

SCHEDULE

PART	LOT	PLAN	P.I.N.	AREA (m ²)
1	LOT 19 EAST COLE AVENUE	REGISTERED PLAN 235	04010-0047	350.5
2				350.5

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

PLAN 4R-

RECEIVED AND DEPOSITED

DATE

DATE

J.P. SHIPMAN

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (No.4)

KENWOOD AVENUE (FORMERLY SUNSET AVENUE)

N67°02'20"E(P2&M)

04010-0047

PLAN OF SURVEY OF
LOT 19, EAST COLE AVENUE
REGISTERED PLAN 235
CITY OF OTTAWA

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

NOTES

BEARINGS HEREON ARE ASTRONOMIC, DERIVED FROM THE BEARING OF N22°55'20"W AS SHOWN FOR THE EASTERLY LIMIT OF COLE AVENUE ON PLAN 5R-5338.

- S.I.B. DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
- S.S.I.B. DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
- I.B. DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
- R.I.B. DENOTES ROUND IRON BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- WT. DENOTES WITNESS
- I.P. DENOTES IRON PIPE
- S.U. DENOTES SOURCE UNKNOWN
- 725 DENOTES ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD.
- AOG DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- RP DENOTES REGISTERED PLAN 235
- P1 DENOTES PLAN 5R-5338
- P2 DENOTES PLAN 5R-9669
- P3 DENOTES PLAN 5R-12599
- P4 DENOTES PLAN 4R-20665
- P5 DENOTES PLAN 5R-13810
- P6 DENOTES PLAN 4R-33900
- P7 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.P. SHIPMAN, O.L.S. ON LOT 25 EAST COLE AVENUE, REGISTERED PLAN 235, DATED JUNE 4, 1991. (FILE No.91-4990)
- P8 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ON THE NORTH HALF OF LOT 23 EAST SIDE COLE AVENUE, REGISTERED PLAN 235 DATED 4/11/1991
- M DENOTES MEASURED
- S DENOTES SET
- N.T.S. DENOTES NOT TO SCALE

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD 83 (ORIGINAL)		
POINT IDENTIFICATION	NORTHING	EASTING
ORP A		
ORP B		

COORDINATES SHOWN TO RURAL ACCURACY IN ACCORDANCE WITH O.REG 216/10, SECTIONS 14, AND 31 TO 35 (BOTH INCLUSIVE).
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

Committee of Adjustment
 Received | Reçu le
 2026-03-23
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

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 x DAY OF z, 2019

DATE

J.P. SHIPMAN
ONTARIO LAND SURVEYOR

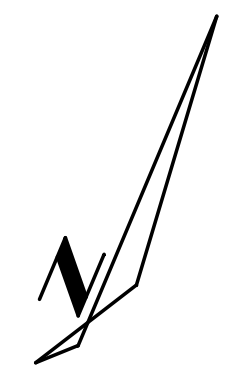


H.A.KEN SHIPMAN SURVEYING LTD.
P.O. BOX 53, NORTH GOWER, ONT. K0A 2T0

REF No. : OTT.-809
FILE No. : 21-12820

LOT 17

R.I.B. (S.U.)



18.29(RP&S)

34.98(PROP)
35.05(RP)

70.10(RP)
69.95(P2&M)

34.98(PROP)
35.05(RP)

18.29(RP&S)
(N.T.S.)

LOT 18
P.I.N. 04010 -- 0046
#420
1 1/2 STOREY
STONE
DWELLING

PART 1
PLAN
LOT 18
P.I.N. 04010 -- 0061

PART 2
PLAN
5R-12599

PART 1
LOT 19
P.I.N. 04010 -- 0061

PART 2
LOT 19
P.I.N. 04010 -- 0062

LOT 20
P.I.N. 04010 -- 0048

PART 1
PLAN
LOT 20
P.I.N. 04010 -- 0062

PART 2
PLAN
4R-33900

REGISTERED
PART 1
PLAN 5R-5338
PART 2

FOUND
S.S.I.B.
DISTURBED

FOUND
I.B.
DISTURBED

FOUND
S.S.I.B.
DISTURBED

110.46(M)

I.B.(AOG)

COLE AVENUE

P.I.N. 04010

0072

ROOSEVELT AVENUE

(FORMERLY RIVER STREET)

ROOSEVELT AVENUE

ROOSEVELT AVENUE

ROOSEVELT AVENUE

ROOSEVELT AVENUE

ROOSEVELT AVENUE

N22°55'20"W

N67°07'00"E

N67°08'20"E

N67°12'20"E

N67°02'20"E

N67°02'20"E

N67°02'20"E

N67°02'20"E

N67°02'20"E

N67°02'20"E

20.12(RP)
20.02(PROP)

20.02(PROP)
6.0

20.12(RP)
0.21
(N.T.S.)

20.12(RP)
3.65
(PORCH)

20.12(RP)
70.42(RP/P&M)

20.12(RP)
70.42(RP/P&M)

20.12(RP)
70.42(RP/P&M)

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70.42(RP/P&M)

20.12(RP)
70.42(RP/P&M)

20.12(RP)
70.42(RP/P&M)

10.58

10.01

10.01

6.21

10.01

10.01

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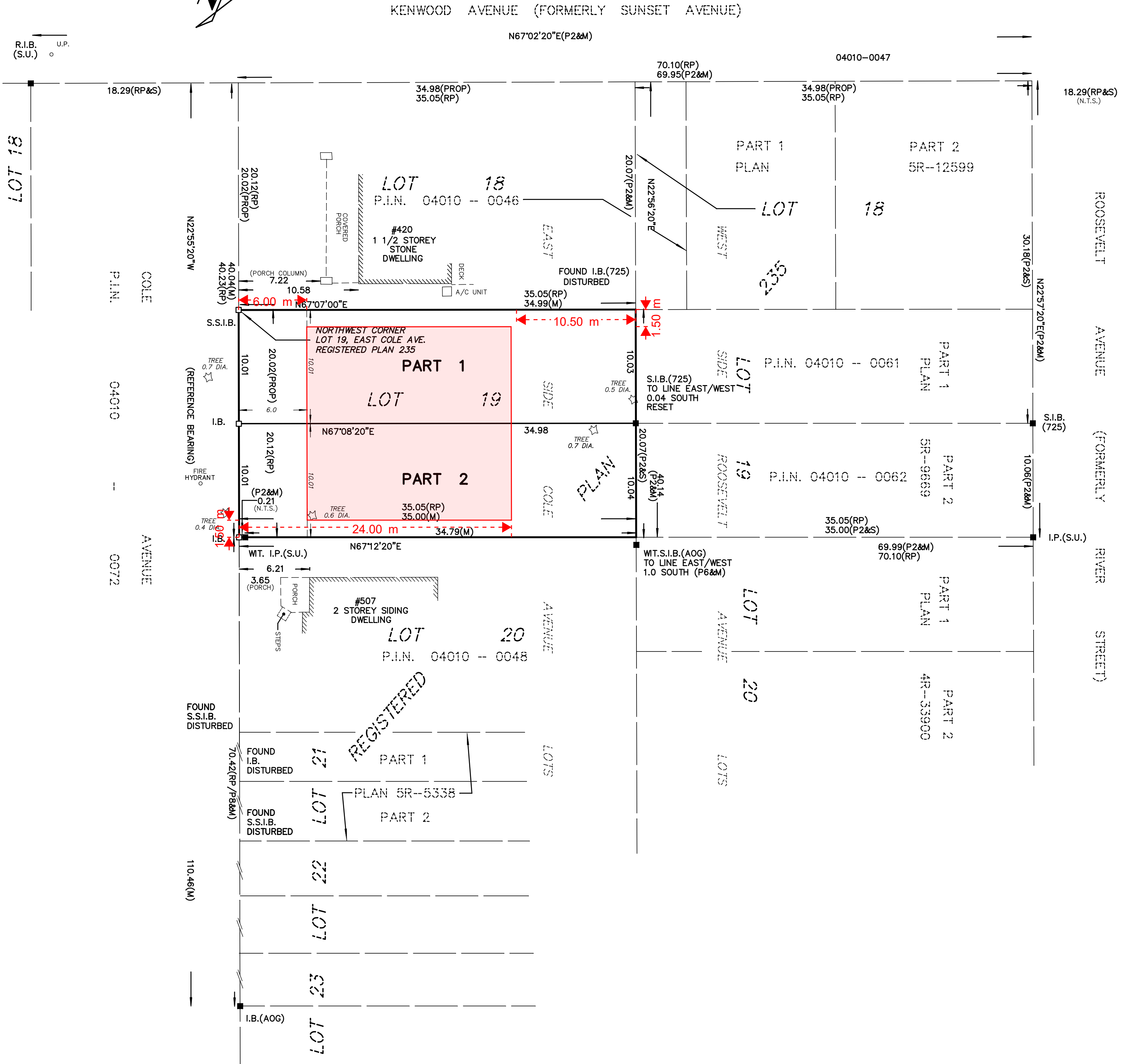
10.01

10.01

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SCALE 1:250

0 1 2 3 4 5 10 15 20 25
METRES

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