



PART 1 PLAN 4R-8309

PIN 04005 - 0062

(Reference Bearing) N55°59'00"E

PART 5

CONCESSION 1 (OTTAWA FRONT) (NEPEAN)

LOT 29

No. 1845 Carling Avenue  
1 STOREY  
BRICK BUILDING  
(Brick Noted)

No. 770 Broadview Avenue  
3 STOREY  
BRICK BUILDING  
(Brick Noted)

BROADVIEW AVENUE  
REGISTERED

SCHEDULE				
AREA (Sq.m.)	PART	LOT	CONCESSION	PIN
35	1			ALL OF 04005-0064
260	2			
333	3	PART OF 29	1 (OTTAWA FRONT)	
1941	4			ALL OF 04005-0063
6466	5			

The intended plot size of the plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:250.

PLAN OF SURVEY OF

**PART OF LOT 29  
CONCESSION 1 (OTTAWA FRONT)**

**Geographic Township of Nepean CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 250

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. The survey was completed on the \_\_\_ day of \_\_\_\_\_, 2023.

Date \_\_\_\_\_ E. H. Herveyer  
Ontario Land Surveyor

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

Notes & Legend

- Denotes Survey Monument Found
- Survey Monument Planted
- SIB— Standard Iron Bar
- SSIB— Short Standard Iron Bar
- IB— Iron Bar
- CP— Concrete Pin
- Meas.— Measured
- (AOC)— Annis, O'Sullivan, Vollebakk Ltd.
- (WIT)— Witness
- (P1)— Plan 4R-8309
- (P2)— Plan 5R-6441
- (P3)— Plan 5R-7827
- (P4)— (MPS) Plan March 15, 2018 (Job No. 18-4033)
- (P5)— (1319) Plan June 1, 1992 (Ref. 22-CON 1 (OF) NP)
- CLF— Chain Link Fence
- BRW— Brick Retaining Wall
- C/L— Centreline
- LP— Utility Pole
- AN— Anchor
- OHW— Overhead Wires

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.

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 N55°59'00"E and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°00'00" counter-clockwise was applied to bearings on plan

For bearing comparisons, a rotation of 0°23'30" counter-clockwise was applied to bearings on plan P1, 0°22'30" counter-clockwise was applied to bearings on plans P2, P3 0°23'00" counter-clockwise was applied to bearings on plan P5.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

.01919680005	Northing	5027191.26	Easting	361496.76
.01919680105	Northing	5024915.16	Easting	373971.65
.Point A	Northing	5026689.10	Easting	363041.30
.Point B	Northing	5026731.30	Easting	363133.45

Caution: Coordinates shown, in themselves, be used to re-establish corners or boundaries shown on this plan.

**ELEVATION NOTES**

- Elevations shown are geodetic, derived from City of Ottawa Monument No. ICS397, Index No. 56 having an elevation of 76.544 metres and are referred to the CGVD28 geodetic datum.
- 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.

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Ontario Land Surveyors (Reg. No. 23971-23, Reg. P.L.T. 29, C. I. OF NP PLAN 02-Client July 10 2023)