Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999943.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N67°47'50"E and are referenced to Specified Control Points 01919680105 and 01919834761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°24'50" counter-clockwise was applied to bearings on P2 & P5

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680105 and 01919834761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919680105	Northing	5024915.16	Easting	373971.65
. 01919834761	Northing	5036178.12	Easting	372436.11
. Point A	Northing	5033950.74	Easting	369525.50
. Point B	Northing	5033974.62	Easting	369564.03

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

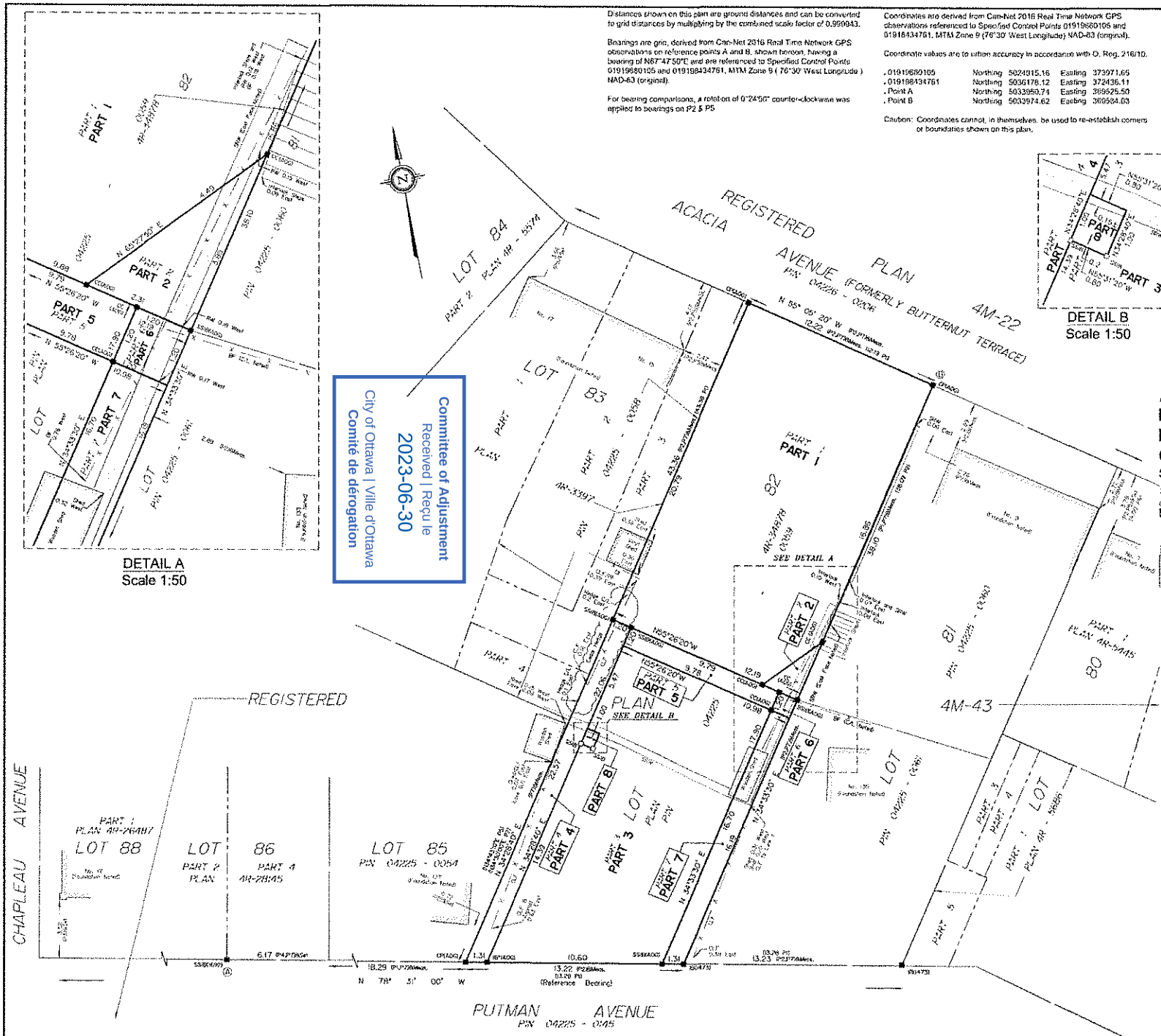
PLAN 4R-35335

Received and deposited

March 10th, 2023

Elizabeth Borrow

Representative for the Land Registrar for the Land Titles Division of Ottawa-carleton (No.4)



Committee of Adjustment
Received | Reçu le
2023-06-30
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE

PART		PLAN	PIN
1	ALL OF 82	4M-43	ALL OF 04225-0059
2			
3			
4			
5			
6			
7			
8			

PLAN OF SURVEY OF

LOT 82
REGISTERED PLAN 4M-43
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 150

0 4.5 3.0 1.5 0 3 6 Metres

The intended plot size of the plan is 610 mm in width by 457 mm in height when plotted at a scale of 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 :

1. 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.
2. This survey was completed on the 9th day of January 9, 2023.

March 9, 2023
Date

E.H. Herweyer
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-

Notes & Legend

	Denotes	
—O—	"	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IB*	"	Iron Bar (0.3 Long)
CC	"	Iron Bar
CP	"	Cut Cross
(WIT)	"	Witness
Meas.	"	Measured
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	"	Registered Plan M-43
(P2)	"	(1473) Plan August 22, 2001
(P3)	"	Plan 4R-32483
(P4)	"	Plan 4R-28145
(P5)	"	Plan 4R-3397
(P6)	"	Plan 4R-5445
(P7)	"	4R-34878
SRW	"	Stone Retaining Wall
C.F	"	Chain Link Fence

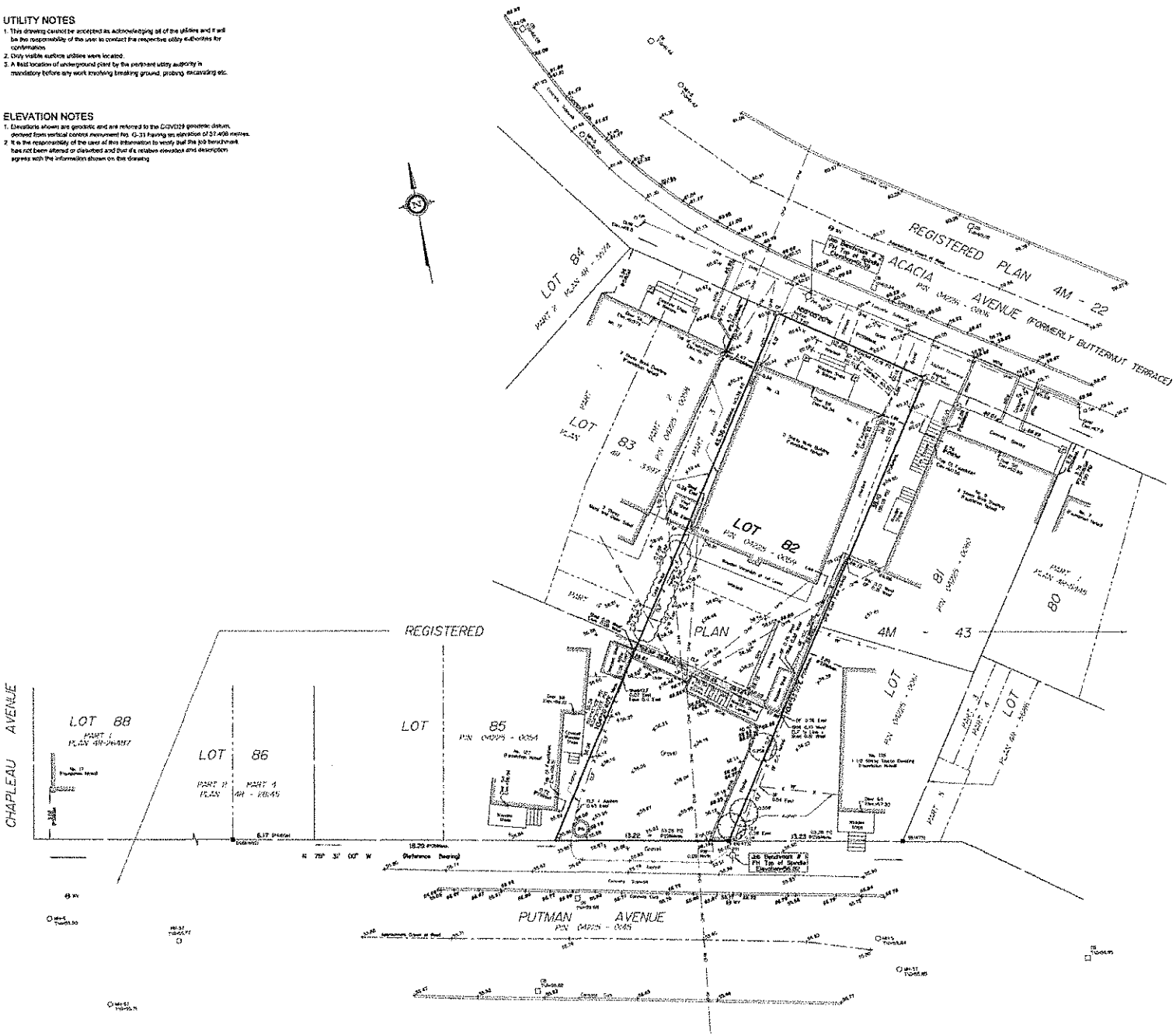
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1910
Ontario Land Surveyors

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, derived from vertical control monument No. G-31 having an elevation of 57.408 metres.
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.



SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of
LOT 82
REGISTERED PLAN 4M - 43
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk 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 Surveys Act and the Surveyors Act and the regulations made under them
2. The survey was completed on the 7th day of October, 2020.

Oct. 8, 2020
Date

C. H. Hemmelgarn
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED October 8, 2020

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

Notes & Legend

	Denotes	
	"	Survey Monument Planted
	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CP	"	Concrete Pin
(WIT)	"	Witness
(Meas.)	"	Measured
(AOS)	"	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	"	Registered Plan 4M-43
(P2)	"	(1473) Plan August 22, 2001
(P3)	"	Plan 4R-32463
(P4)	"	Plan 4R-28145
(P5)	"	Plan 4R-3397
(P6)	"	Plan 4R-5445
	"	Deciduous Tree
FH	"	Fire Hydrant
WV	"	Water Valve
MH-ST	"	Maintenance Hole (Storm Sewer)
MH-S	"	Maintenance Hole (Sanitary)
OHW	"	Overhead Wires
CB	"	Catch Basin
HH	"	Handhole
SRW	"	Stone Retaining Wall
WRW	"	Wood Retaining Wall
CLF	"	Chain Link Fence
BF	"	Board Fence
Ø	"	Diameter
• 45.00	"	Location of Elevations
• 45.00	"	Top of Concrete Curb, SRW & WRW Elevation
C.L.	"	Centreline
UP	"	Utility Pole
AN	"	Anchor
Pte	"	Planter
P	"	Pillar

Bearings are grid, derived from Northerly Limit of Putman Avenue as shown on Plan 4R-32463, being N 78°31'00" W and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD 83 (original)

For bearing comparisons, a rotation of 0°24'50" counter-clockwise was applied to bearings P2 & P3.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2135420
THIS PLAN IS NOT VALID UNLESS IT BEAR THE ORIGINAL OR A TRUE COPY SEALED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).

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Ontario Land Surveyors

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O'SULLIVAN
VOLLEBEKK

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AREA CERTIFICATE

RE: REFERENCE PLAN 4R-35335
Lot 82
Registered Plan 4M-43
City of Ottawa

To Whom It May Concern:

I HEREBY CERTIFY the areas of Parts 1 to 8 on Reference Plan 4R-35335 to be as follows:

Parts 1 and 2	253.1 square metres
Parts 3, 4, 5, 6, 7 and 8	243.2 square metres

OTTAWA, Ontario
March 16, 2023
Our Reference: 22550-22

Ed H. Herweyer
Ontario Land Surveyor