



Committee of Adjustment
Received | Reçu le
2024-05-03
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PART 2 - SURVEY REPORT

- DESCRIPTION
LOTS 1, 2 AND 3 REGISTERED PLAN 4M-1628
LOTS 1, 2 AND 3 REGISTERED PLAN 4M-1628
BEING PINS 04450-4743(LT) AND 04450-4744(LT),
04450-4745(LT) IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
LOT 1 IS SUBJECT TO AN EASEMENT OVER
PARTS 18 AND 19 ON PLAN 4R-31937 AS IN INST. NO. OC2111082
LOT 1 IS SUBJECT TO AN EASEMENT OVER
PART 19 ON PLAN 4R-31937 AS IN INST. NO. OC2111806
- ADDITIONAL REMARKS
PREPARED FOR MATTIANY HOMES

**SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOTS 1, 2 AND 3
REGISTERED PLAN 4M-1628
CITY OF OTTAWA**

SCALE 1 : 250
0 5 10 15 metres

J.D. BARNES LIMITED
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METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE GRID AND ARE DERIVED FROM THE EASTERLY LIMIT OF
LOT 1, HAVING A BEARING OF N 07°51'40" E, AS
SHOWN ON REGISTERED PLAN 4M-1628.

CAADSTRAL POINTS, SUCH AS LOT CORNERS, HAVE BEEN RE-ESTABLISHED AT
THEIR COORDINATE POSITION PER RECORDS OF J.D. BARNES LTD., REFERENCE
No. 19-10-001-00.

LEGEND

- ▲ DENOTES CONTROL MONUMENT
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- D DENOTES PLASTIC BAR
- PB DENOTES MEASURED REGISTERED PLAN 4M-1628
- M DENOTES J.D. BARNES LIMITED
- P DENOTES DWELLING UNDER CONSTRUCTION
- CP DENOTES CONCRETE PORCH
- INST. DENOTES INSTRUMENT NUMBER
- NO. DENOTES NUMBER

ALL BUILDINGS ARE TAKEN TO CONCRETE FOUNDATION.

ALL SET PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG 525/91

**ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN ZAMBURD FORM
2083312**

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN accordance with
Regulation 102R, Section 19(3)

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 REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON AUGUST 08, 2019.

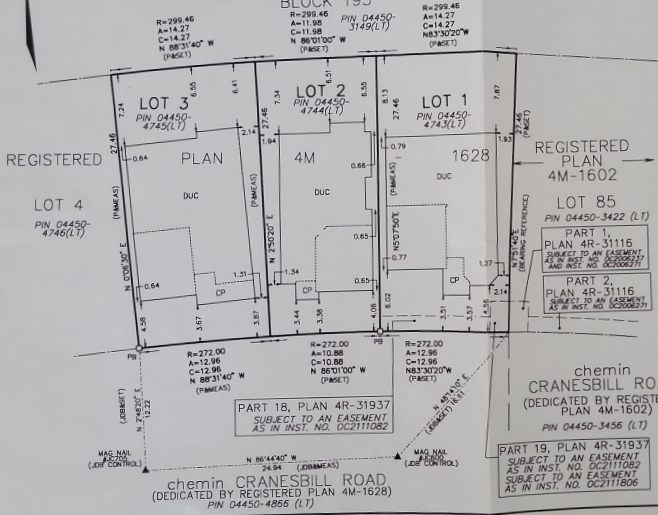
SEPT 30, 2019
DATE

Shawn Horvath
SHAWN HORVATH
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
LAND SURVEYING PROFESSIONALS
2400 KENNEDY, SUITE 100, OTTAWA, ON K1J 0L0
TEL: 453-7534 FAX: 453-7535 www.jdbarnes.com

DATE: 09/25/19
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1:250

REGISTERED PLAN 4M-1587
BLOCK 195



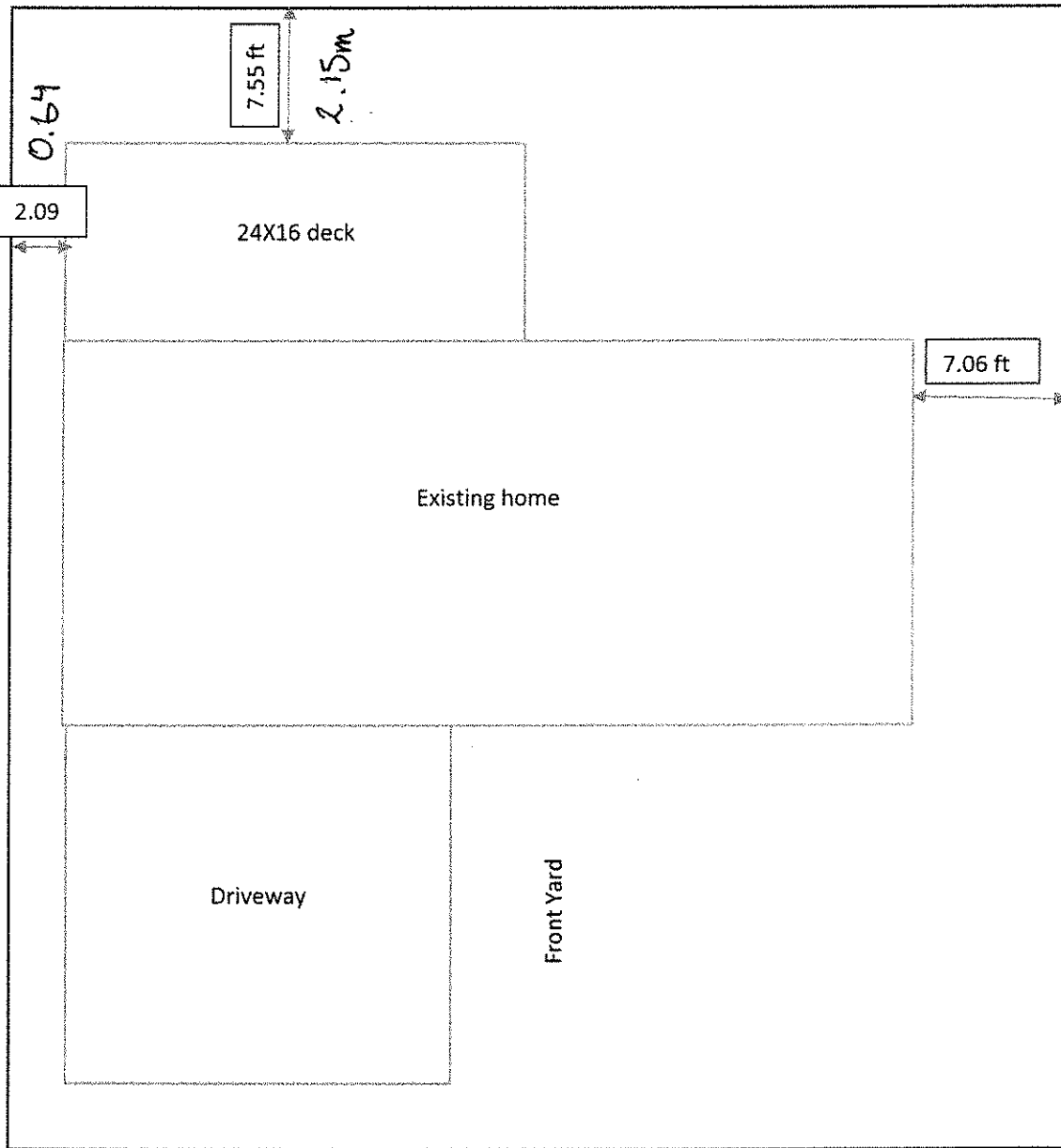
chemin CRANESBILL ROAD
(DEDICATED BY REGISTERED PLAN 4M-1628)
PIN 04450-4856 (LT)

PART 19, PLAN 4R-31937
SUBJECT TO AN EASEMENT
AS IN INST. NO. OC2111082
SUBJECT TO AN EASEMENT
AS IN INST. NO. OC2111806

chemin CRANESBILL ROAD
(DEDICATED BY REGISTERED
PLAN 4M-1628)
PIN 04450-3456 (LT)

PART 18, PLAN 4R-31937
SUBJECT TO AN EASEMENT
AS IN INST. NO. OC2111082

Property line



Cranesbill Road Plot # 3003

Committee of Adjustment
MAY 03 2024
City of Ottawa