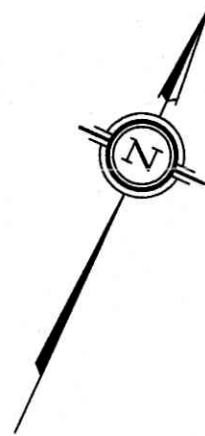


Y:\2025\25692-25_Louis Capogna_383-385 Ravenhill Avenue, Ippan, L1L1 RP204 O.F. map



Committee of Adjustment
Received | Reçu le

2025-06-25
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Municipally Known as LOWER BYRON AVENUE (Formerly Bluff Lane)

TOPOGRAPHIC PLAN OF SURVEY OF

LOT 11
NORTH RAVENHILL AVENUE
REGISTERED PLAN 204
CITY OF OTTAWA

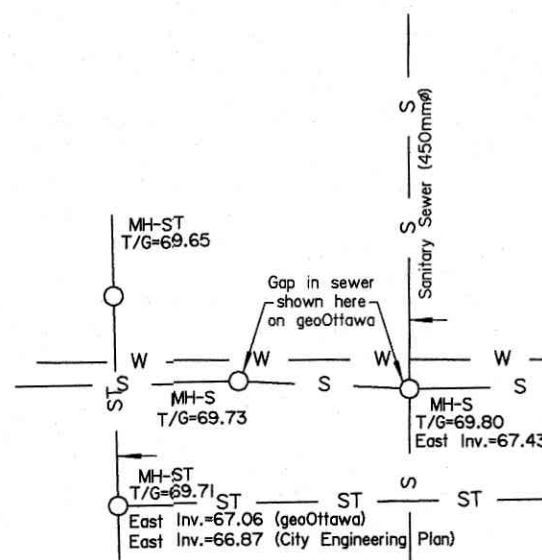
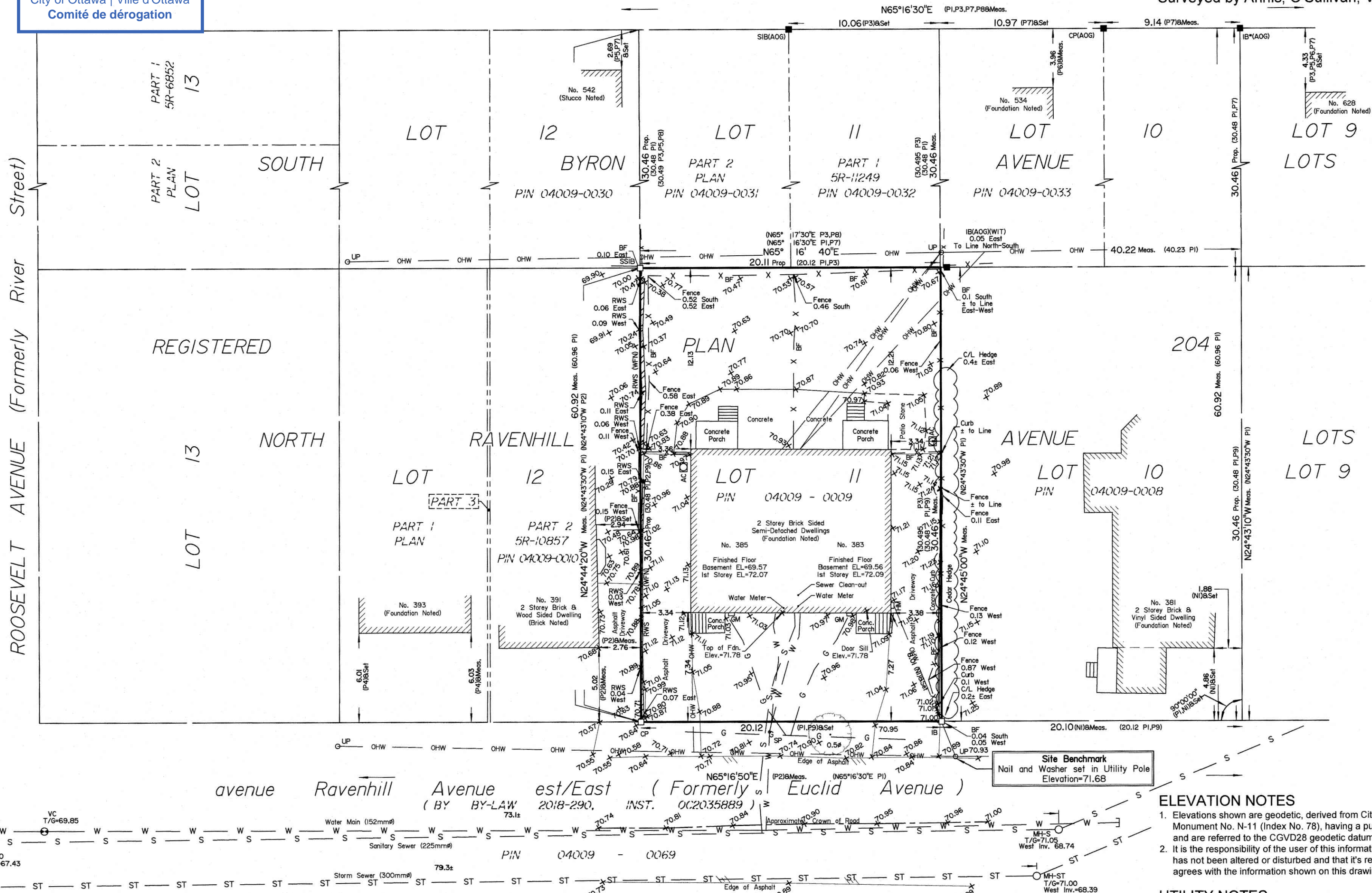
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 200

8.0 6.0 4.0 2.0 0 4 8 Metres

Metric

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

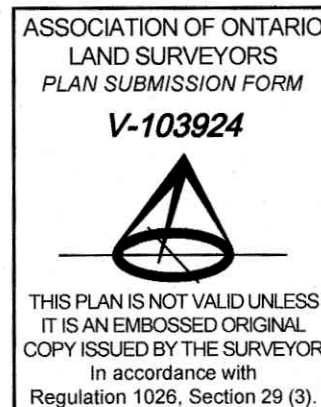


Surveyor's Certificate

- I CERTIFY THAT:
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
 - The survey was completed on the 21st day of May, 2025.

May 28, 2025
Date

Jamie Leslie
Ontario Land Surveyor



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-103924

THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3).

Notes & Legend

- | | |
|---------|------------------------------------|
| Denotes | Survey Monument Planted |
| SIB | Standard Iron Bar |
| SSIB | Short Standard Iron Bar |
| IB | Iron Bar |
| IB* | Iron Bar (0.3 Long) |
| CP | Concrete Pin |
| (WIT) | Witness |
| Meas. | Measured |
| Prop. | Proportioned |
| (AOG) | Annis, O'Sullivan, Vollebakk Ltd. |
| (P1) | Registered Plan 204 |
| (P2) | Plan 5R-10857 |
| (P3) | Plan 5R-11249 |
| (P4) | (1287) Plan dated October 16, 1987 |
| (P5) | (857) Plan dated February 13, 1991 |
| (P6) | (725) Plan dated June 26, 1984 |
| (P7) | (AOG) Plan dated February 8, 2010 |

- | | | |
|---------|---------|--|
| (P8) | Denotes | (AOG) Plan dated November 23, 2000 |
| (P9) | | (671) Plan dated August 30, 1957 |
| (NI) | | (671) Plan dated June 17, 1960 page 5 of 6 |
| C/L | | Centreline |
| WFN | | West Face Noted |
| BF | | Board Fence (Centreline Noted) |
| RWS | | Stone Retaining Wall |
| Fdn. | | Foundation |
| T/G | | Top of Grate |
| ○ MH-ST | | Maintenance Hole (Storm Sewer) |
| ○ MH-S | | Maintenance Hole (Sanitary) |
| ○ VC | | Valve Chamber (Watermain) |
| ○ SP | | Water Stand Post |
| — ST — | | Underground Storm Sewer |
| — S — | | Underground Sanitary Sewer |
| — W — | | Underground Water |
| — G — | | Underground Gas |
| — OW — | | Overhead Wires |

- | | | |
|--------|---------|---|
| ○ UP | Denotes | Utility Pole |
| ○ GM | | Gas Meter |
| ○ HM | | Hydro Meter |
| ○ AC | | Air Conditioner |
| ○ | | Deciduous Tree |
| φ | | Diameter |
| +65.00 | | Location of Elevations |
| +65.00 | | Location of Top of Curb/Wall Elevations |

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°45'00" counter-clockwise was applied to bearings on plans (P1), (P3), (P7) and (P8), and a rotation of 0°48'20" counter-clockwise was applied to bearings on plans (P2).

ELEVATION NOTES

- Elevations shown are geodetic, derived from City of Ottawa Vertical Control Monument No. N-11 (Index No. 78), having a published elevation of 78.900 metres, and are referred to the CGVD28 geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- Underground utility data derived from field locates by USL-1 (May 21, 2025), from City of Ottawa Engineering Plan No. 1371 (Sheet 1 of 2) and from City of Ottawa geoOttawa interactive map tool (May 27, 2025).
- Sanitary and storm sewer grades and inverts were derived from City of Ottawa Engineering Plan No. 1371 (Sheet 1 of 2) and from City of Ottawa geoOttawa interactive map tool (May 27, 2025).
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepan@aovltd.com
Job No. 25692-25 Capogna L1L1 RP204 O.F.



ISW

Y:\2025\25692-25_Luisa Crapigna_382-385 Ravenhill Avenue, Rdan_JLI Drawings\25692-25 Crapigna L111 RP204 R D2.dwg

Notes & Legend

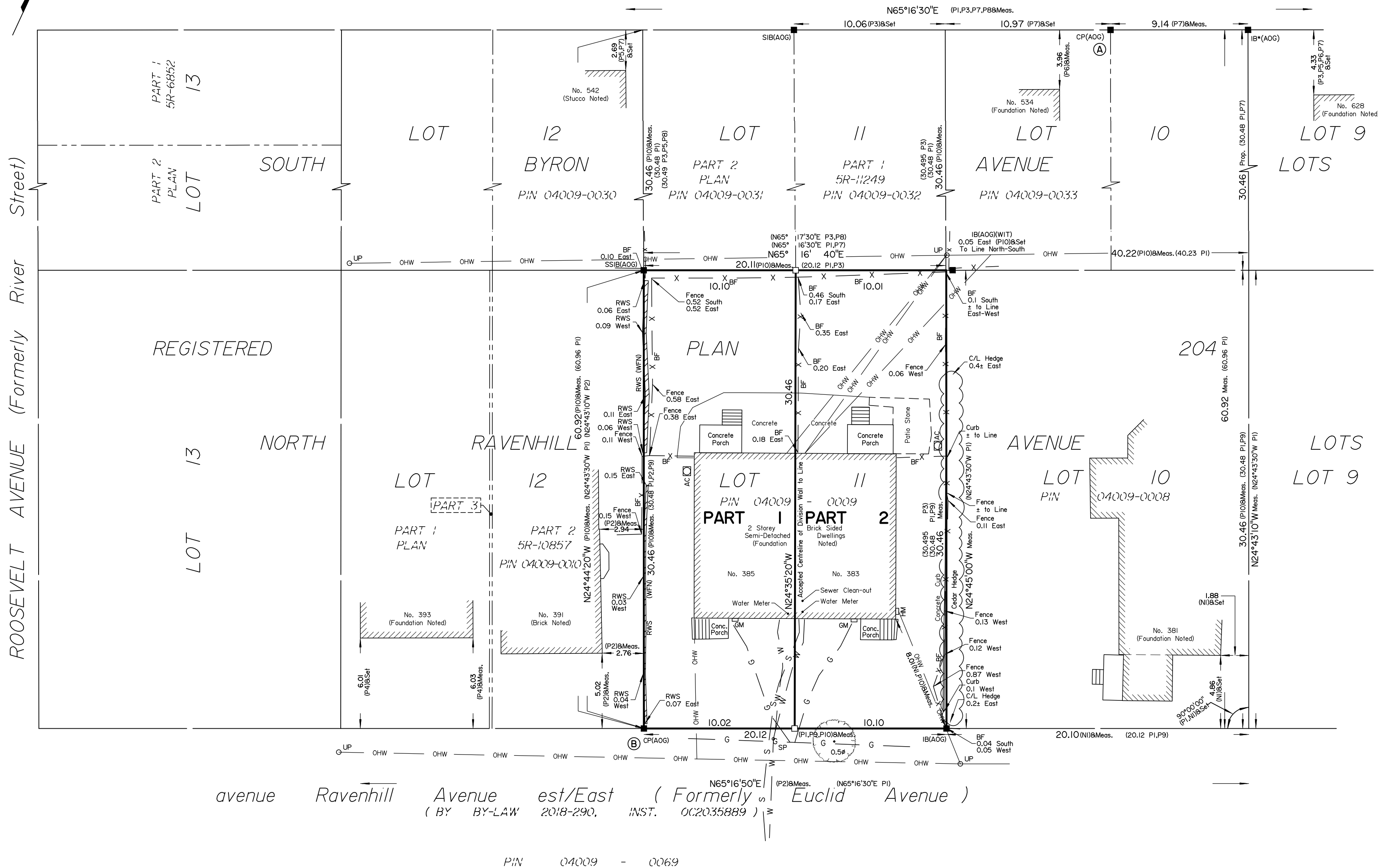
□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IB*	"	Iron Bar (0.3 Long)
*	"	Survey Monument (0.3 Long)
CP	"	Concrete Pin
(WIT)	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
Meas.	"	Measured
(P1)	"	Registered Plan 204
(P2)	"	Plan 5R-10857
(P3)	"	Plan 5R-11249
(P4)	"	(1287) Plan dated October 16, 1987
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(P6)	"	(725) Plan Dated June 26, 1984
(P7)	"	(AOG) Plan dated February 8, 2010
(P8)	"	(AOG) Plan dated November 23, 2000
(P9)	"	(671) Plan dated August 30, 1957
(N1)	"	(671) Plan dated June 17, 1960 page 5 of 6
BF	"	Board Fence (Centreline Noted)
GM	"	Gas Meter
AC	"	Air Conditioning Unit

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Municipally Known as LOWER BYRON AVENUE (Formerly Bluff Lane)



SCHEDULE

AREA (Sq.m.)	PART	LOT	PLAN	PIN
306.4	1	ALL OF 11	204	ALL OF 04009-0009
306.2	2			

PLAN OF SURVEY OF

LOT 11
NORTH RAVENHILL LOTS
REGISTERED PLAN 204
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 200

8.0 6.0 4.0 2.0 0 4 8 Metres

The intended plot size of the plan is 610 mm in width by 457 mm in height when plotted at a scale of 1:200.

Metric

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

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.

MMM DD, YYYY
Date

Jamie Leslie
Ontario Land Surveyor

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

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999931. Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N01°02'20"E and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°45'00" counter-clockwise was applied to bearings on plans (P1), (P3), (P7) and (P8), and a rotation of 0°48'20" counter-clockwise was applied to bearings on plan (P2).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680005 Northing 5027191.26 Easting 361496.76
.01919680105 Northing 5024915.16 Easting 373971.65
. Point A Northing 5028081.10 Easting 363115.11
. Point B Northing 5028012.78 Easting 363112.41

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.