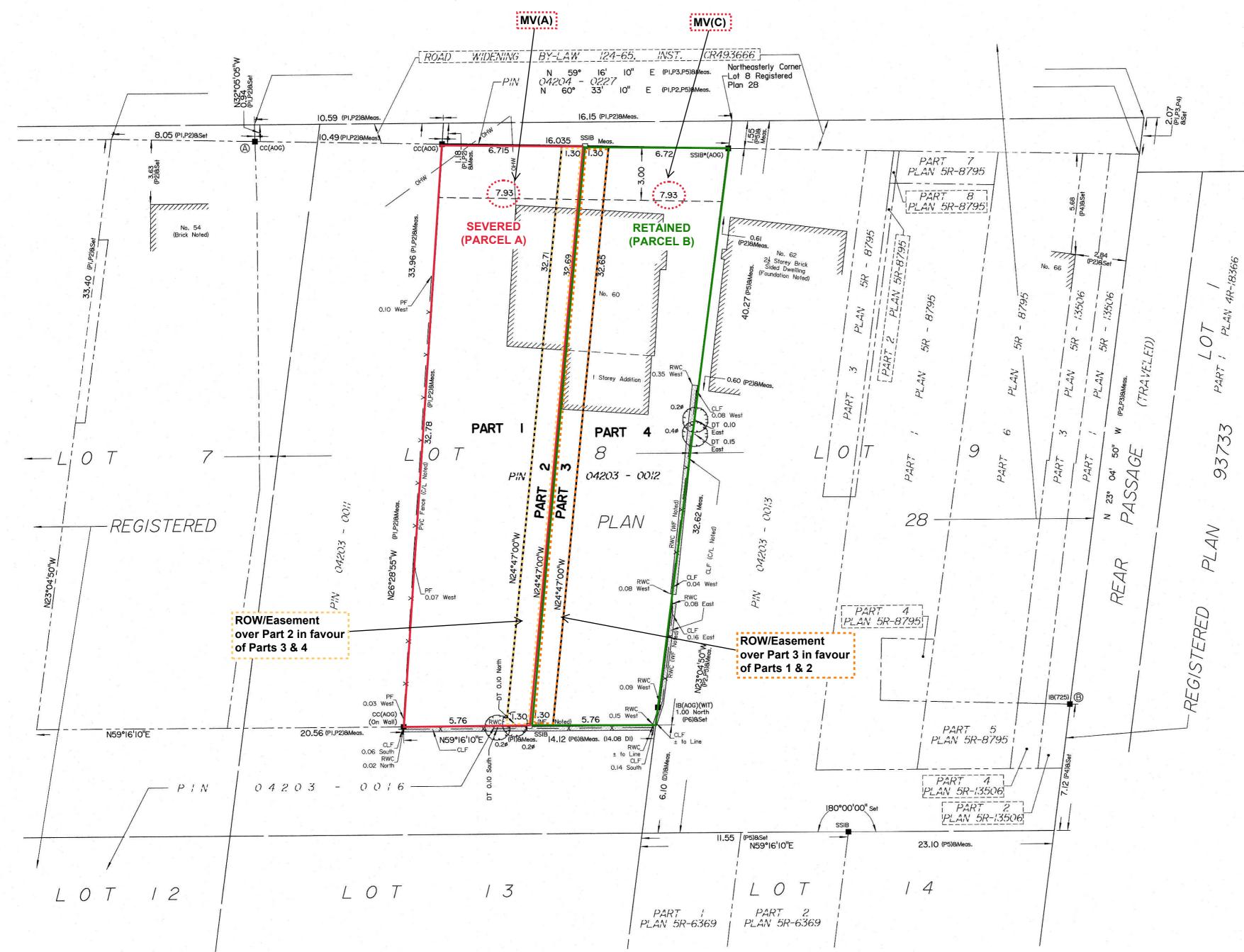
LEES AVENUE (Formerly William Street)
(BY-LAW 2777, INST. CR86162)
(Regional Road No. 66)



PLAN 4R-REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE RECEIVED AND DEPOSITED LAND TITLES ACT. DATE: _____ T. HARTWICK REPRESENTATIVE FOR ONTARIO LAND SURVEYOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4. SCHEDULE PLAN PIN AREA (Sq.m.) PART LOT MV(B) 42.2 2 All OF 04203-0012 PART OF 8

PLAN OF SURVEY OF

PART OF LOT 8 REGISTERED PLAN 28 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1:150
6 4.5 3.0 1.5 0 3 6 Metres

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 THA

Notes & Legend

(WIT)

(AOG)

Meas

(PI)

(P2)

(P3)

(P4)

(P5)

(P6)

(DI)

CLF

RWC

PF

Survey Monument Planted

Survey Monument Found

Short Standard Iron Bar

Annis, O'Sullivan, Vollebekk Ltd.

(AOG) Plan dated July 9, 1992

(725) Plan dated November 27, 1987

(AOG) Plan dated November 15, 2017

(857) Plan dated November 10, 1986

(AOG) Plan dated November 14, 2022

Standard Iron Bar

Plan 5R-13506

Inst. CR448586

Chain Link Fence

Retaining Wall - Concrete

P.V.C. Fence

Centreline

North Face

East Face

West Face

Deciduous Tree

Diameter Deciduous Tree

Iron Bar

Witness

Cut Cross

- 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 3rd day of November, 2022.

Date T. Hartwick
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-45034

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999940.

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 N60°33'10"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°32'05" counter-clockwise was applied to bearings on plans (P1), (P2), (P3) and (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
 5030611.67
 Easting
 369106.79

 . Point B
 Northing
 5030607.44
 Easting
 369162.12

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



ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

14 Concourse Gate, Suite 500

Nepean, Ont. K2E 7S6

Phone: (613) 727-0850 / Fax: (613) 727-1079

Ontario Email: Nepean@aovitd.com

Land Surveyors Job No. 23812-23 Iouri Mitnik PtLt 8 RP 28 R D4

PROJECT MITNIK

60 LEES AVENUE

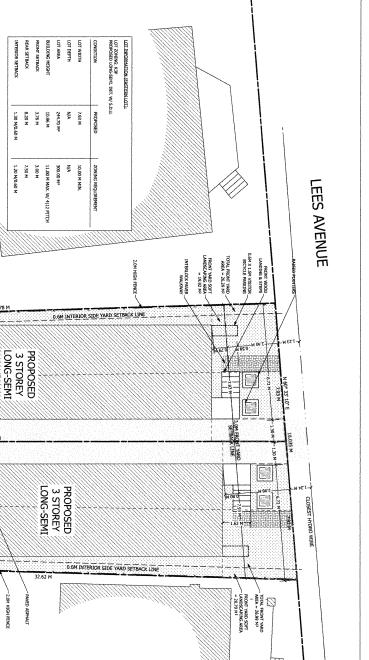
PROPOSED LONG-SEMIS W/ S.D.U.s

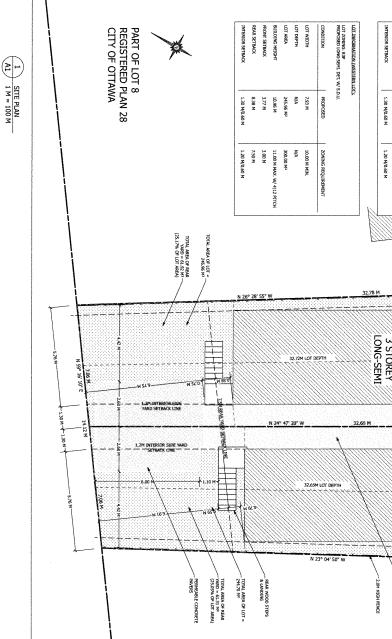
DRAWING LEGEND

Δя	44	A3	A2	A1	LABEL
I FET EI EVATION	RIGHT ELEVATION	FRONT & REAR ELEVATIONS	CONCEPTUAL FLOOR PLANS	SITE PLAN	TITLE

Committee of Adjustment

City of Ottawa





CLEAR DRAFTING

211-1300 PRINCE OF WALES DRIVE OTTAWA, ONTARIO K2C 3M6 613-255-3425 | SERVICES/JICLEARDRAFTD

HESIGNER BCIN: 37385 IGNATURE OF MEMBER: E SERVI SCIVI: 40005

PROJECT MITNIK
60 LES AVENUE
OTTAWA, ONTARIO

молест минева: 2231

BASEMENT/FDN:
GROUND FLOOR:
SECOND FLOOR: THIRD FLOOR: 1,069 ft² 1,179 ft² 1,179 ft² 1,179 ft²

SITE PLAN

DO DET SCALL EMMERISON, READ DIMENSIONS ON DOTT SCALL EMMERISON, READ DATE OF THE REA

KEYPLAN

SCALE AS SHOWN B.E.

JULY 28, 2023 DRAWING NUMBER:

B.E.

