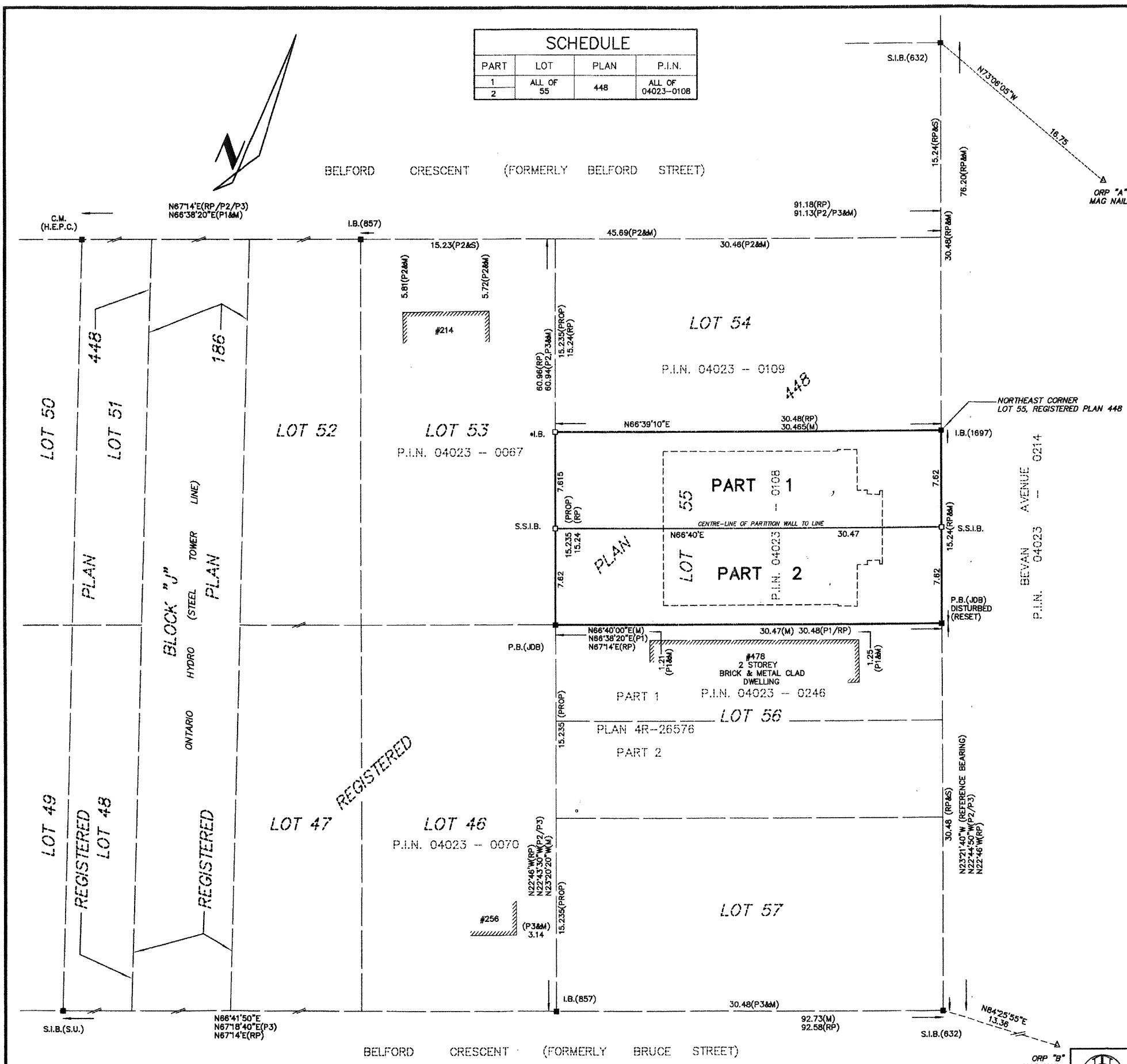


Committee of Adjustment
MAY 27 2022
City of Ottawa

SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	ALL OF 55	448	ALL OF 04023-0108
2			



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE DECEMBER 23, 2021
J.H. SHIPMAN

PLAN 4R-34424
RECEIVED AND DEPOSITED
DATE March 03, 2022
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (No.4)

PLAN OF SURVEY OF
LOT 55
REGISTERED PLAN 448
CITY OF OTTAWA
SCALE 1:200

0 1 2 3 4 5 10 15 20
METRES

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

NOTES
BEARINGS SHOWN ON THIS PLAN ARE GRID BEARINGS, AND ARE DERIVED FROM THE WESTERLY LIMIT OF BEVAN AVENUE AS SHOWN ON PLAN 4R-26576, HAVING A BEARING OF N23°21'40"W.

- 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
- M.I.B. DENOTES 0.016 SQ., 0.3 LONG, IRON BAR
- R.I.B. DENOTES ROUND IRON BAR
- P.B. DENOTES PLASTIC BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- W.T. DENOTES WITNESS
- C.M. DENOTES CONCRETE MONUMENT
- S.U. DENOTES SOURCE UNKNOWN
- 632 DENOTES G.C. MCROSTIE, O.L.S.
- 857 DENOTES FAIRHALL, MOFFATT & WOODLAND LTD.
- 1697 DENOTES J.P. SHIPMAN, O.L.S.
- JDB DENOTES J.D. BARNES, O.L.S.
- H.E.P.C. DENOTES ONTARIO HYDRO
- RP DENOTES REGISTERED PLAN 448
- P1 DENOTES PLAN 4R-26576
- P2 DENOTES BUILDING LOCATION SURVEY BY FAIRHALL, MOFFATT & WOODLAND LTD. ON LOT 53 DATED AUGUST 10, 1988. (JOB No. 4630)
- P3 DENOTES BUILDING LOCATION SURVEY BY FAIRHALL, MOFFATT & WOODLAND LTD. ON LOT 46 DATED JUNE 30, 1989. (JOB No. 5481)
- P4 DENOTES BUILDING LOCATION SURVEY BY FAIRHALL, MOFFATT & WOODLAND LTD. ON LOT 55 DATED JANUARY 12, 1981.
- M DENOTES MEASURED
- S DENOTES SET
- U.P. DENOTES UTILITIES POLE
- U.P.L. DENOTES UTILITIES POLE LINE
- U.S.W. DENOTES UTILITIES SERVICE WIRE
- C.L.F. DENOTES CHAIN LINK FENCE
- B.F. DENOTES BOARD FENCE
- PROP DENOTES PROPORTIONED

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD 83 (ORIGINAL)		
POINT IDENTIFICATION	NORTHING	EASTING
ORP A	5028234.53	363819.09
ORP B	5028170.74	363846.52

COORDINATES SHOWN TO URBAN 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

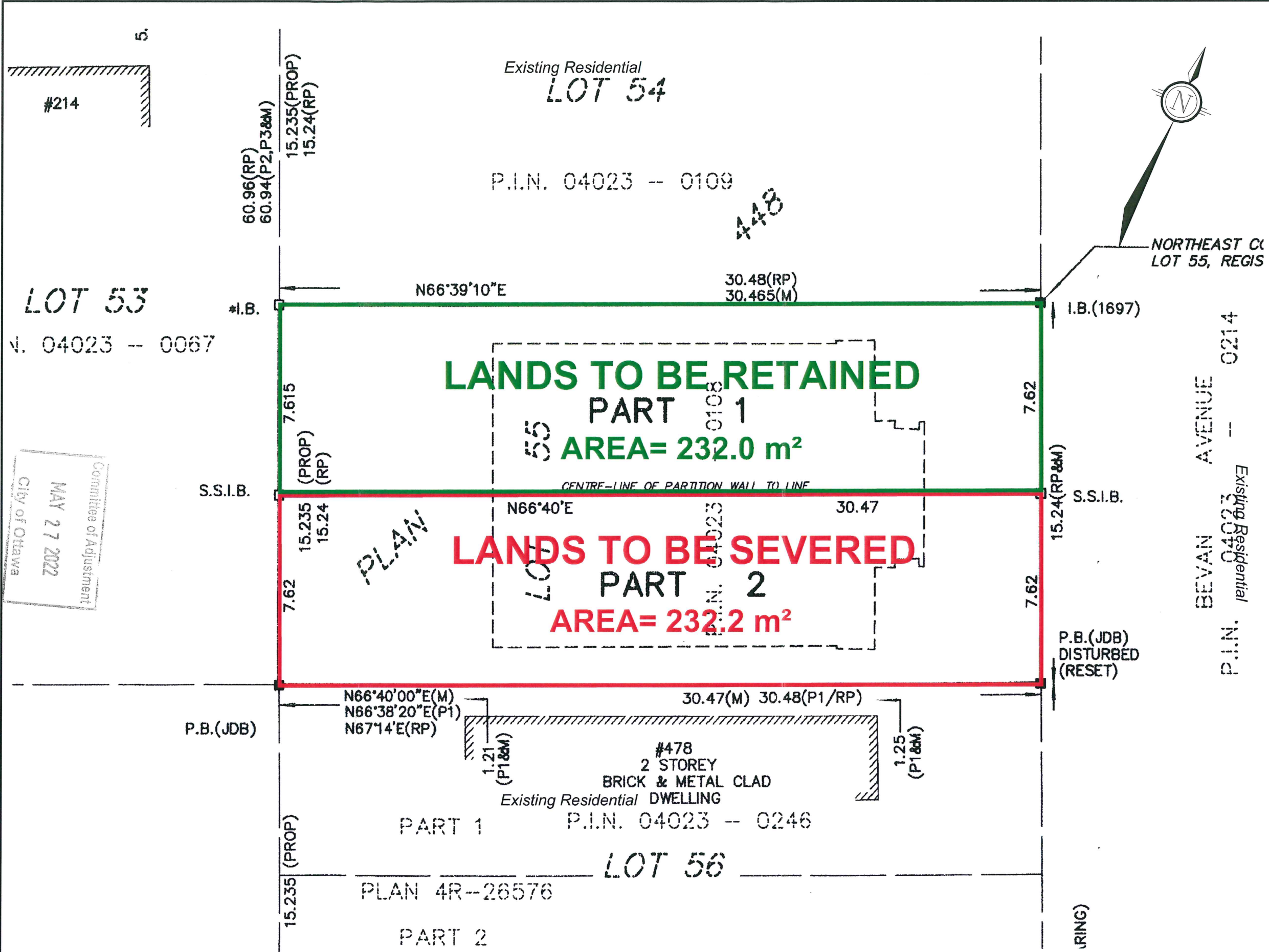
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
(2) THE SURVEY WAS COMPLETED ON THE 29th DAY OF NOVEMBER, 2021.

DECEMBER 23, 2021
DATE
J.H. SHIPMAN
ONTARIO LAND SURVEYOR

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

REF No.: OTT.-811
FILE No.: 21-12709

M:\2020\120181\CAD\Planning\Figures\120181-SEV.dwg, SEV2, May 12, 2022 - 11:47am, wsloss



CONSENT APPLICATION #2

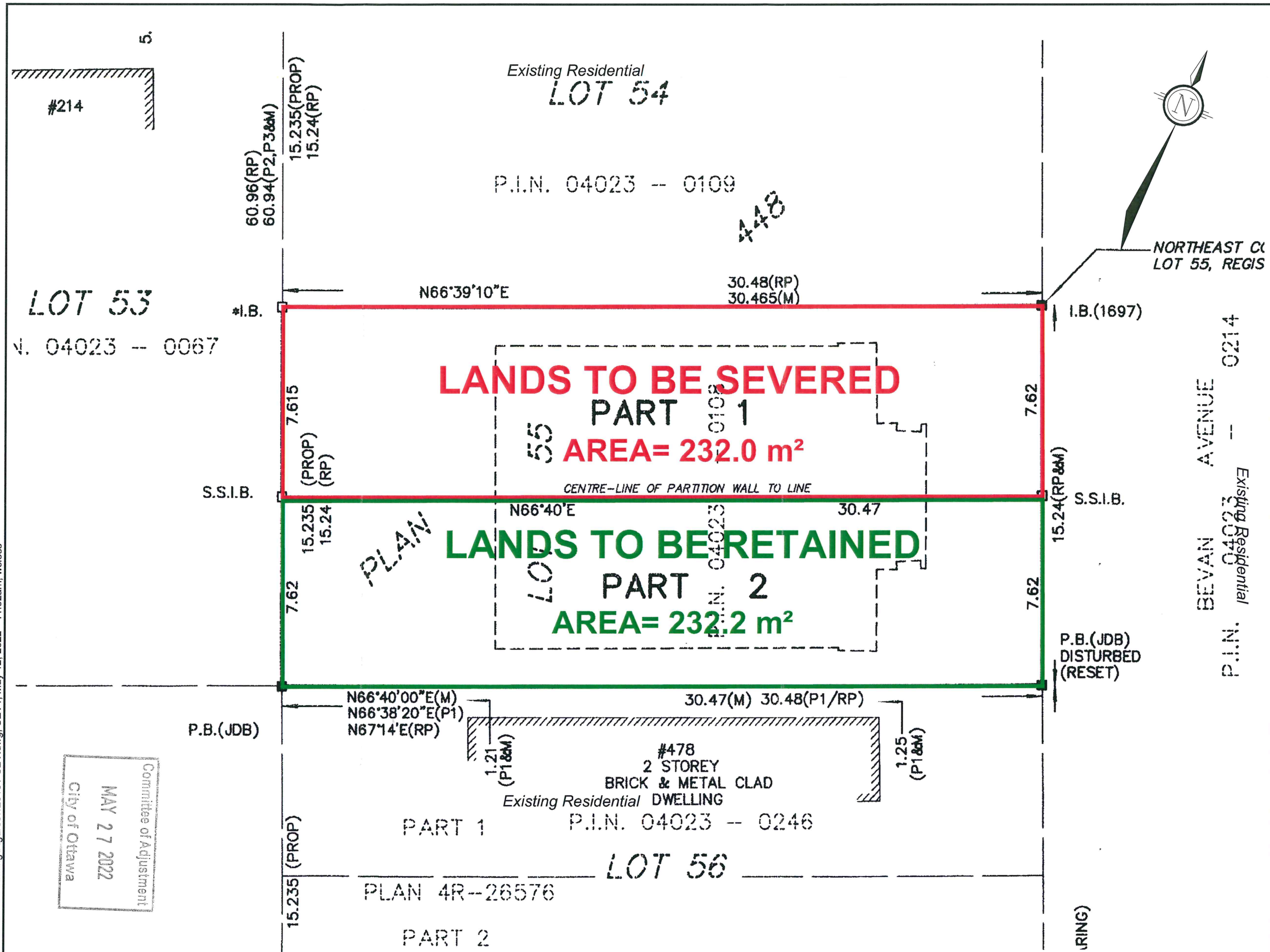
474-476 BEVAN AVENUE

LOT 55,
REGISTERED PLAN 448
CITY OF OTTAWA

No.	REVISION	DATE	BY
1.	ISSUED FOR CONSENT APPLICATION	MAY 13/22	CM

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-9867
Website www.novatech-eng.com

ISSUED
MAY, 2022
PROJECT No.
120181
DRAWING No.
120181-SEV



CONSENT APPLICATION #1

474-476 BEVAN AVENUE

LOT 55,
REGISTERED PLAN 448
CITY OF OTTAWA

1 : 150 

1.	ISSUED FOR CONSENT APPLICATION	MAY 13/22	CM
No.	REVISION	DATE	BY

NOVATECH

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Ottawa, Ontario, Canada K2M 1P6

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ISSUED	MAY, 2022
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PROJECT No. 120181

DRAWING No. 120181-SEV