

SCHEDULE				
PART	LOT	PLAN	P.I.N.	AREA (m <sup>2</sup> )
1	ALL OF 7	451	ALL OF 04014-0195	239.5
2				267.0

Committee of Adjustment  
 Rec: [ ] d: [ ]  
 2023-11-21  
 C: [ ] o: [ ] [ ] [ ] [ ] [ ] d: [ ] [ ] [ ]  
 Comité de dérogation

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

**PLAN 4R-** \_\_\_\_\_  
 RECEIVED AND DEPOSITED

DATE \_\_\_\_\_ DATE \_\_\_\_\_

J.P. SHIPMAN REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (No.4)

PLAN OF SURVEY OF  
**LOT 7**  
**REGISTERED PLAN 451**  
 CITY OF OTTAWA  
 SCALE 1:150

**METRIC**  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**NOTES**  
 BEARINGS HEREON ARE ASTRONOMIC, DERIVED FROM THE BEARING OF N66°53'E AS SHOWN FOR THE NORTHERLY LIMIT OF DOVERCOURT AVENUE ON REGISTERED PLAN 451.

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999925

- S.I.B. DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
- S.S.I.B. DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
- I.B. DENOTES 0.018 SQ., 0.6 LONG, IRON BAR
- \*I.B. DENOTES 0.018 SQ., 0.3 LONG, IRON BAR
- C.P. DENOTES CONCRETE PIN
- R.I.B. DENOTES ROUND IRON BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- WT. DENOTES WITNESS
- S.U. DENOTES SOURCE UNKNOWN
- 857 DENOTES FAIRHALL, MOFFATT & WOODLAND LTD.
- JDB DENOTES J.D. BARNES, O.L.S.
- GCM DENOTES G.C. McROSTIE, O.L.S.
- 1697 DENOTES J.P. SHIPMAN, O.L.S.
- AOV DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- RP DENOTES REGISTERED PLAN 451
- P1 DENOTES PLAN 4R-32159
- P2 DENOTES BUILDING LOCATION SURVEY BY WEBSTER & SIMMONDS SURVEYING LTD. ON LOT 7, PLAN 451, DATED MAY 3, 1990 (REF. 1-451)
- P3 DENOTES PLAN 4R-28713
- P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.P. SHIPMAN, O.L.S. ON LOT 7 DATED JUNE 10, 2020. (FILE NO. 20-12204)
- M DENOTES MEASURED
- S DENOTES SET
- U.P.L. DENOTES UTILITIES POLE LINE
- U.P. DENOTES UTILITIES POLE
- GWA DENOTES GUY WIRE ANCHOR
- B.F. DENOTES BOARD FENCE
- C.L.F. DENOTES CHAIN LINK FENCE
- N.T.S. DENOTES NOT TO SCALE

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD 83 (ORIGINAL)		
POINT IDENTIFICATION	NORTHING	EASTING
ORP A	5027509.77	363776.17
ORP B	5027569.58	363908.74

COORDINATES SHOWN TO URBAN ACCURACY IN ACCORDANCE WITH O.REG 216/10, SECTIONS 14, AND 31 TO 35 (BOTH INCLUSIVE).  
 COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

**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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;  
 (2) THE SURVEY WAS COMPLETED ON THE 25th DAY OF OCTOBER, 2023.

OCTOBER 31 2023  
 DATE

J.P. SHIPMAN  
 ONTARIO LAND SURVEYOR





