



SCHEDULE			
PART	LOT	PLAN	ALL OF PIN
1	17 AND PART OF 18 AND 19	4M-55	04222-0121 (LT)
2	PART OF 18 AND 19		04222-0122 (LT)

PLAN 4R-36658
 Received and deposited
February 4th, 2025
Camille Ortega
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Ottawa-carleton (No.4)

Committee of Adjustment
 Received | Reçu le
2025-05-20
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PLAN OF SURVEY OF
**LOT 17, 18 AND
 PART OF LOT 19**
REGISTERED PLAN 4M-55
 CITY OF OTTAWA

SCALE 1 : 250

 THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
 BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD83 (CSRS) (2010.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999944.
 FOR BEARING COMPARISONS, A ROTATION OF 0°29'25" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS RP AND P.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - IB# DENOTES ROUND IRON BAR
 - IB DENOTES ROUND IRON BAR
 - IP DENOTES IRON PIPE
 - FDN DENOTES FOUNDATION
 - MEAS DENOTES MEASURED
 - OU DENOTES ORIGIN UNKNOWN
 - 948 DENOTES H.J. MARTIN, O.L.S.
 - AOG DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 - RP DENOTES REGISTERED PLAN 4M-55
 - P DENOTES PLAN 4R-3041
 - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED JANUARY 4, 1993
 - P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LIMITED, DATED MAY 18, 2007
 - INST. DENOTES INSTRUMENT NUMBER
 - No. DENOTES NUMBER

N=NORTH / S=SOUTH / E=EAST / W=WEST
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS' ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
 2. THE SURVEY WAS COMPLETED ON DECEMBER 21st, 2024.

JANUARY 31, 2025
 DATE
 SHAWN LEROUX
 ONTARIO LAND SURVEYOR
 THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-76772

INTEGRATION DATA

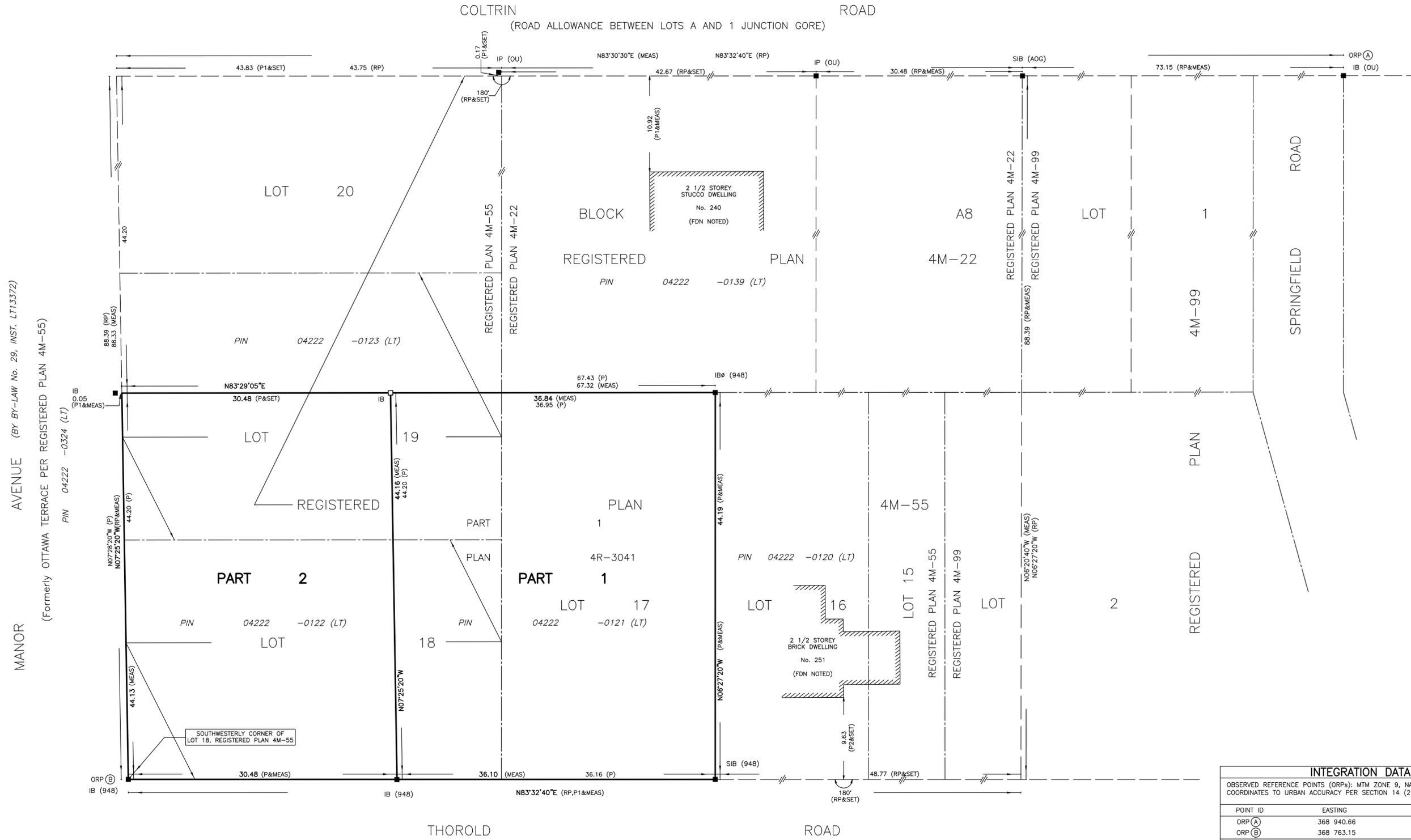
OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 9, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP(A)	368 940.66	5 035 271.15
ORP(B)	368 763.15	5 035 162.07

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 THE RESULTANT TIE BETWEEN ORP(A) AND ORP(B) IS 208.36 (GROUND) N 58°25'50" E

J.D. BARNES LIMITED
 SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
 T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: RP CHECKED BY: JL/GZ REFERENCE NO.: 24-10-129-00
 DATED: 01/31/25 PLOT DATE: 2/3/2025 9:37 AM



MANOR AVENUE (BY BY-LAW No. 29, INST. LT13372)
 (Formerly OTTAWA TERRACE PER REGISTERED PLAN 4M-55)
 PIN 04222 -0324 (LT)

(PER REGISTERED PLAN 4M-55)
 PIN 04222 -0268 (LT)

FILE: 9-024-01-19-00 600 Manor Ave (Shawing) PLAN 4R-36658-01-19-00-RPLAN.dwg



COLTRIN ROAD
(ROAD ALLOWANCE BETWEEN LOTS A AND 1 JUNCTION GORE)

SKETCH SHOWING
TOPOGRAPHIC DETAIL OF
600 MANOR AVENUE
CITY OF OTTAWA

SCALE 1 : 250
0 5 10 15 metres

J.D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

THE TOPOGRAPHIC INFORMATION WAS COLLECTED MARCH 17, 2025.
BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE REGISTRY OFFICE PLANS.

CAUTION!

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
THIS PLAN IS PROTECTED BY COPYRIGHT

ELEVATION NOTE

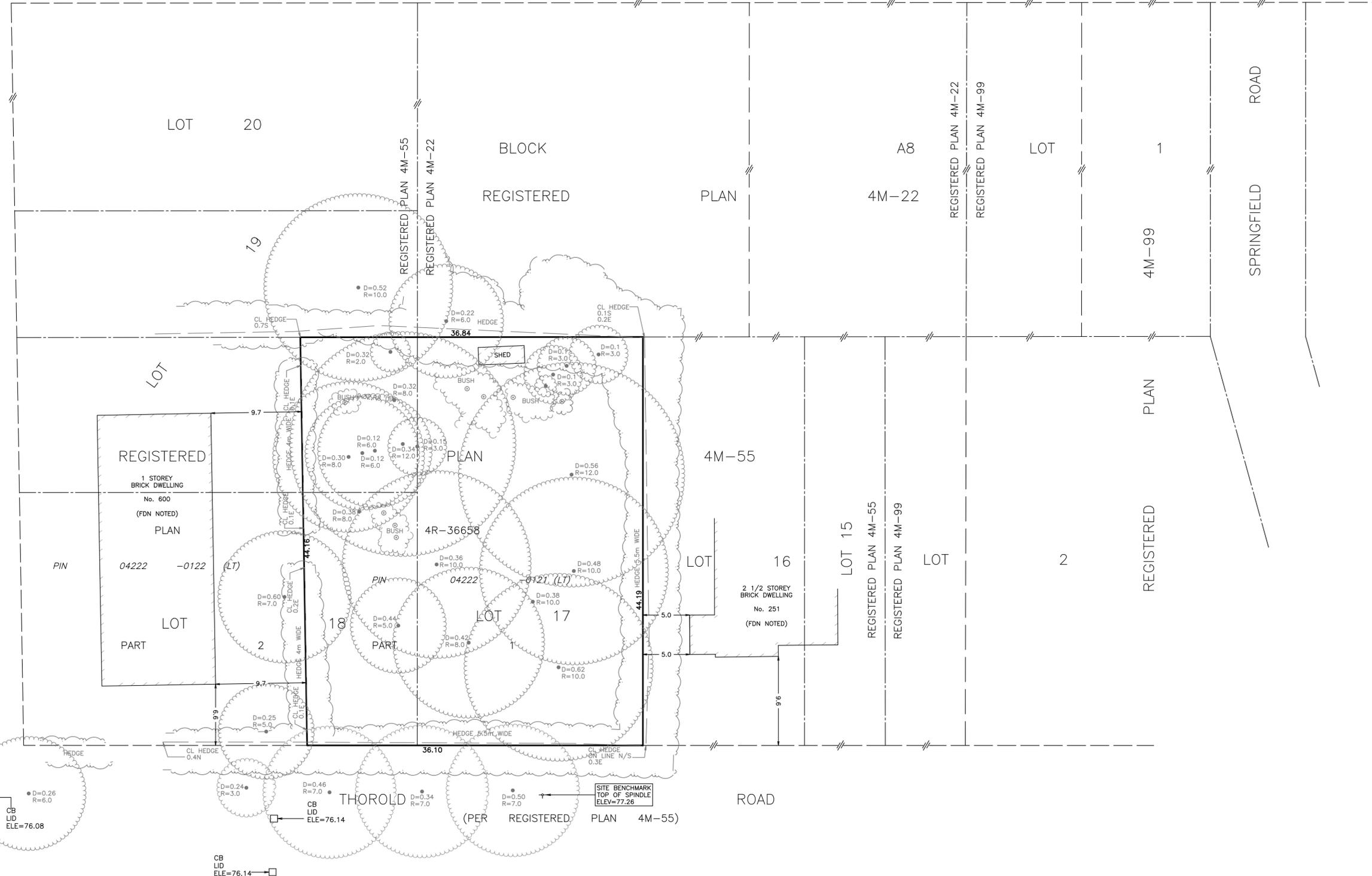
- ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM (CGVD28:78) AND ARE DERIVED FROM GPS OBSERVATIONS.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

LEGEND

- ⊕ DENOTES WATER HYDRANT
 - CB DENOTES CATCH BASIN
 - DENOTES SHRUB
- N=NORTH / S=SOUTH / E=EAST / W=WEST

Committee of Adjustment
Received | Reçu le
2025-05-20
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MANOR AVENUE (BY BY-LAW No. 29, INST. LT13372)
(Formerly OTTAWA TERRACE PER REGISTERED PLAN 4M-55)



CB LID ELE=76.11

CB LID ELE=76.08

CB LID ELE=76.14

SITE BENCHMARK TOP OF SPINDLE ELEV=77.26

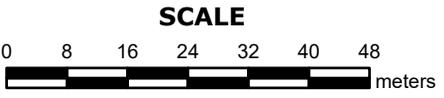
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DRAWN BY: MC	CHECKED BY: GZ	REFERENCE NO.: 24-10-129-00
DATED: 01/31/25		PLOT DATE: 3/19/2025 3:19 PM

FILE: G:\24-10-129-00_600 Manor Ave (Survey) Sketch\24-10-129-00-600 Manor Ave Sketch (2025-03-19).dwg



PRINTED ON 21 OCT, 2024 AT 14:13:13
FOR NATHANIEL



PROPERTY INDEX MAP

OTTAWA-CARLETON(No. 04)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED















600







600