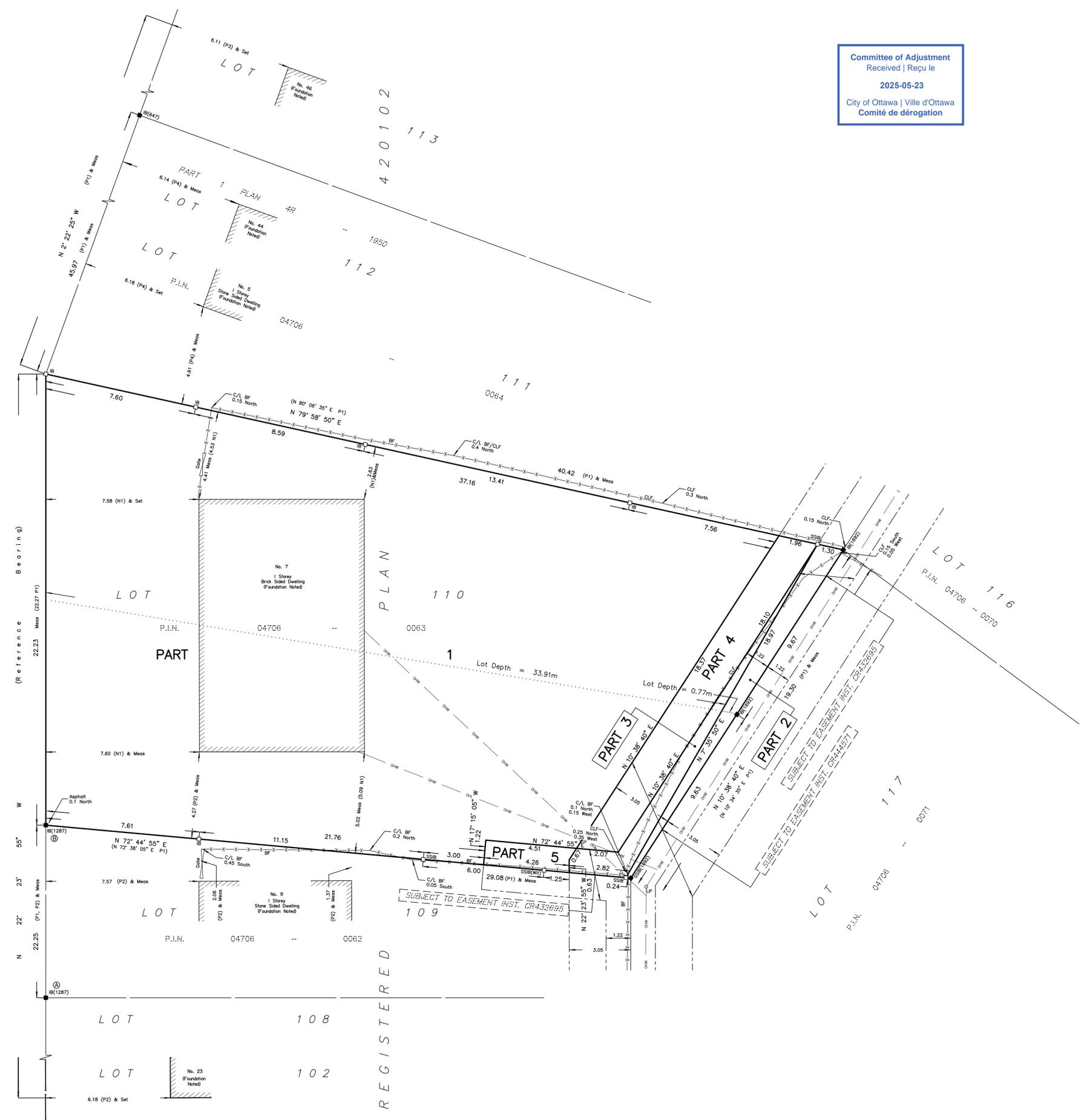


ROCHE PLACE
REGISTERED PLAN 420102



Committee of Adjustment
Received | Reçu le
2025-05-23
City of Ottawa | Ville d'Ottawa
Comité de dérogation



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. DATE: _____	PLAN 4R- RECEIVED AND DEPOSITED 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				621.9
2				13.8
3	All of 110	420102	ALL OF 04706-0063	12.2
4				33.4
5				5.2

PART 2 AND 3 SUBJECT TO EASEMENT PER INST. CR432695 & CR444571
PART 4 SUBJECT TO EASEMENT PER INST. CR444571
PART 5 SUBJECT TO EASEMENT PER INST. CR432695

PLAN OF SURVEY OF

**LOT 110
REGISTERED PLAN 420102
CITY OF OTTAWA**

FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 100
0 2.5 5 7.5 10 metres

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 0.99993.

Bearing Note
Bearings hereon are grid bearings derived from the Can-Net Real Time Network 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°27'25" counter-clockwise was applied to bearings on P1.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5023442.91	356805.09
(B)	5023463.47	356796.62
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

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

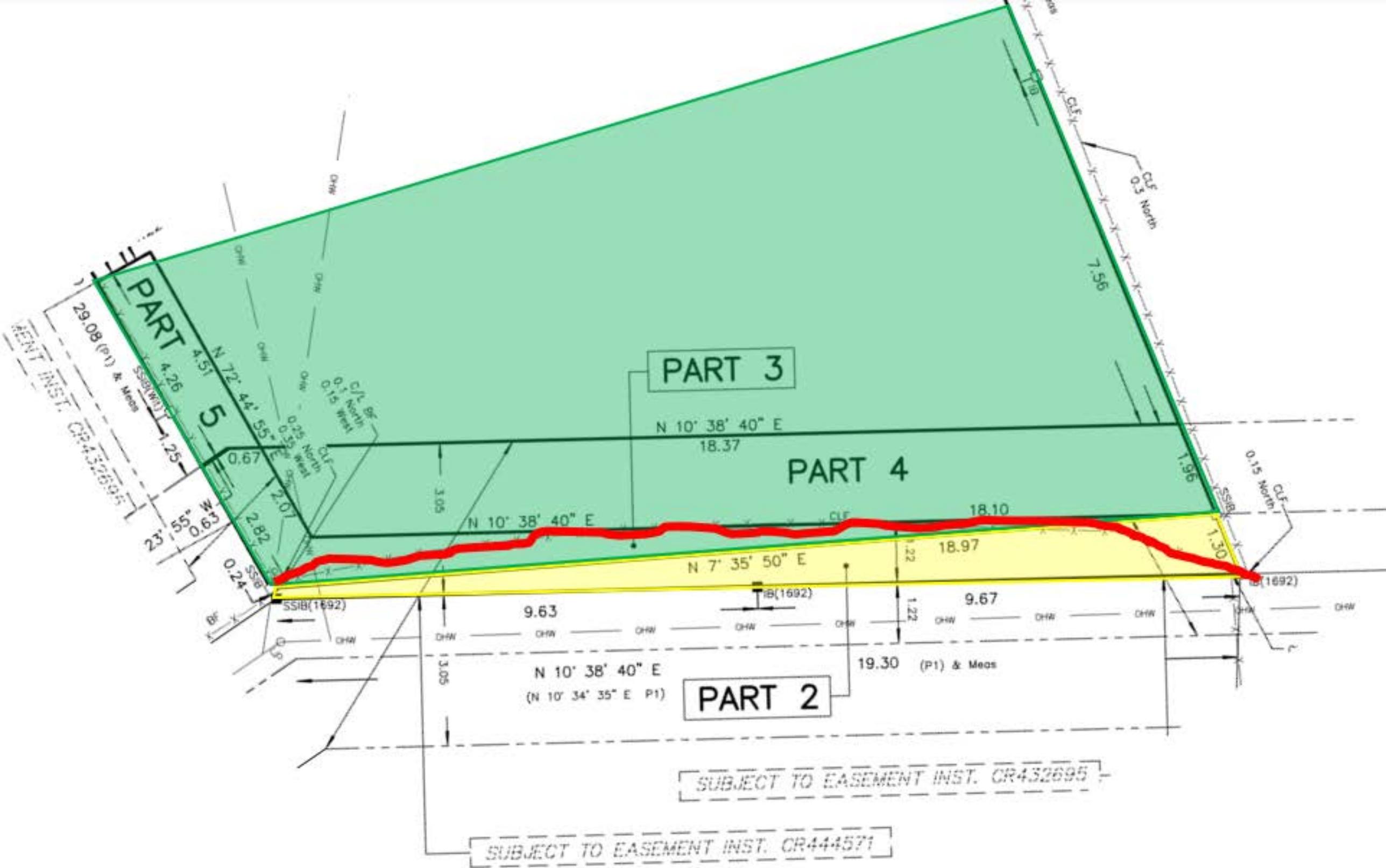
□	Denotes	Survey Monument Planted
■		Survey Monument Found
SSIB		Short Standard Iron Bar
IB		Iron Bar
Meas		Measured
(P1)		Registered Plan 420102
(P2)		Plan by (1287) dated January 15, 2003 (Job No. 497-02)
(P3)		Plan by (647) dated August 27, 1981
(P4)		Plan by (1287) dated July 02, 1986 (Job No. 171-86)
(N1)		Note of Plan 420102
C/L		Centreline
CLF		Chain Link Fence
BF		Board Fence

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 17th day of August, 2023.

Date: _____
Emad Alrefaai
Ontario Land Surveyor

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



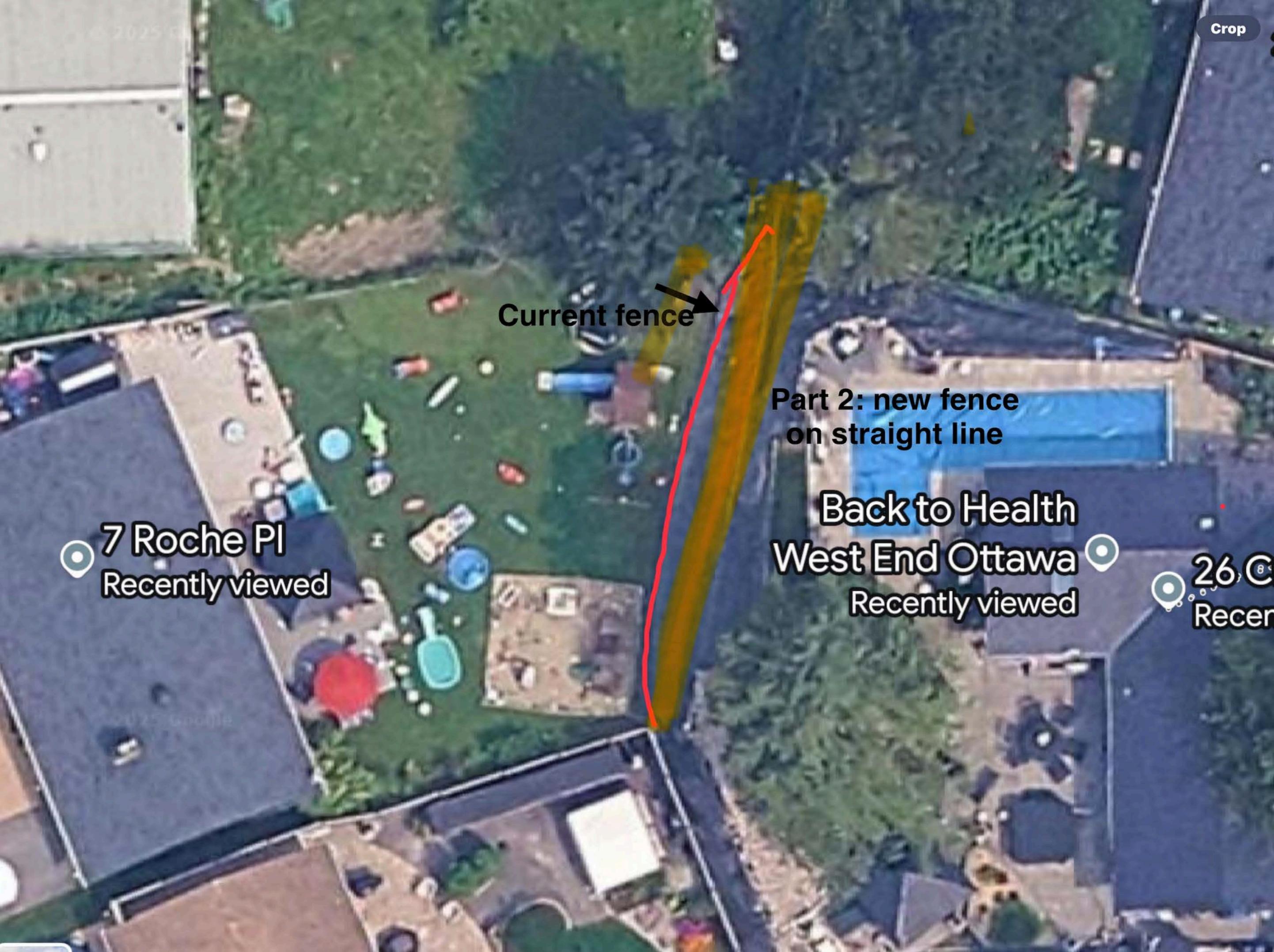
Current fence

Part 2: new fence
on straight line

7 Roche Pl
Recently viewed

Back to Health
West End Ottawa
Recently viewed

26
Recen





Stake for our
Property line

Area to be landscaped



**Extension of
Stone Deck**



A photograph of a backyard during autumn. In the foreground, there is a large tree trunk on the right and a wicker chair. A white tarp covers a lounge chair in the middle ground. To the left, a black metal fence surrounds a colorful wooden playground. In the background, a swimming pool is visible, surrounded by various trees, including a tall, thin spruce tree. The sky is clear and blue.

**Spruce Tree is not
near the Project**



Area to be landscaped

Stake for our
existing
property line

Area to be graded,
Landscaped, sod, shrubs.

