



Committee of Adjustment
Received / Reçu le
2024-02-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of
PART OF LOT 38
REGISTERED PLAN 83
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 100
4 3 2 1 0 2 4 Metres

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 8th day of March, 2021.

April 19, 2021
Date
E. H. Herveyer
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: April 19, 2021

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to
CENTRETOWN CITIZENS OTTAWA CORPORATION (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

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
IB	Iron Bar
SSIB	Short Standard Iron Bar
CC	Cut Cross
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 83
(P2)	Registered Plan 155
(P3)	Plan 4R-31721
(P4)	Plan 5R-11635
(P5)	Plan by (725) dated March 11, 1987
(P6)	Plan by (725) dated June 2, 1977
(P7)	Plan by (JDB) dated August 30, 2016
(P8)	Plan by (1692) dated July 27, 2018
(DI)	Inst. No. N380312
○ MH-ST	Maintenance Hole (Storm Sewer)
○ MH-S	Maintenance Hole (Sanitary)
— OW	Overhead Wires (Sanitary)
— UP	Utility Pole
BF	Board Fence
RWT	Timber Retaining Wall
RWC	Concrete Retaining Wall
RWS	Stone Retaining Wall
∅	Diameter
+ 65.00	Location of Elevations
+ 65.00	Location of Curb/Retaining Wall Elevations
C/L	Centreline
—	Property Line
□ GM	Gas Meter
□ HM	Hydro Meter
EI	Elevation
Tp/dn	Top of Foundation
U/Eave	Underside of Eave
△ S	Sign
□ AC	Air Conditioner
Inv.	Invert
○ MP	Metal Post
○	Deciduous Tree
☼	Coniferous Tree

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-11485

THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 29 (3).

ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from City of Ottawa benchmark No. 3606 having an elevation of 67.236 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.

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. Underground utility data derived from City of Ottawa utility sheet reference E-08-09 & E-08-13
4. Sanitary and storm sewer grades and inverts were derived from City of Ottawa Plans reference 2292 & 2825.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Bearings are astronomic and are referred to the easterly limit of Carruthers Avenue having a bearing of N23°43'10"W as shown on Plan 4R-31721.
For bearing comparisons, a rotation of 0°08'00" counter-clockwise was applied to bearings on P4, P6.
For bearing comparisons, a rotation of 0°01'10" counter-clockwise was applied to bearings on P7.

Site Benchmark
Fire Hydrant
(Top of Spindle)
Elevation=65.20

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