

CURVE TABLE				
CURVE No.	RADIUS	ARC	CHORD	BEARING
C1	6.00	1.78	1.77	N 40° 59' 55" E
C2	9.00	9.68	9.22	N 88° 49' 15" E
C3	896.05	4.86	4.86	N 43° 11' 35" E
C4	896.05	3.35	3.35	N 43° 27' 20" E
C5	896.05	4.46	4.46	N 43° 42' 20" E
C6	896.05	4.46	4.46	N 43° 59' 25" E
C7	16.00	5.34	5.32	N 58° 11' 20" W
C8	16.30	3.71	3.70	N 31° 44' 00" W
C9	1.00	0.87	0.85	N 63° 18' 10" W
C10	2.50	0.36	0.36	N 53° 52' 35" E

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

DATE: _____

DANIEL ROBINSON
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED

DATE: _____

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

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (Sq.m.)
1				716.3
2				622.5
3				73.9
4				233.0
5				207.3
6				171.5
7				249.9
8				835.9
9				13.9
10				351.8
11				159.8
12				28.7
13	PART OF 23	12	ALL OF 04487 - 0374	26.6
14				125.9
15				30.3
16				61.6
17				31.6
18				13.7
19				448.5
20				92.7
21				62.8
22				1661.8
23				248.9
24				187.2
25				466.0

PARTS 19, 20 & 21 SUBJECT TO EASEMENT PER INST. GB10286

PLAN OF SURVEY OF
PART OF LOT 23
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 250

Metric Note
Distances and 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 0.99991.

Bearing Note
Bearings are grid, derived from Smart-Net Real Time Network GPS observations on reference points A and B having a bearing of N 46° 20' 50" W 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°15'20" counter-clockwise was applied to bearings on P1.
For bearing comparisons, a rotation of 0°18'25" counter-clockwise was applied to bearings on P2.
For bearing comparisons, a rotation of 0°02'05" clockwise was applied to bearings on P3.
For bearing comparisons, a rotation of 0°21'55" counter-clockwise was applied to bearings on P4, P5 & P7.
For bearing comparisons, a rotation of 0°04'10" counter-clockwise was applied to bearings on P5.

CO-ORDINATES ARE DERIVED FROM SMART-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
A	5014462.32	348869.04
B	5014527.96	348800.24
01919750705	5016816.93	360806.84
01919770923	5013536.21	346275.92

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.

Notes & Legend

- Denotes Survey Monument Planted
- Denotes Survey Monument Found
- Denotes Standard Iron Bar
- Denotes Short Standard Iron Bar
- Denotes Iron Bar
- Denotes Measured
- (P1) Denotes Plan SR-2345
- (P2) Denotes Plan SR-3383
- (P3) Denotes Plan 4R-26620
- (P4) Denotes Plan by (1287) dated Nov.5, 1996 (Ref. Job No. 386-96)
- (P5) Denotes Plan GL11170 (MTO File P-1696-11)
- (P6) Denotes Registered Plan 4M-1192
- (P7) Denotes Plan by (1287) dated Jan. 6, 2000 (Ref. Job No. 405-99)
- (P8) Denotes Plan by (1692) dated Dec. 15, 2016 (File No. 479-16)
- (P9) Denotes Plan 4R-34518
- Denotes Utility Pole
- Denotes Anchor
- Denotes Overhead Wires
- Denotes Exterior Face of Wall
- Denotes Chain Link Fence
- Denotes Post and Wire
- Denotes Board Fence
- Denotes Metal Fence

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 ___ day of _____, 2025.

Date: _____ Daniel Robinson
Ontario Land Surveyor

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

FARLEY, SMITH & DENIS SURVEYING LTD.

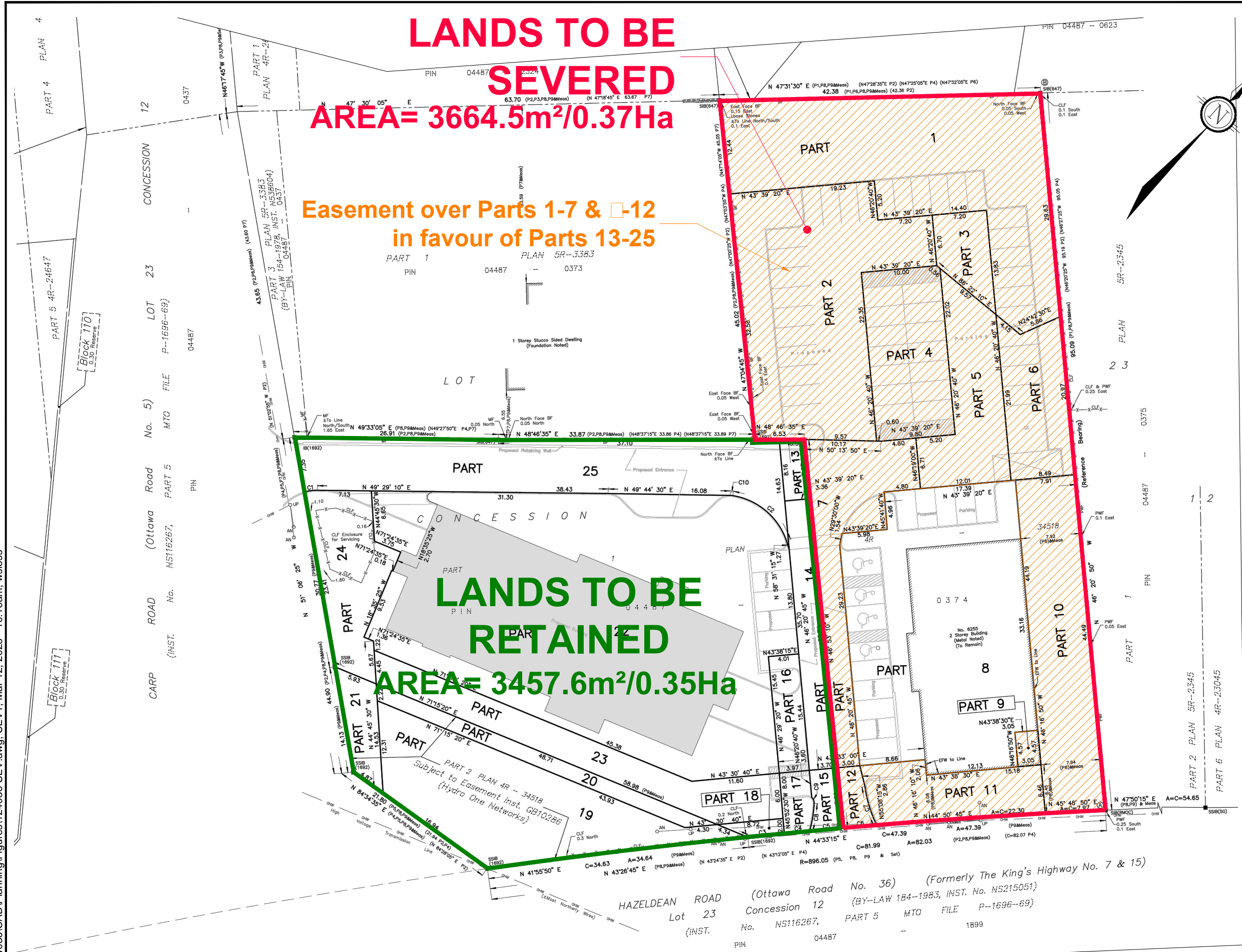
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: info@fstdsurveys.ca

Committee of Adjustment
Received | Recule
2025-03-18
City of Ottawa | Ville d'Ottawa
Comité de dérogation

HAZELDEAN ROAD (Ottawa Road No. 36) (Formerly The King's Highway No. 7 & 15)
Lot 23 Concession 12 (BY-LAW 184-1983, INST. No. NS215051)
(INST. No. NS116267, PART 5 MTO FILE P-1696-69)
PIN 04487 1899

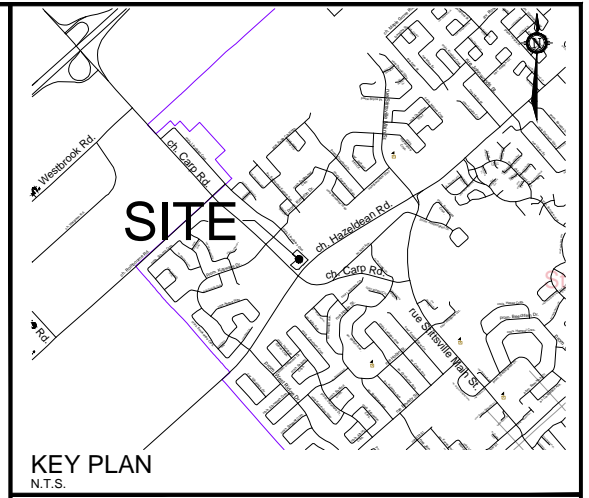
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LANDS TO BE SEVERED
AREA= 3664.5m²/0.37Ha

Easement over Parts 1-7 & 12
in favour of Parts 13-25

LANDS TO BE RETAINED
AREA= 3457.6m²/0.35Ha



KEY PLAN
N.T.S.

SEVERANCE APPLICATION #1

1145 CARP ROAD

PART OF LOT 23
 CONCESSION 12
 Geographic Township of Goulbourn
 CITY OF OTTAWA

Committee of Adjustment
 Received | Reçu le
2025-03-18
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



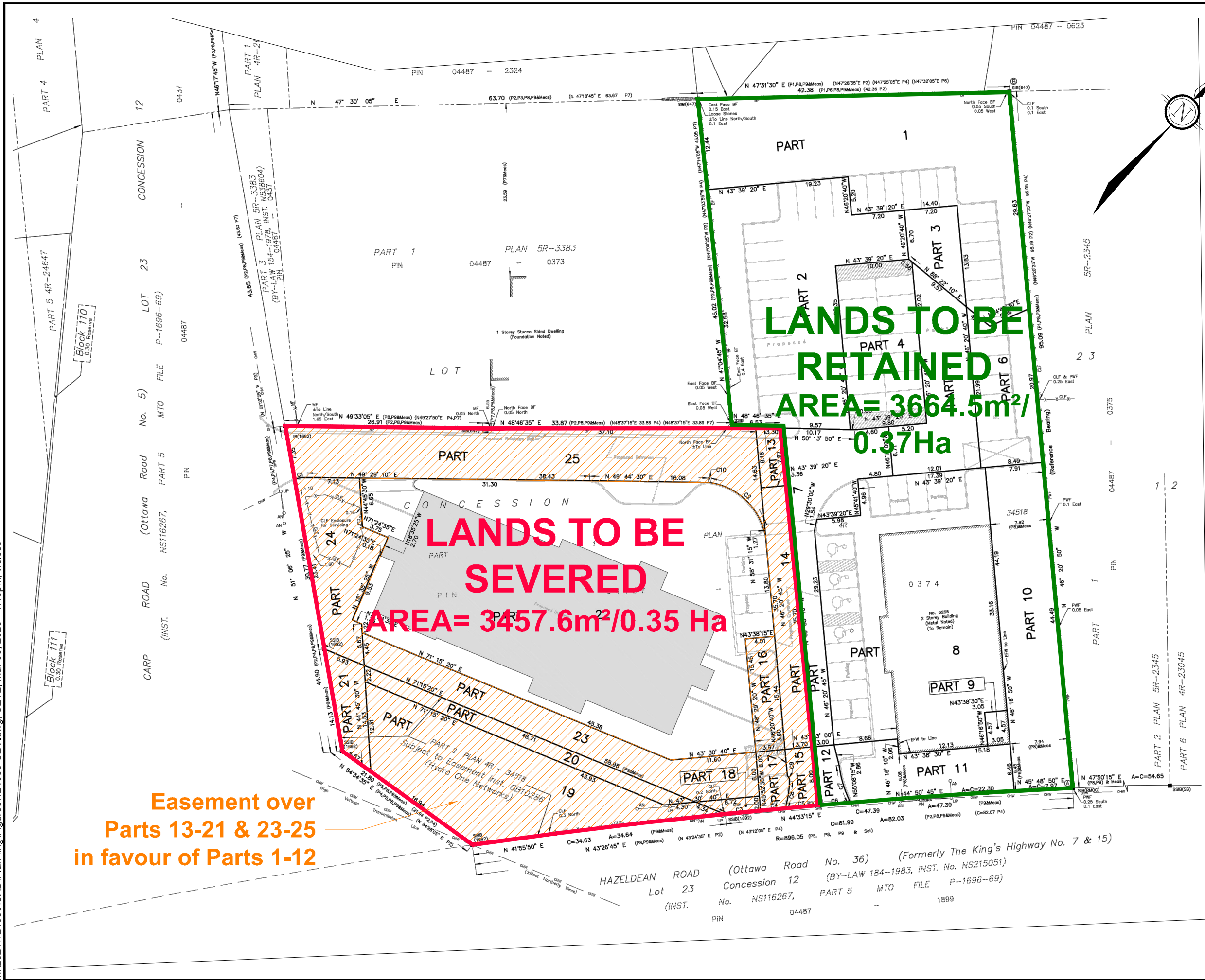
HAZELDEAN ROAD (Ottawa Road No. 36) (Formerly The King's Highway No. 7 & 15)
 Lot 23 Concession 12 (BY-LAW 184-1983, INST. No. NS215051)
 (INST. No. NS116267, PART 5 MTO FILE P-1696-69)
 PIN 04487 - 1899

No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	MAR 05/25	SS

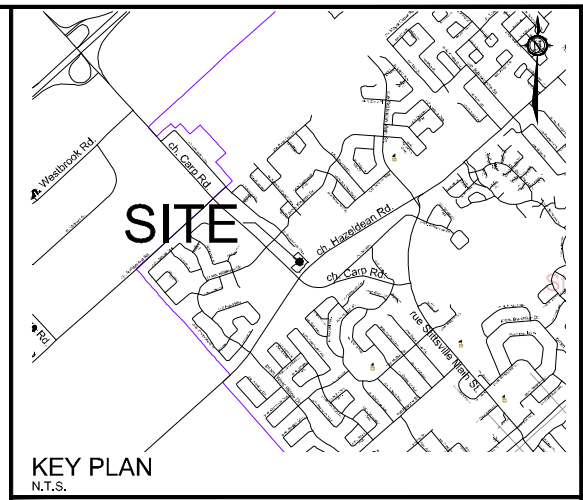
NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone (613) 254-9643
 Facsimile (613) 254-5867
 Website www.novtech-eng.com

ISSUED
MARCH, 2025
 PROJECT No.
124036
 DRAWING No.
124036-SEV

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Easement over Parts 13-21 & 23-25 in favour of Parts 1-12

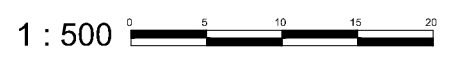


SEVERANCE APPLICATION #2

1145 CARP ROAD

PART OF LOT 23
CONCESSION 12
Geographic Township of Goulbourn
CITY OF OTTAWA

Committee of Adjustment
Received | Reçu le
2025-03-18
City of Ottawa | Ville d'Ottawa
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No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	MAR 05/25	SS

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Ottawa, Ontario, Canada K2M 1P5
Telephone: (613) 254-9643
Facsimile: (613) 254-5857
Website: www.novatech-eng.com

ISSUED
MARCH, 2025
PROJECT No.
124036
DRAWING No.
124036-SEV

HAZELDEAN ROAD (Ottawa Road No. 36) (Formerly The King's Highway No. 7 & 15)
Lot 23 Concession 12 (BY-LAW 184-1983, INST. No. NS215051)
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