

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999935.

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 N11°54'00"W 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°36'10" counter-clockwise was applied to bearings on plan P2 & P3.

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).

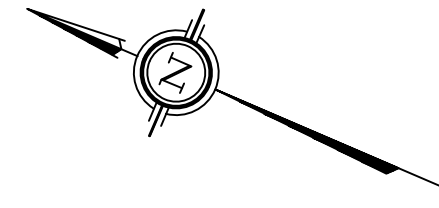
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919680005	Northing	5027191.26	Easting	361496.76
. 01919680105	Northing	5024915.16	Easting	373971.65
. Point A	Northing	5029518.93	Easting	364668.88
. Point B	Northing	5029327.87	Easting	364709.14

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

AREAS	
PART	AREA sq.m
1	23.7
2	141.2
3	27
4	178.9
5	3.6
6	19.5

SCHEDULE			
PART	LOT	PLAN	PIN
1 - 6 (Inclusive)	ALL OF 539	539	ALL OF 04034-0139



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

DATE: _____

E.H. HERWEYER
ONTARIO LAND SURVEYOR

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

REGISTERED PLAN 127961
HURON AVENUE NORTH (Formerly Huron Avenue)
 (BY-LAW 10-68, INST. CR528231)
 P.I.N. 04034 - 0180

DRAFT PLAN OF SURVEY OF
LOT 539
REGISTERED PLAN 152206
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150

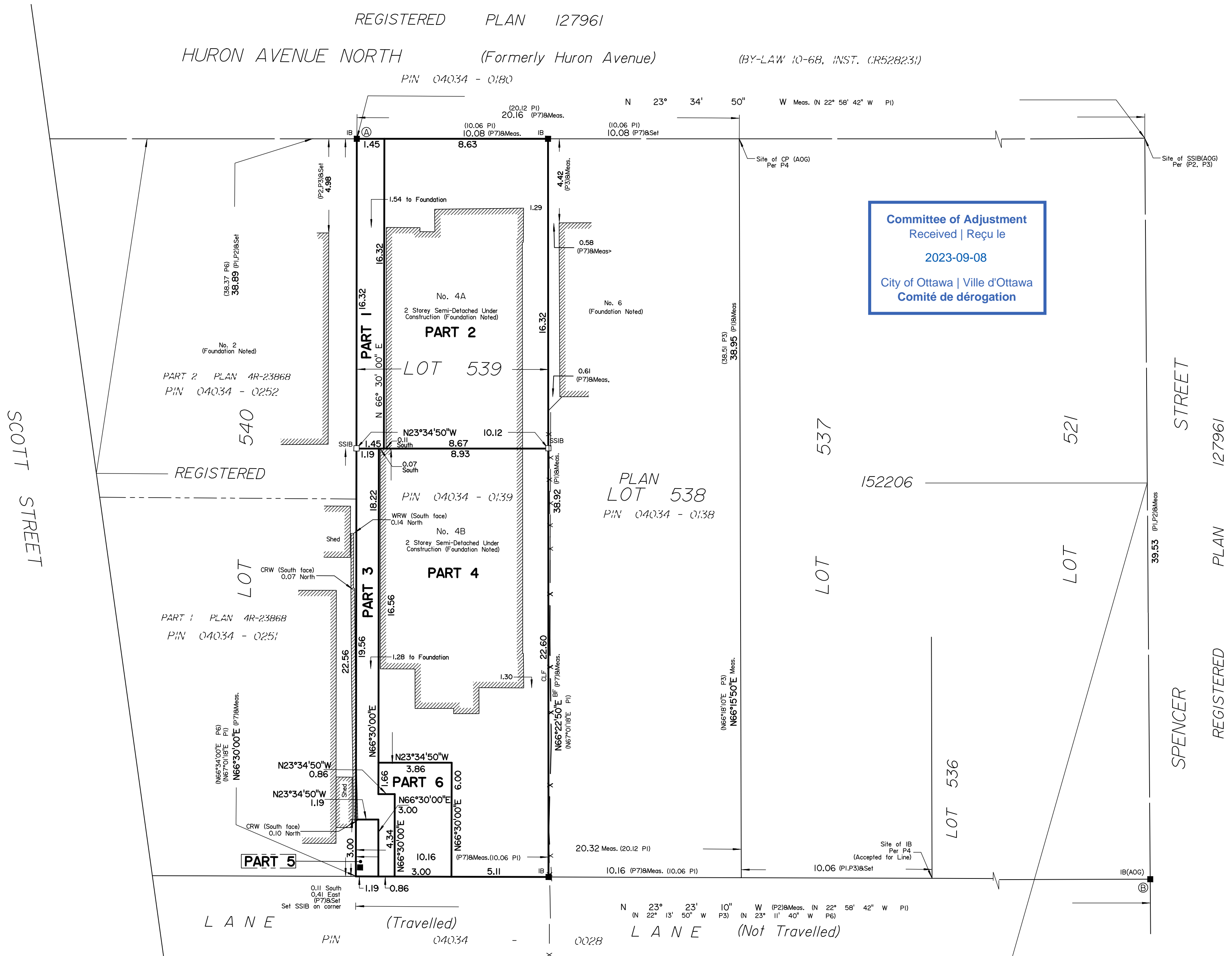
Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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. The survey was completed on the ___ day of _____, 2023.

Date

E.H. Herweyer
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-53821



- Notes & Legend**
- | Denotes | |
|---------|------------------------------------|
| | Survey Monument Planted |
| | Survey Monument Found |
| | Standard Iron Bar |
| | Short Standard Iron Bar |
| | Iron Bar |
| | Concrete Pin |
| | Witness |
| | Measured |
| | Annis, O'Sullivan, Vollebek Ltd. |
| | Registered Plan 152206 |
| | (AOG) Plan December 7, 2000 |
| | (AOG) Plan May 8, 2008 |
| | (AOG) Reference # 7668-07 |
| | (647) Plan May 2, 1978 |
| | Plan 4R-23868 |
| | (AOG) Plan dated November 16, 2021 |

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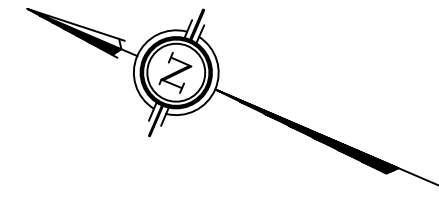
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I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: _____

E.H. HERWEYER
ONTARIO LAND SURVEYOR

RECEIVED AND DEPOSITED
DATE: _____

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

REGISTERED PLAN 127961
 HURON AVENUE NORTH (Formerly Huron Avenue) (BY-LAW 10-68, INST. CR528231)
 P.I.N. 04034 - 0180

DRAFT PLAN OF SURVEY OF
 LOT 539
 REGISTERED PLAN 152206
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.



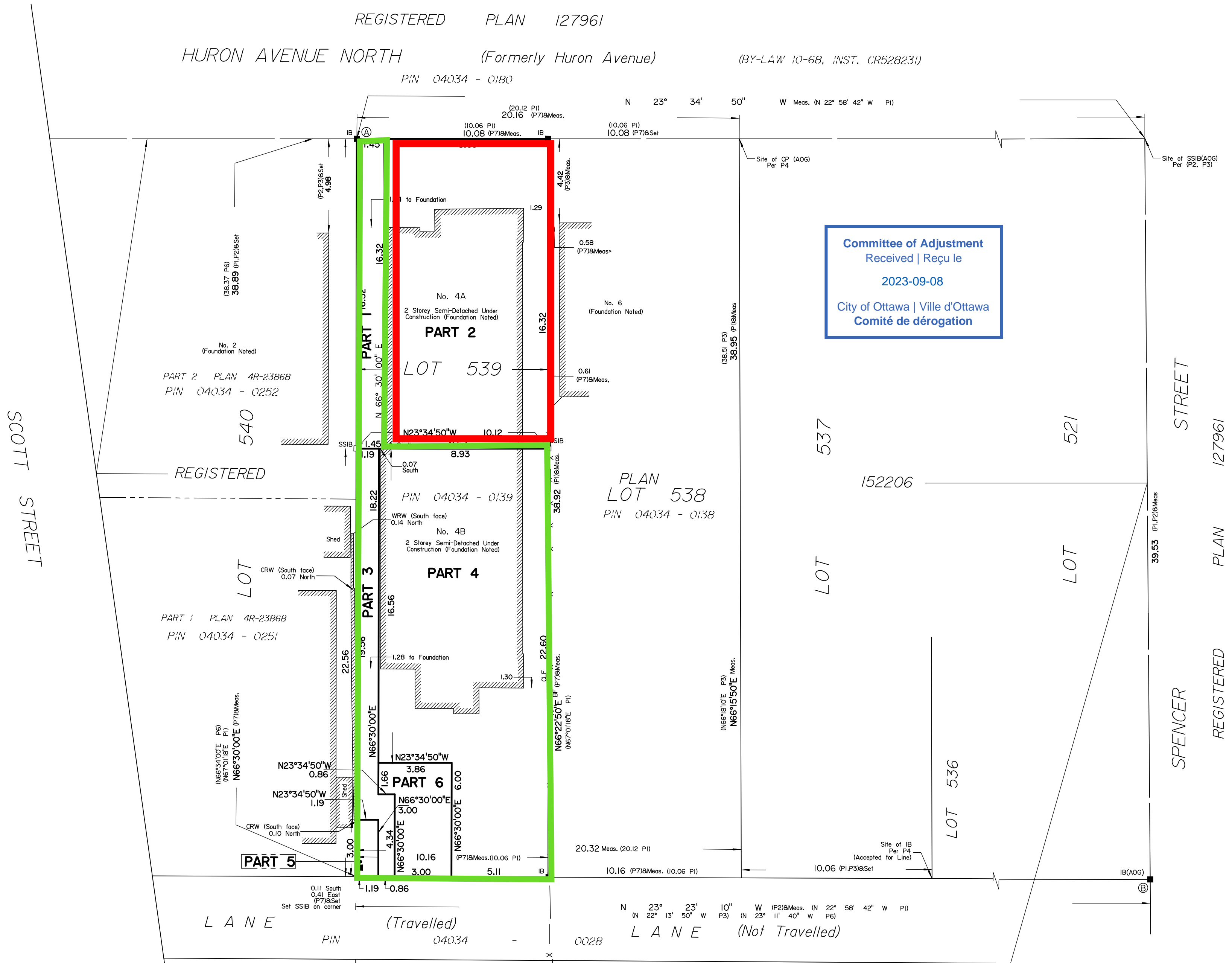
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 2. The survey was completed on the ___ day of _____, 2023.

Date

E.H. Herweyer
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-53821



Notes & Legend

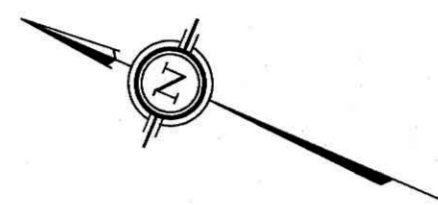
Denotes	
	Survey Monument Planted
	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CP	Concrete Pin
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 152206
(P2)	(AOG) Plan December 7, 2000
(P3)	(AOG) Plan May 8, 2008
(P4)	(AOG) Reference # 7668-07
(P5)	(647) Plan May 2, 1978
(P6)	Plan 4R-23868
(P7)	(AOG) Plan dated November 16, 2021

REGISTERED PLAN 127961

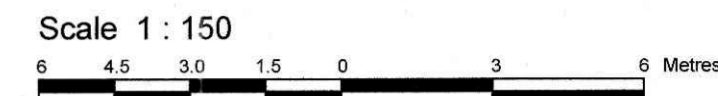
HURON AVENUE NORTH (Formerly Huron Avenue)

(INST CR528231)

PIN 04034 - 0180



SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 539
REGISTERED PLAN 152206
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



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 13th day of August, 2021.

Aug 27/21
Date
T. Hartwick
Ontario Land Surveyor

PART 2
1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
No rights-of-way or easements were found to be registered against the subject property.
2. PROPERTY IMPROVEMENTS
Not applicable. This is a foundation survey only; future structures above foundation level and future site improvements cannot be commented on.
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
4. ADDITIONAL REMARKS
The building ties are to the untargeted concrete foundation walls.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
A. Karimish ("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.

Notes & Legend

Symbol	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
Prop.	Proportioned
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
(P1)	Registered Plan 152206
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(P4)	(AOV) Reference # 7668-07
(P5)	(647) Plan May 2, 1978
(P6)	Plan 4R-23868
(P7)	(AOG) Plan dated November 16, 2021
CLF	Chain Link Fence
BF	Board Fence
CRW	Concrete Retaining Wall
C/L	Centreline

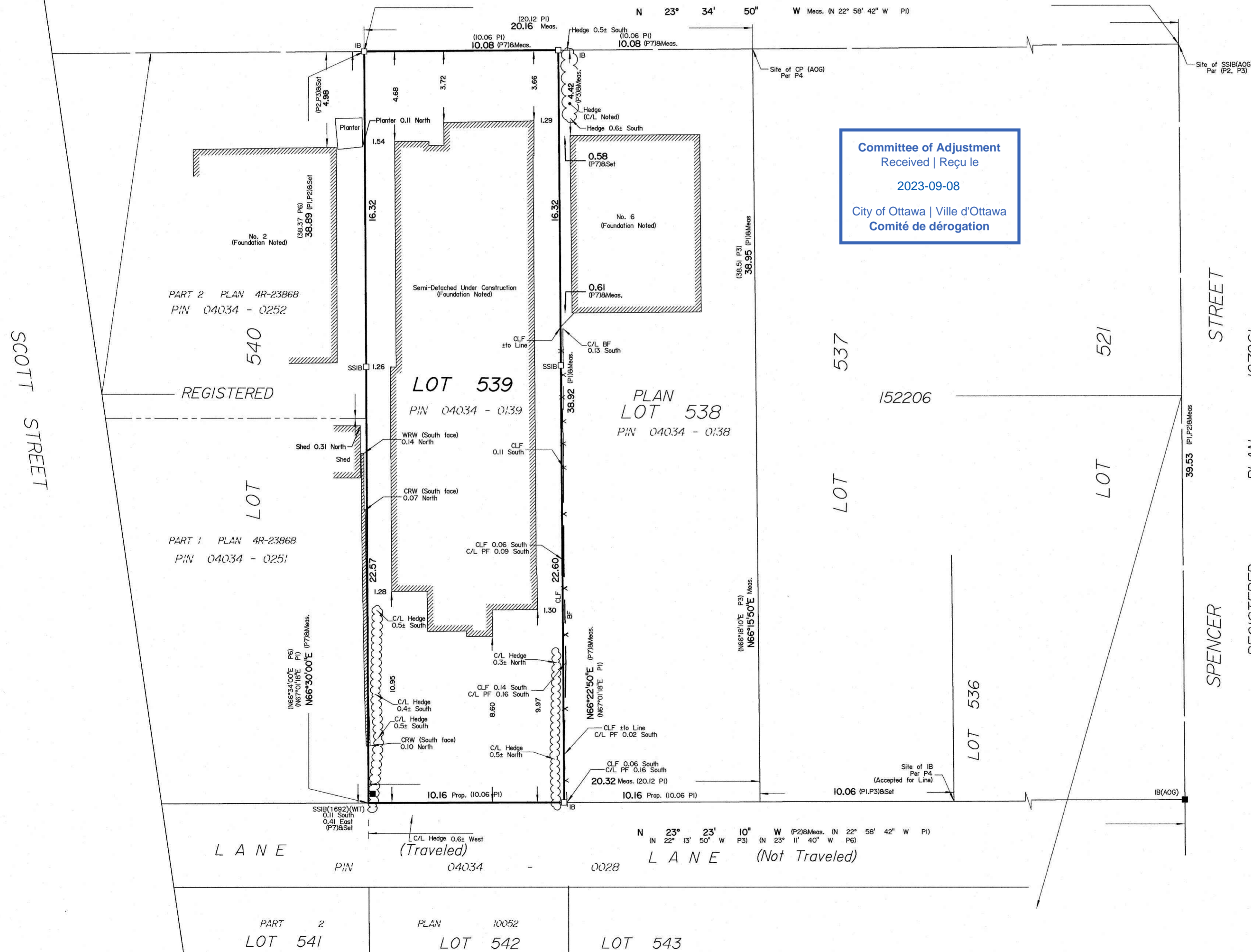
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For bearing comparisons, a rotation of 0°36'10" counter-clockwise
was applied to bearings on plans P2 & P3.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2141815

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

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Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors
Job No. 21643-21 Karimish Lt 536 PL 152206 DUC DI AR



K:\2021\21643-21_Alt Karimish - Huron Ave. T10 Drawings\21643-21 Karimish Lt 536 PL 152206 DUC DI.dwg