ties are to the unparted concrete foundation walls.
Note position of fence, retaining walls & hedge.

THIS REPORT WAS PREPARED FOR:

Marco Rayes ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

Surveyor's Certificate

- I certify that:
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
 - The survey was completed on the 23 day of February, 2016.

MARCH 03, 2016
Date

Ronald A. Denis
Ronald A. Denis
Ontario Land Surveyor

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1960567



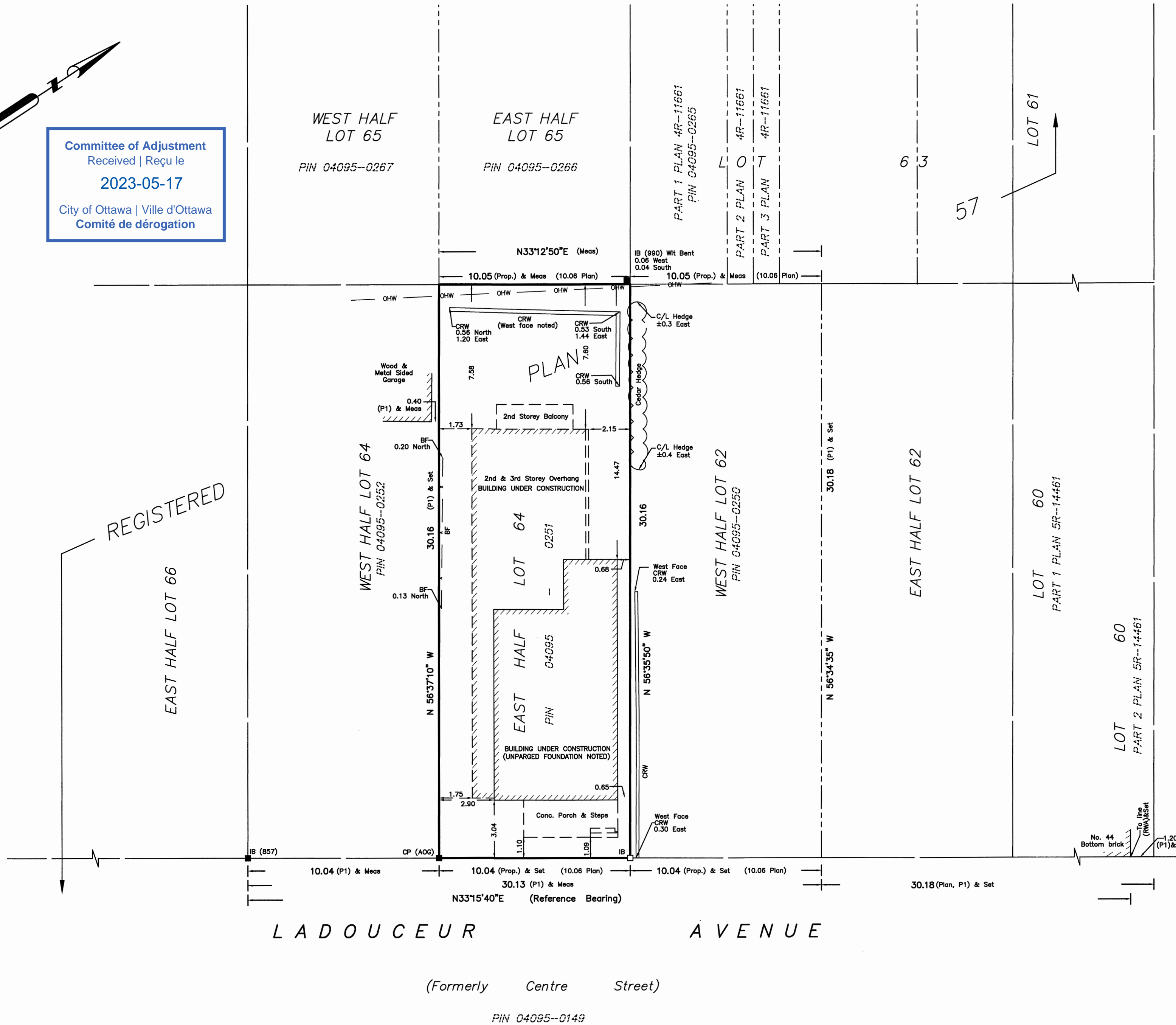
THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3).

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL. (613) 727-8226 FAX. (613) 727-1826

FILE No.: 455-15



LADOUCEUR AVENUE

(Formerly Centre Street)

PIN 04095-0149