

ASHBURN

DRIVE

(REGISTERED PLAN 412297)

P. I. N. 04049 -- 0197

Committee of Adjustment
Received | Reçu le
2024-04-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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

PLAN 4R-
RECEIVED AND DEPOSITED

DATE: _____

DATE: _____

EMAD ALREFAAI
ONTARIO LAND SURVEYOR

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

SCHEDULE

PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	PART OF 224	289002	ALL OF 04049 - 0202	381.0
2				381.0

PLAN OF SURVEY OF

PART OF LOT 224
REGISTERED PLAN 289002
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 150



Metric Note

Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearing Note

Bearings are MTM grid, derived from the southerly limit of the 0.3m reserve from Registered Plan 412297, having a bearing of N 57° 47' 10" E as per 4R-28100 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°31'30" counter-clockwise was applied to bearings on P2.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5024715.50	366442.02
(B)	5024728.81	366463.18
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Surveyor's Certificate

- I certify that:
- 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.
 - The survey was completed on the 26th day of February, 2024.

Date _____ Emad Alrefaai
Ontario Land Surveyor

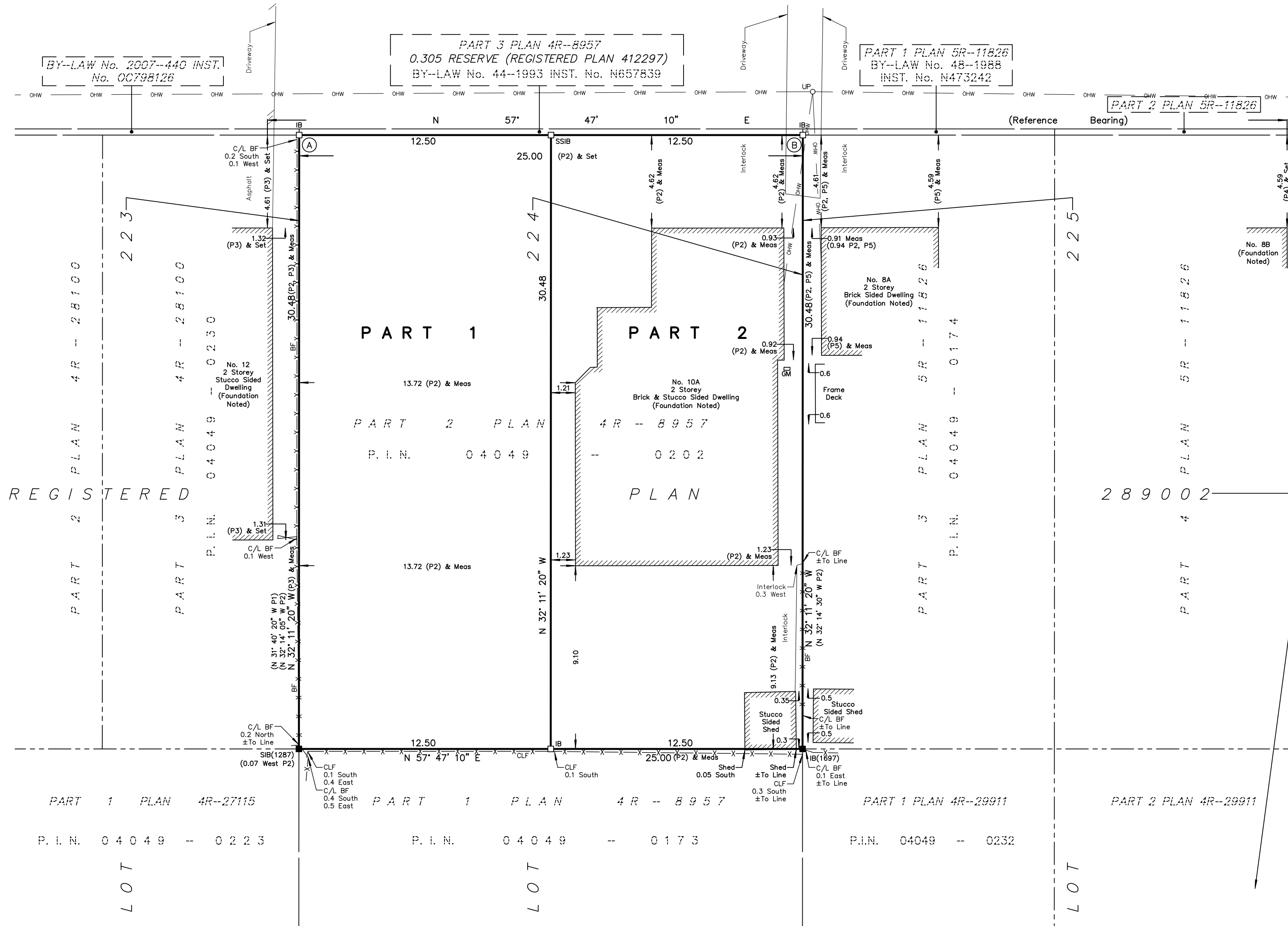
This plan of survey relates to AOLS Plan Submission Form Number V-73409

Notes & Legend

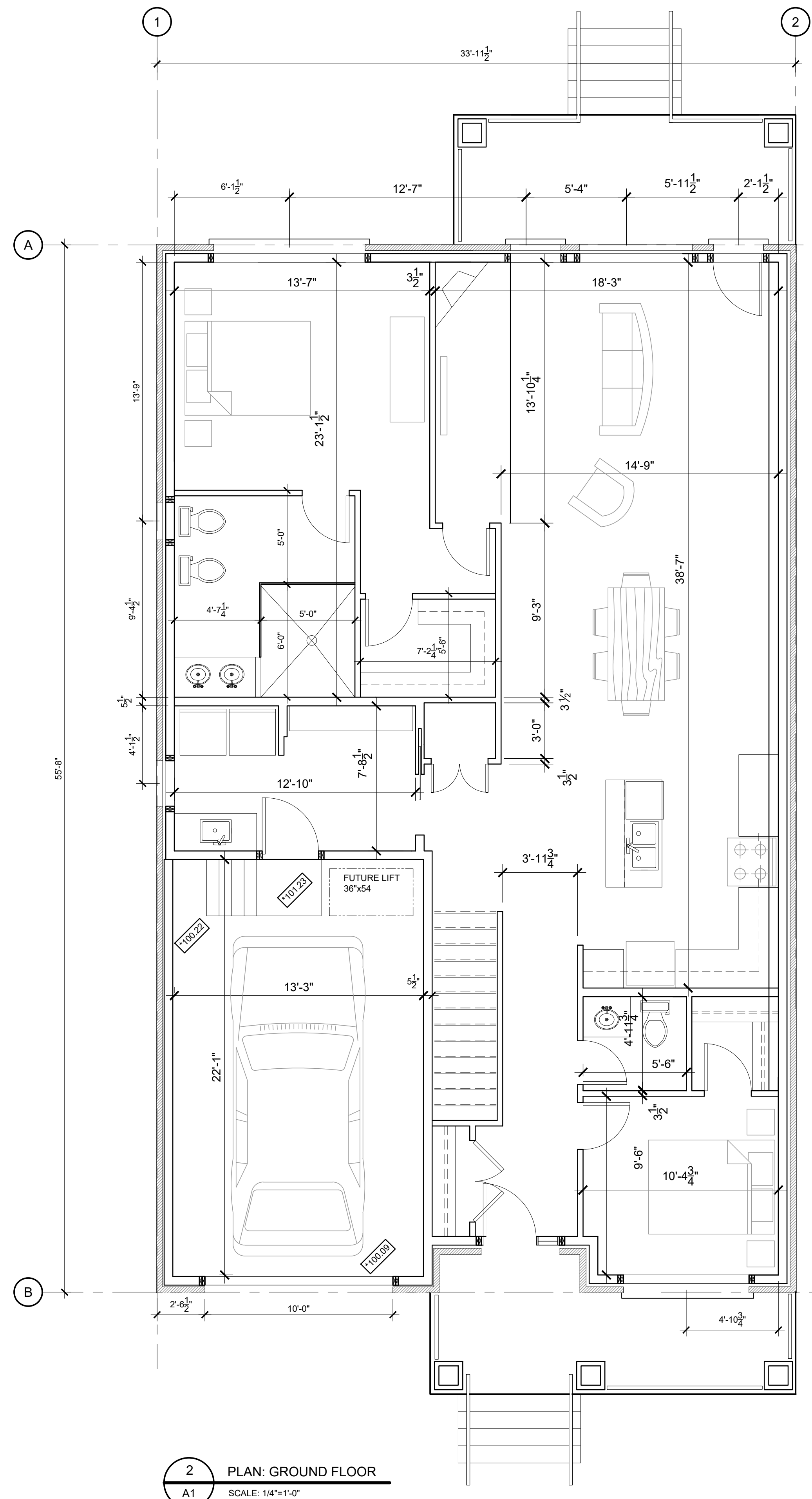
□	Denotes	Survey Monument Planted		
■	"	Survey Monument Found	○ UP	" Gate
SIB	"	Standard Iron Bar	○	" Utility Pole
SSIB	"	Short Standard Iron Bar	□ GM	" Gas Meter
IB	"	Iron Bar	CLF	" Chain Link Fence
(Wit)	"	Witness	BF	" Board Fence
Meas	"	Measured	C/L	" Centreline
(P1)	"	Registered Plan 289002		
(P2)	"	Plan by (1287) dated July 19, 2002 (Job No. 86-02)		
(P3)	"	Plan by (1692) dated December 1, 2014 (File No. 396-14)		
(P4)	"	Plan by (1287) dated June 29, 1988 (Job No. 260-88)		
(P5)	"	Plan by (1287) dated June 29, 1988 (Job No. 261/88)		
OHW	"	Overhead Wires		

FARLEY, SMITH & DENIS SURVEYING LTD.

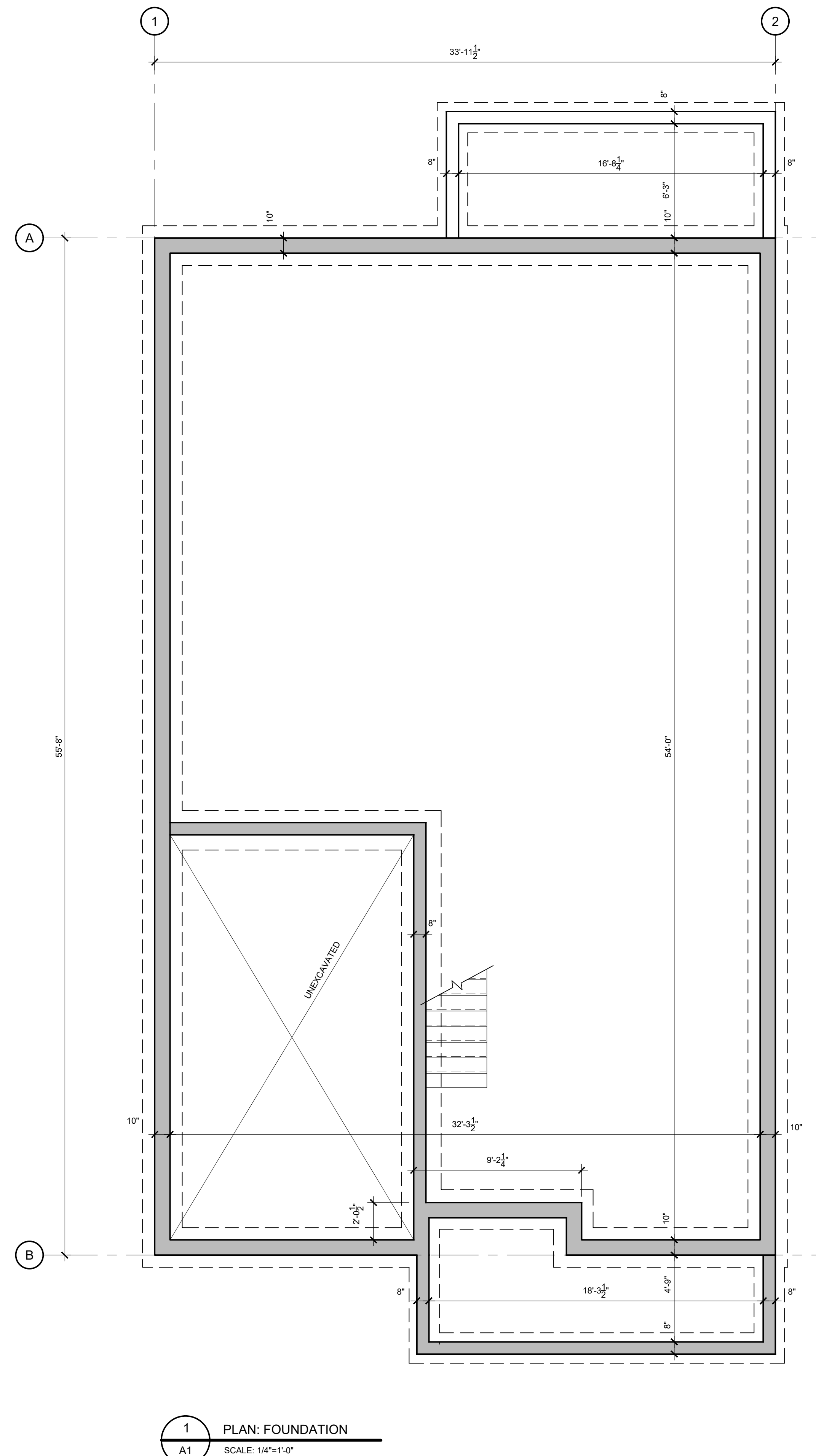
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca



The Contractor shall check and verify all dimensions on site. This drawing is not to be used for construction unless stamped and signed by the Engineer. Do not scale drawings. Copyright reserved. This drawing is the exclusive property of Cleland Jardine Engineering Ltd.



2 PLAN: GROUND FLOOR
A1 SCALE: 1/4"=1'-0"



1 PLAN: FOUNDATION
A1 SCALE: 1/4"=1'-0"

No.	DATE	REVISIONS	BY
1	April 10/24	ISSUED FOR SEVERANCE	

PROJECT NORTH

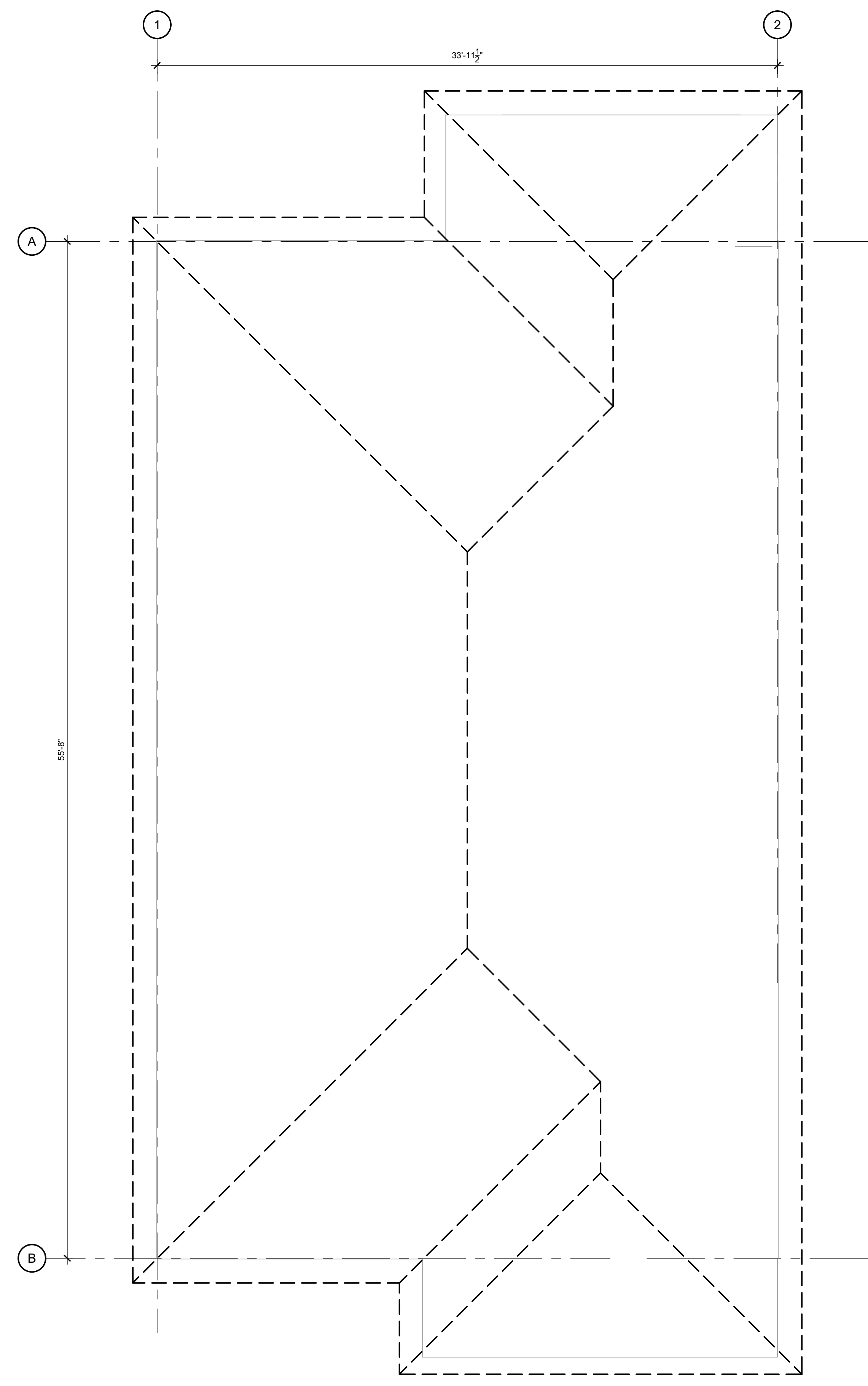
STAMP

PROJECT
MARCOUX RESIDENCE
10b ASHBURN DRIVE

DRAWING
FOUNDATION & GROUND FLOOR PLAN

DRAWN:	M. EPPICH	DRAWING No.	A1
DESIGNED:	A. MARCOUX		
DATE:	AUG 28/23		
SCALE:	1:100		
PROJECT No:	20-2208		

The Contractor shall check and verify all dimensions on site. This drawing is not to be used for construction unless stamped and signed by the Engineer. Do not scale drawings. Copyright reserved. This drawing is the exclusive property of Cleland Jardine Engineering Ltd.



1 PLAN: ROOF
A2 SCALE: 1/4"=1'-0"

No.	DATE	REVISIONS	BY
1	April 10/24	ISSUED FOR SEVERANCE	

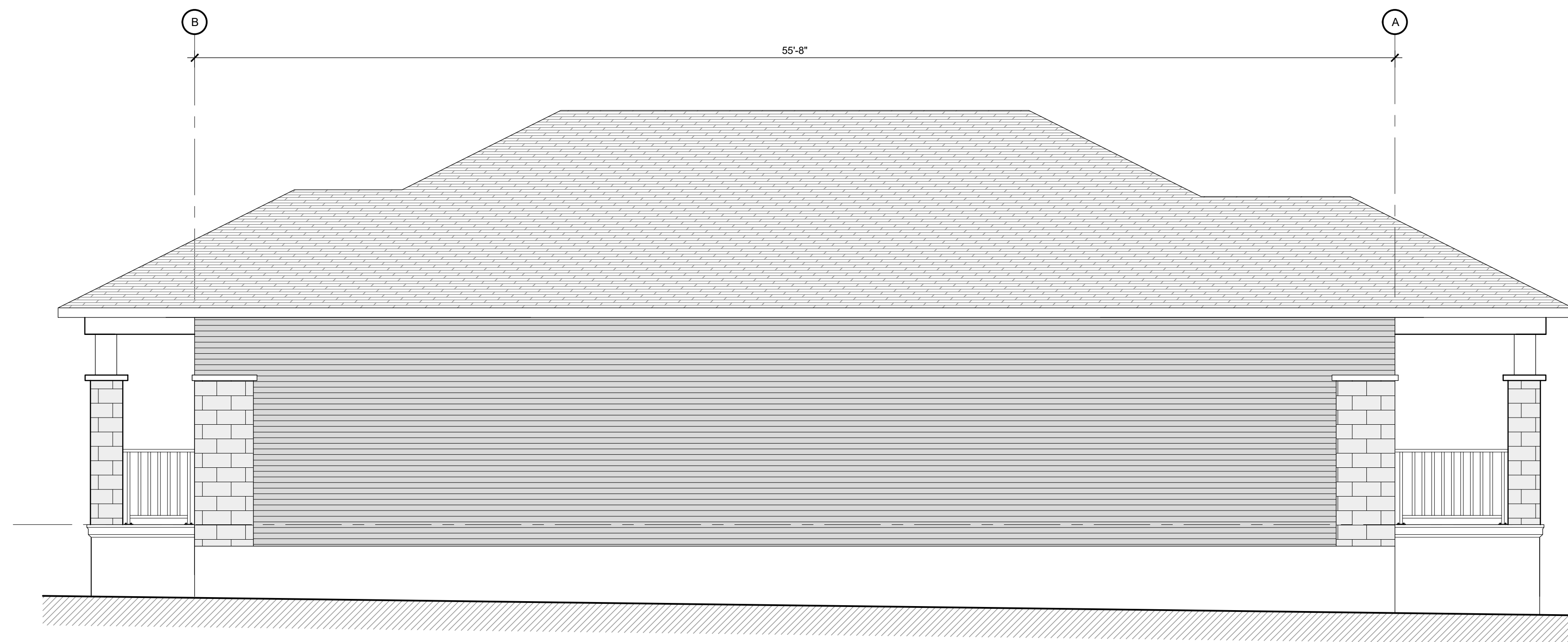
PROJECT NORTH 	STAMP
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PROJECT
MARCOUX RESIDENCE
10b ASHBURN DRIVE

DRAWING
ROOF PLAN

DRAWN: M. EPPICH	DRAWING No. A2
DESIGNED: A. MARCOUX	
DATE: AUG 28/23	
SCALE: 1:100	
PROJECT No: 20-2208	

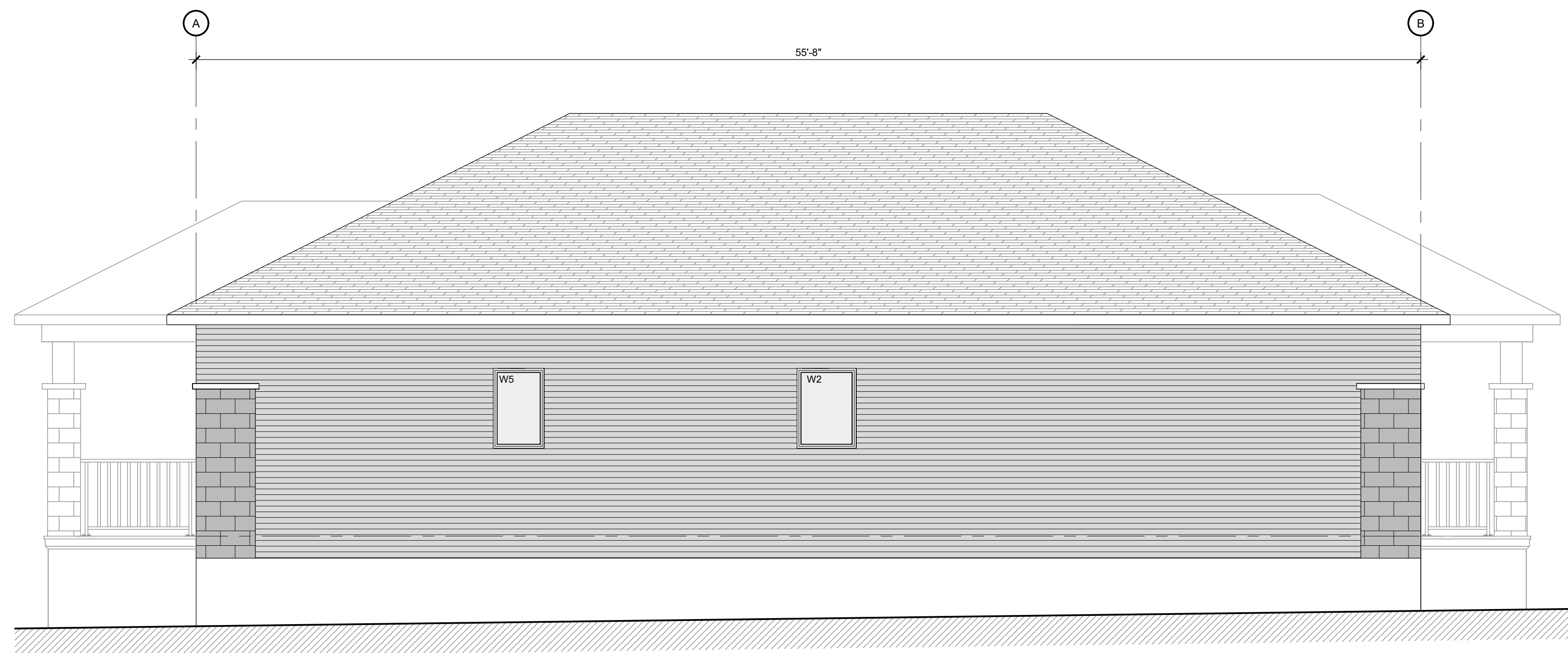
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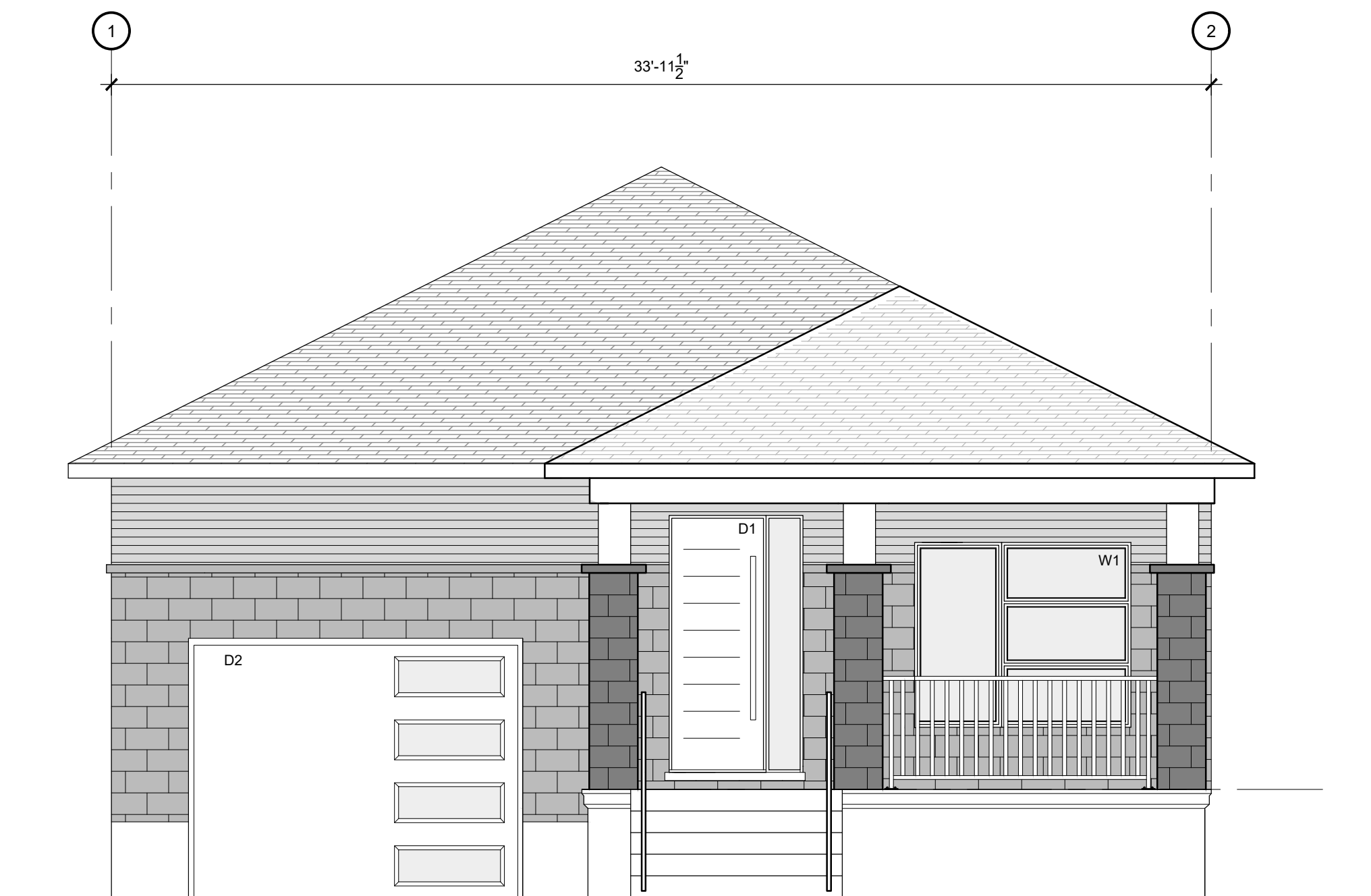
4 ELEVATION: WEST
A3 SCALE: 1/4"=1'-0"



3 ELEVATION: BACK
A3 SCALE: 1/4"=1'-0"



2 ELEVATION: EAST
A3 SCALE: 1/4"=1'-0"



1 ELEVATION: FRONT
A3 SCALE: 1/4"=1'-0"

1	April 10/24	ISSUED FOR SEVERANCE	
No.	DATE	REVISIONS	BY

PROJECT NORTH	STAMP

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PROJECT
MARCOUX RESIDENCE
10b ASHBURN DRIVE

DRAWING
ELEVATIONS

DRAWN:	M. EPPICH	DRAWING No.	A3
DESIGNED:	A. MARCOUX		
DATE:	AUG 28/23		
SCALE:	1:100		
PROJECT No:	20-2208		