

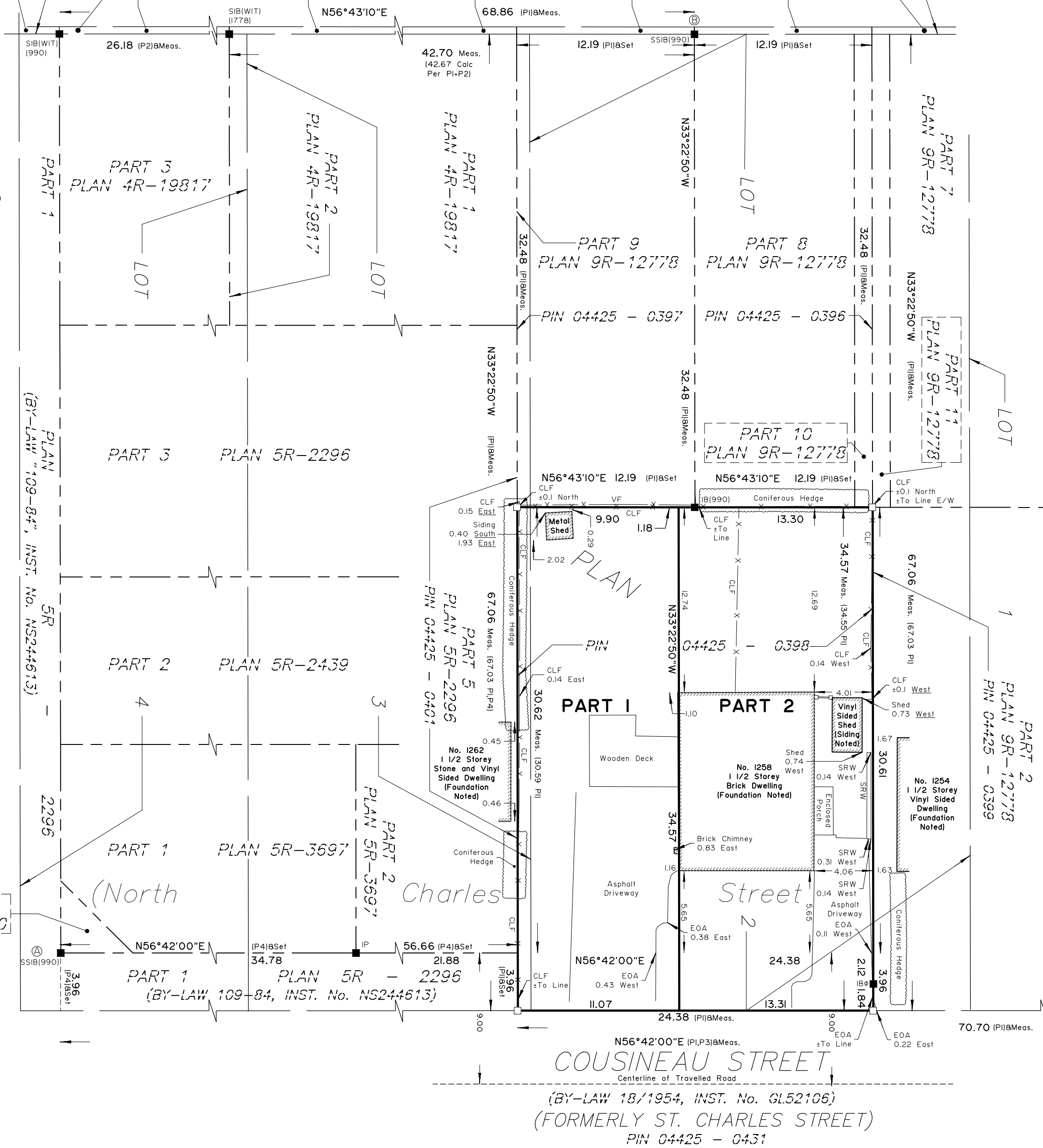
JOSEPH DROUIN AVENUE

REGISTERED PLAN 4M - 647

BLOCK 84

BLOCK 85

PART 4 PLAN 9R-19817, PART 5 PLAN 9R-19817, PART 6 PLAN 9R-19817, PART 2 PLAN 4R-6837, PART 3 PLAN 4R-6837



BEARING NOTES

BEARINGS ARE MTM GRID, DERIVED FROM CAN-NET REAL-TIME NETWORK GPS OBSERVATIONS ON OBSERVED REFERENCE POINTS A AND B HAVING A BEARING OF N14°10'04"E AND ARE REFERRED TO THE CENTRAL MERIDIAN (76°30' WEST LONGITUDE) OF MTM ZONE 9 NAD83 (CSRS) (2010.0).

FOR BEARING COMPARISONS A ROTATION OF 00°01'40" COUNTER-CLOCKWISE WAS APPLIED TO PLANS P1, P2, P3 AND A ROTATION OF 00°00'50" COUNTER-CLOCKWISE WAS APPLIED TO P4 TO CONVERT TO GRID BEARINGS.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999971

CO-ORDINATE NOTES

CO-ORDINATES ARE DERIVED FROM CAN-NET REAL-TIME NETWORK GPS OBSERVATIONS, MTM ZONE 9 NAD83(CSRS)(2010.0).

COORDINATES ARE TO URBAN ACCURACY PER SECTION 14(2) OF O.REG 216/10.

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
A	5037337.05	380888.12
B	5037427.55	380910.97

SCHEDULE

AREA	PART	LOT	PLAN	PIN
383 sq. m.	1	PART OF 2&3	REGISTERED PLAN No. 10	ALL OF 04425 - 0398
460 sq. m.	2	PART OF 2		

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-11-03
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PLAN OF SURVEY OF
PART OF LOT 2 AND 3
(NORTH CHARLES STREET LOTS)
REGISTERED PLAN No. 10
FORMERLY IN THE CITY OF GLOUCESTER
NOW IN THE
CITY OF OTTAWA
MONUMENT-URSO SURVEYING LTD.

SCALE 1 : 250



The intended plot size of the plan is 610 mm in width by 457 mm in height when plotted at a scale of 1:250.

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, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 7TH DAY OF MAY, 2025.

DATE

J.E. ANDERSON
ONTARIO LAND SURVEYOR

This plan of survey relates to AOLS Plan Submission Form Number V-93224

LEGEND

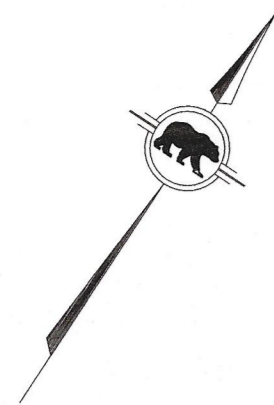
- DENOTES FOUND SURVEY MONUMENT
- PLANTED SURVEY MONUMENT
- IB IRON BAR
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IP IRON PIPE
- IBØ ROUND IRON BAR
- (WIT) WITNESS
- ACC. ACCEPTED
- MEAS. MEASURED
- (1476) MONUMENT-URSO SURVEYING LTD.
- (P1) PLAN 5R-12778
- (P2) PLAN 4R-19817
- (P3) PLAN 5R-13704
- (P4) PLAN 5R-2296
- CLF CHAIN LINK FENCE
- VF VINYL FENCE
- EOA EDGE OF ASPHALT
- E/W EAST/WEST
- ⊘ GATE



Monument-Urso Surveying Ltd.
Ontario Land Surveyors | Canada Land Surveyors
1755 WOODWARD DRIVE
OTTAWA, ON K2C 0P9
536 C FOURTH LINE EAST
SAULT STE. MARIE ON, P6A 6J8

TEL: (613) 800-1583
TEL: (705) 254-7851
FAX: (705) 254-5571

DRAWN: ED	FIELD: JH/ST	FILE No:
PROCESSED: JA	CHECKED: JA	25-0296_1258 Cousineau St_R_D4

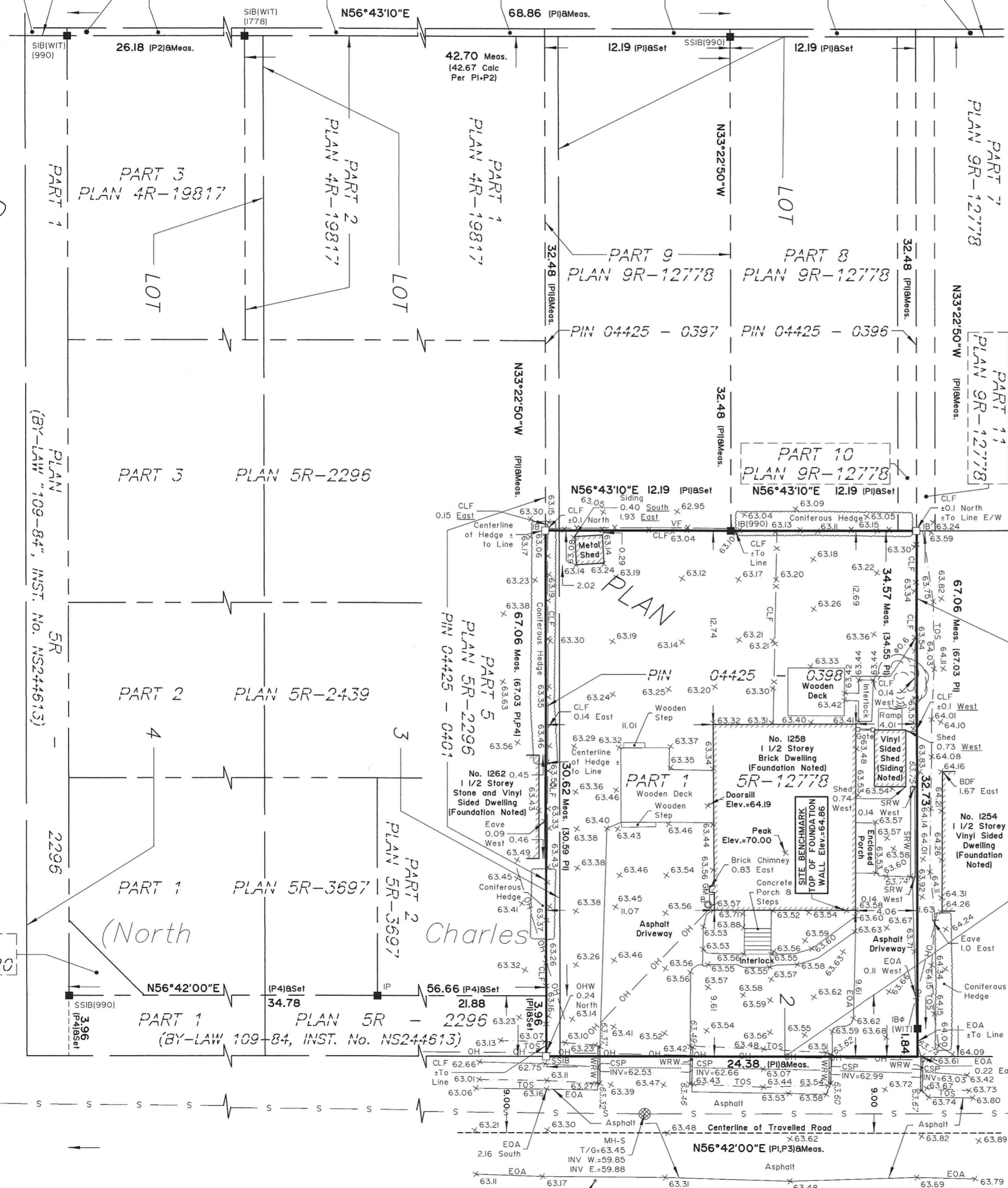


JOSEPH DROUIN AVENUE

REGISTERED PLAN 4M - 647

BLOCK 84

BLOCK 85 PART 4 PLAN 9R-19817 PART 5 PLAN 9R-19817 PART 6 PLAN 9R-19817 PART 2 PLAN 4R-6837 PART 3 PLAN 4R-6837



REGISTERED SAINT JEAN STREET (FORMERLY ST. JOHN STREET)

PART 2 PLAN 5R-11220

COUSINEAU STREET (BY-LAW 18/1954, INST. No. GL52106) (FORMERLY ST. CHARLES STREET) PIN 04425 - 0431

BEARING NOTES

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FOR BEARING COMPARISONS A ROTATION OF 00°01'40\"/>

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999971

UTILITY NOTE

THIS DRAWING DOES NOT SERVE AS A COMPREHENSIVE CONFIRMATION OF ALL UTILITIES PRESENT. IT IS THE USER'S RESPONSIBILITY TO CONTACT THE RELEVANT UTILITY AUTHORITIES FOR VERIFICATION.

ONLY UTILITIES VISIBLE ON THE SURFACE HAVE BEEN IDENTIFIED PRIOR TO ANY ACTIVITIES SUCH AS DIGGING. IT IS MANDATORY TO OBTAIN A FIELD LOCATION OF UNDERGROUND UTILITIES FROM THE APPROPRIATE AUTHORITY.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD2878) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.

THE USER OF THIS INFORMATION BEARS THE RESPONSIBILITY TO CONFIRM THAT THE JOB BENCHMARK REMAINS UNALTERED AND UNDISTURBED, AND THAT ITS RELATIVE HEIGHT AND DESCRIPTION ALIGN WITH THE DETAILS PRESENTED IN THIS PLAN.

Committee of Adjustment Received | Reçu le 2025-11-03 City of Ottawa | Ville d'Ottawa Comité de dérogation

TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 2 AND 3 (NORTH CHARLES STREET LOTS) REGISTERED PLAN No. 10 FORMERLY IN THE CITY OF GLOUCESTER NOW IN THE CITY OF OTTAWA MONUMENT-URSO SURVEYING LTD.

SCALE 1 : 250



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:

- 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 5TH DAY OF JUNE, 2025.

July 10, 2025 DATE

J.E. ANDERSON ONTARIO LAND SURVEYOR

LEGEND

Table with 3 columns: DENOTES, FOUND SURVEY MONUMENT, and other symbols like PLANTED SURVEY MONUMENT, IRON BAR, etc.

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM

V-109839

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3).

Monument-Urso Surveying Ltd. Ontario Land Surveyors | Canada Land Surveyors 1755 WOODWARD DRIVE, SUITE 300 OTTAWA, ON K2C 0P9 TEL: (613) 800-1583

Table with 3 columns: DRAWN, FILED, FILE NO. and corresponding values.