

IVANHOE AVENUE

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 83
REGISTERED PLAN 4M-311
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150
6 4.5 3.0 1.5 0 3 6 Metres

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 Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 25th day of May, 2022.

May 27, 2022
Date
V. Andrew Sheip
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: May 27, 2022

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to
ILUX Construction Inc. ("The Client"), their solicitors,
mortgagees, and other related parties, permission to use original, signed, sealed
copies of the Surveyor's Real Property Report in transactions involving The Client.

Legend

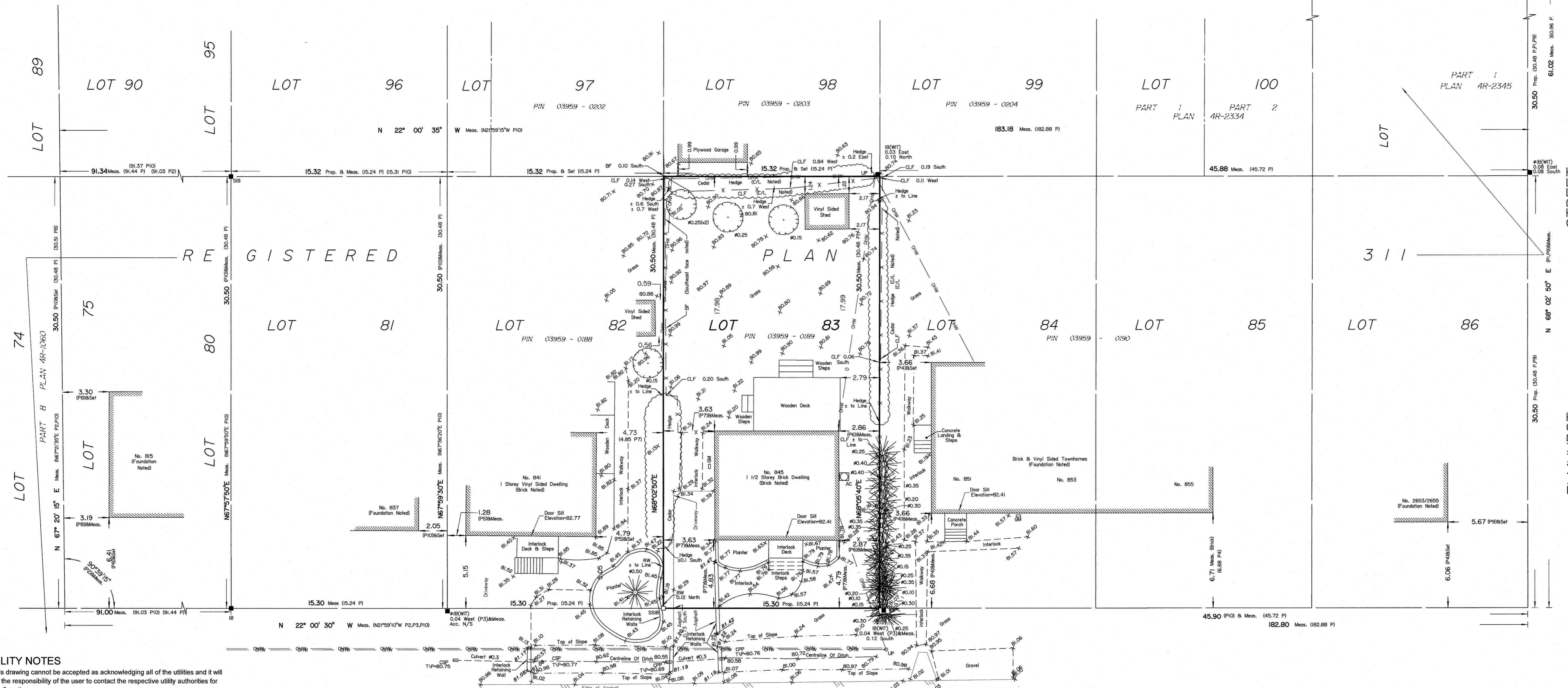
- | | | |
|-----------------|----------------------------------|-------------------------|
| □ | Denotes | Survey Monument Planted |
| ■ | Survey Monument Found | |
| SIB | Standard Iron Bar | |
| SSIB | Short Standard Iron Bar | |
| IB | Iron Bar | |
| IB# | Round Iron Bar | |
| (WIT) | Witness | |
| Meas. | Measured | |
| (AOG) | Annis, O'Sullivan, Vollebek Ltd. | |
| (P) | Registered Plan 311 | |
| (P1) | Plan 4R-2345 | |
| (P2) | Plan 4R-10602 | |
| (P3) | Plan 4R-28584 | |
| (P4) | (647) Plan dated July 27, 1971 | |
| (P5) | (1319) plan dated July 31, 1979 | |
| (P6) | No. (857) dated March 22, 1975 | |
| (P7) | (857) Plan dated Mar. 22, 1975 | |
| (P8) | (1175) Plan dated June 11, 1980 | |
| (P9) | (857) Plan dated July 16, 1990 | |
| (P10) | (1473) Plan dated Sept. 23, 1993 | |
| (M+S) | Maintenance Hole (Sanitary) | |
| OHW | Overhead Wires | |
| UP | Utility Pole | |
| CSP | Corrugated Steel Pipe | |
| CPP | Corrugated Plastic Pipe | |
| T/G | Top of Grate | |
| GM | Gas Meter | |
| Deciduous Tree | Deciduous Tree | |
| Coniferous Tree | Coniferous Tree | |
| CLF | Chain Link Fence | |
| BF | Board Fence | |
| C/L | Centreline | |
| Property Line | Property Line | |
| ∅ | Diameter | |
| +65.00 | Location of Elevations | |
| +65.00 | Top of Concrete Curb Elevation | |
| ○ FH | Fire Hydrant | |
| Prop. | Proportioned | |
| RW | Retaining Wall | |

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-27611
THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29 (3).

Notes
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
For comparison purposes, bearings shown on Plans (P1), (P2), (P3) & (P10) are astronomic bearings.

SITE BENCHMARK
FH-Top of Spindle
Elevation = 81.84

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Ontario Land Surveyors Job No. 21937-22 ILUX LIB3 RP311 D F



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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.