

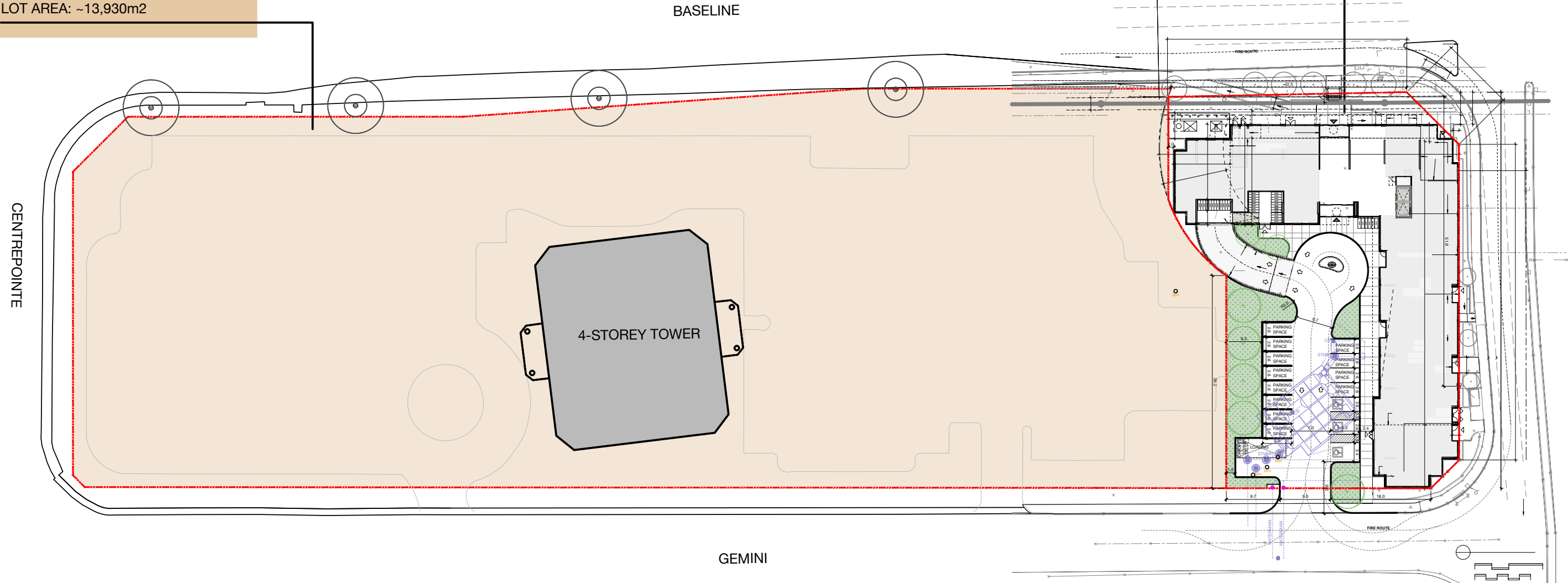
Committee of Adjustment
 Received | Reçu le
 2023-11-08
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

1
 CENTREPOINTE DRIVE
 NEPEAN
 PROPERTY BOUNDARY
 STUDY

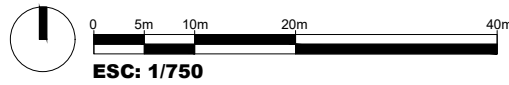


LOT AREA: ~13,930m²

LOT AREA: ~3,177m²



- LEGEND
- - - PROPERTY BOUNDARY
 - - - HYDRO LINE
 - HYDRO POLE



No.	REVISION	DATE	BY
3	PARKING STUDY	2023.03.10	GK
2	PARKING STUDY	2023.02.08	TS
1	CONCEPT PLAN	2022.10.18	GK

CLIENT
APPELT DEVELOPMENT

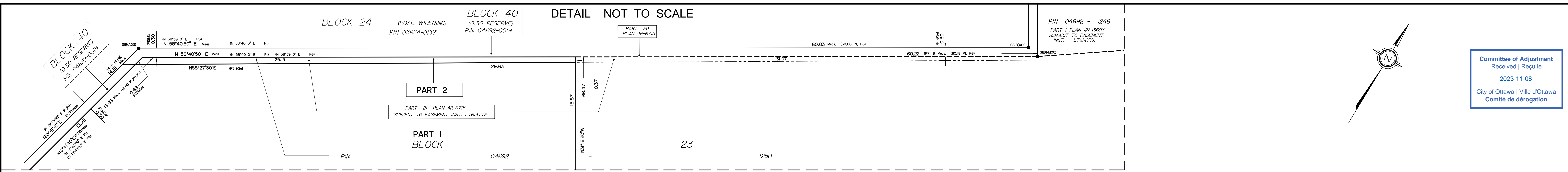
FOTENN
 Planning + Design

OTTAWA: 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 613.730.5709
 KINGSTON: 4 Cataragui St., Suite 315, Kingston ON K7K 1Z7 613.542.5454
 TORONTO: 174 Spadina Ave., Suite 304, Toronto ON M5T 2C2 416.789.4530

www.fotenn.com

DESIGNED	GK
REVIEWED	RP
DATE	2022.10.18

P3



Committee of Adjustment
Received | Reçu le
2023-11-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE				
AREA (Sq.m.)	PART	BLOCK	PLAN	PIN
571	1	PART OF 23	4M-623	PART OF 04692-1250
12.5	2	PART OF 23		
1945	3	PART OF 22		PART OF 04692-0018
11.7	4	PART OF 39		PART OF 04692-0020

Part 2: Subject to Easement Inst. LT614772

**PLAN OF SURVEY OF
PART OF BLOCKS 22, 23 AND
PART OF BLOCK 39 (0.30 Reserve)
REGISTERED PLAN 4M-623
CITY OF OTTAWA**
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 250
The intended plot size of the plan is 1219 mm in width by 610 mm in height when plotted at a scale of 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 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. Hovey
Ontario Land Surveyor

- Notes & Legend**
- Denotes
 - Survey Monument Planted
 - Survey Monument Found
 - Standard Iron Bar
 - Short Standard Iron Bar
 - Iron Bar
 - Cut Cross
 - Witness
 - Measured
 - Registered Plan 4M-623
 - Plan 4R-7298
 - Plan 4R-6715
 - Plan 4R-26884
 - Plan 4R-13603
 - Plan by (AOG) dated December 10, 2009
 - Plan by (MPS) dated March 19, 2018
 - Overhead Wires
 - Utility Pole
 - Anchor

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 3.0 Real Time Network GPS observations on reference points A and B shown hereon, having a bearing of N75°52'00"E and are referenced to Specified Control Points 0191968005 and 0191975075, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
• 0191968005 Northing 5027191.26 Easting 361496.76
• 0191975075 Northing 5016816.93 Easting 360906.84
• Point A Northing 5023443.48 Easting 362394.24
• Point B Northing 5023490.47 Easting 362280.86
Caution: Coordinates shown, in themselves, be used to re-establish corners or boundaries not shown on this plan.

