

484 Roosevelt Ave.

Westboro

SITE PLAN

scale = 1:100
JULY, 2024

SCHEDULE				
PART	LOT	PLAN	P.I.N.	AREA (m ²)
1				310.6
2	ALL OF 16	235	ALL OF 04009-0100	308.6
3				50.6
4				50.5

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

PLAN 4R-

RECEIVED AND DEPOSITED

DATE _____ DATE _____

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

LOT 16
WEST ROOSEVELT AVENUE
REGISTERED PLAN 235
 CITY OF OTTAWA
 SCALE 1:250



METRIC
 DISTANCES 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 WESTERLY LIMIT OF ROOSEVELT AVENUE AS SHOWN ON PLAN 4R-13321, HAVING A BEARING OF N24°09'40"W.

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999930

- S.I.B. DENOTES 0.025 SO., 1.2 LONG, STANDARD IRON BAR
- S.S.I.B. DENOTES 0.025 SO., 0.6 LONG, SHORT STANDARD IRON BAR
- I.B. DENOTES 0.016 SO., 0.6 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
- 647 DENOTES H.R. FARLEY, O.L.S.
- 1287 DENOTES P.G. SMITH, O.L.S.
- 1692 DENOTES R.A. DENIS, O.L.S.
- AOG DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- RP DENOTES REGISTERED PLAN 235
- P1 DENOTES PLAN 4R-13321
- P2 DENOTES PLAN 4R-12940
- P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY P.A. RIDDEL, O.L.S. ON LOT 17, WEST ROOSEVELT AVENUE, DATED 18/05/2008
- P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FAIRHALL, MOFFATT & WOODLAND LIMITED ON PART OF LOT 17, EAST COLE AVENUE, DATED 14/7/05
- P5 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FAIRHALL, MOFFATT & WOODLAND LIMITED ON PART OF LOT 17, EAST COLE AVENUE, DATED 8/11/95
- P6 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ON LOT 16, EAST COLE AVENUE, DATED 2/12/2005
- M DENOTES MEASURED
- S DENOTES SET
- C.L.F. DENOTES CHAIN LINK FENCE
- W.I.F. DENOTES WROUGHT IRON FENCE
- B.F. DENOTES BOARD FENCE

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD 83 (ORIGINAL)		
POINT IDENTIFICATION	NORTHING	EASTING
ORP A	5027826.91	363134.97
ORP B	5027907.54	363096.97

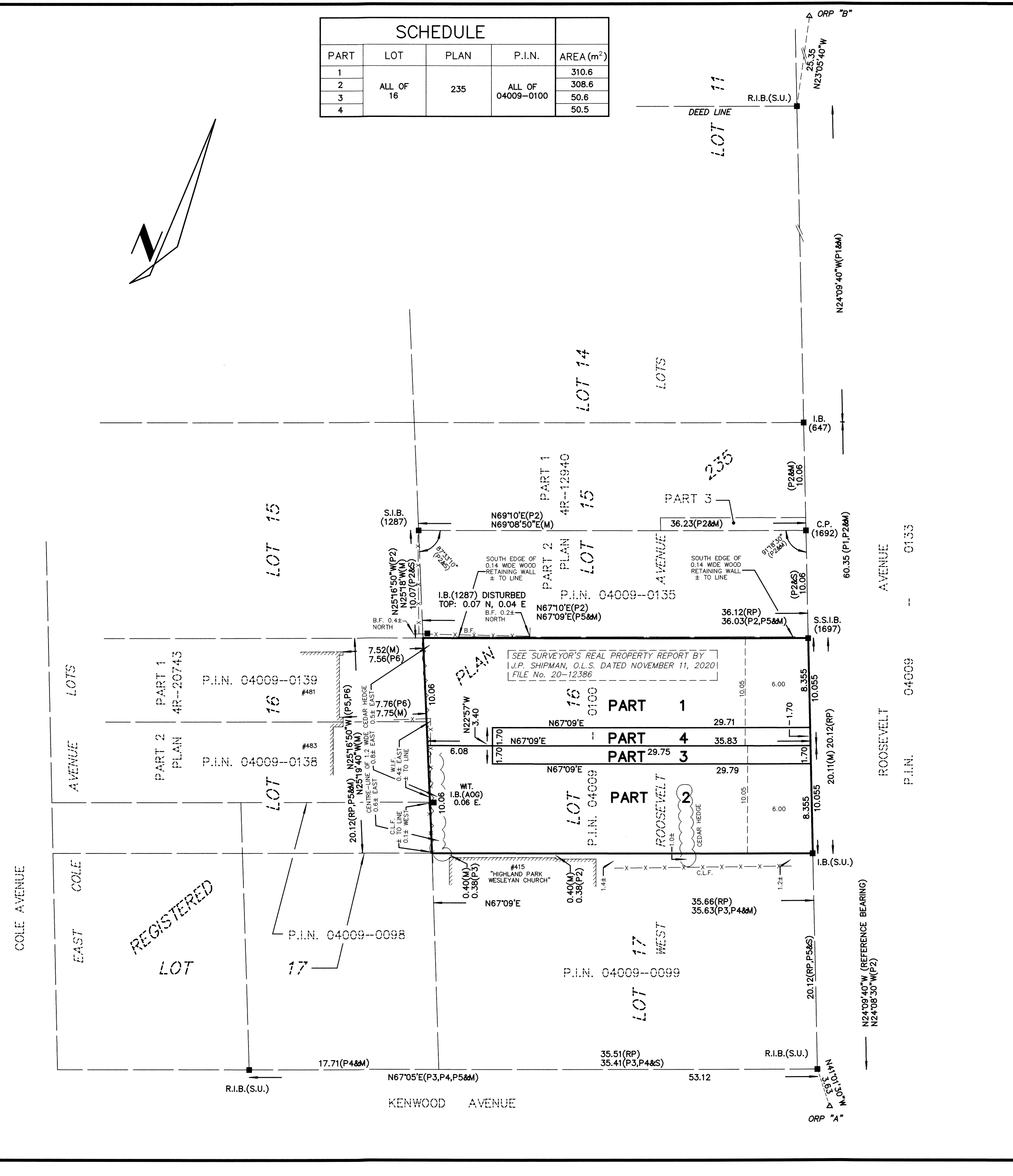
COORDINATES SHOWN TO URBAN ACCURACY IN ACCORDANCE WITH O.REG 216/10, SECTIONS 14, AND 31 TO 35 (BOTH INCLUSIVE).
 COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

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 _____ DAY OF _____, 2024.

DATE _____ J.P. SHIPMAN
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX



ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
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Ontario Land Surveyors Job No. K-13830-24 BP