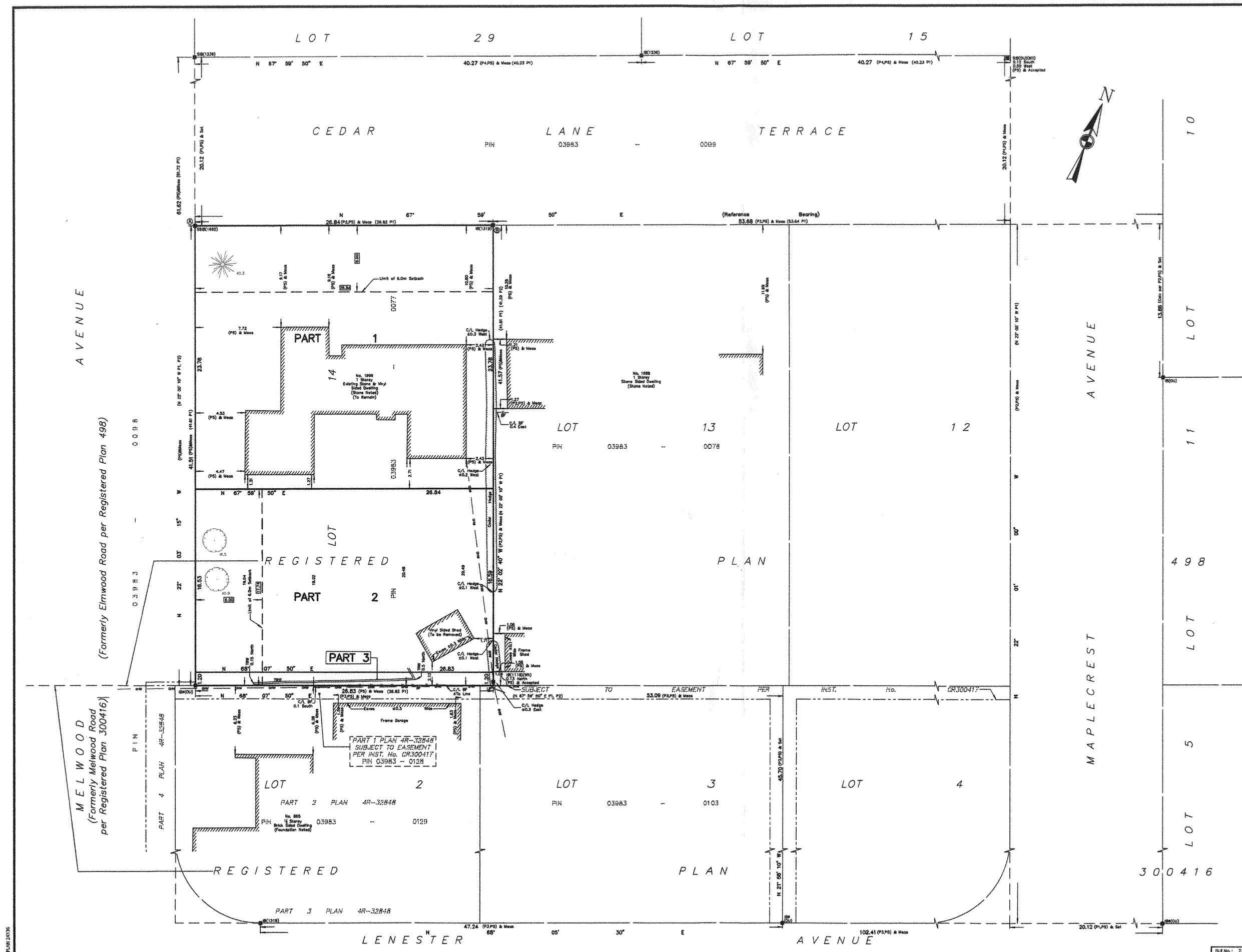




1 REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____

DANIEL ROBINSON
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (sq.m.)
1	ALL OF 14	498	ALL OF 03983 - 0077	438.2
2				454.4
3				32.2

PLAN OF SURVEY OF

LOT 14
REGISTERED PLAN 498
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 150

Metric Note
Distances shown 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-Met 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°18'10" counter-clockwise was applied to bearings on P1 & P2.
For bearing comparisons, a rotation of 0°21'05" counter-clockwise was applied to bearings on P4.

CO-ORDINATES WERE DERIVED FROM CAN-MET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5025958.49	362621.97
(B)	5025968.55	362646.85
01919680005	5027191.26	361496.76
01919750705	5016816.93	360906.84

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 215/10, 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
- Standard Iron Bar
- Short Standard Iron Bar
- Iron Bar
- Round Iron Bar
- Witness
- Origin Unknown
- Measured
- Registered Plan 498
- Plan by (1319) dated April 8, 1985 (Ref. No. 2-498)
- Plan 4R-32848
- Plan by (1236) dated May 23, 2002 (Ref. No. 02-1023)
- Plan by (1692) dated April 19, 2022 (File No. 51-22)
- Overhead Wires
- Utility Pole
- Diameter
- Board Fence
- Timber Retaining Wall
- Centreline
- Property Line

Deciduous Tree - The symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Coniferous Tree - The symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Surveyor's Certificate

I certify, that:

- This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
- The survey was completed on the ____ day of _____, 2022.

Date _____ Daniel Robinson
Ontario Land Surveyor

Committee of Adjustment

JUN 03 2022

City of Ottawa

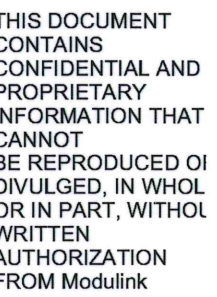
This plan of survey relates to AOLS Plan Submission Form Number _____

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca

FILE No.: 215-22



Modulink
Planning & Design
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

ND Development

1:200

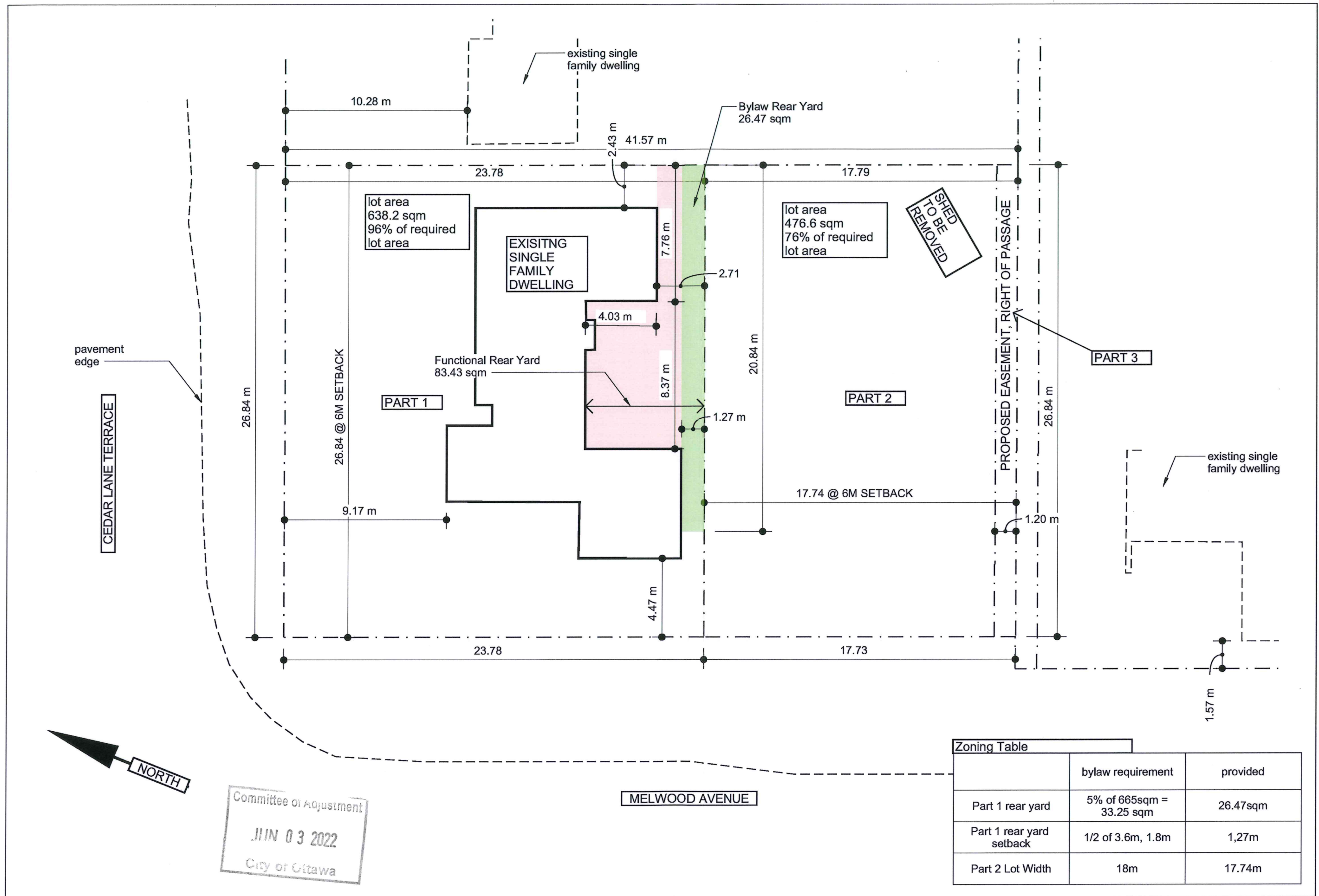
DRAWN BY
CJ

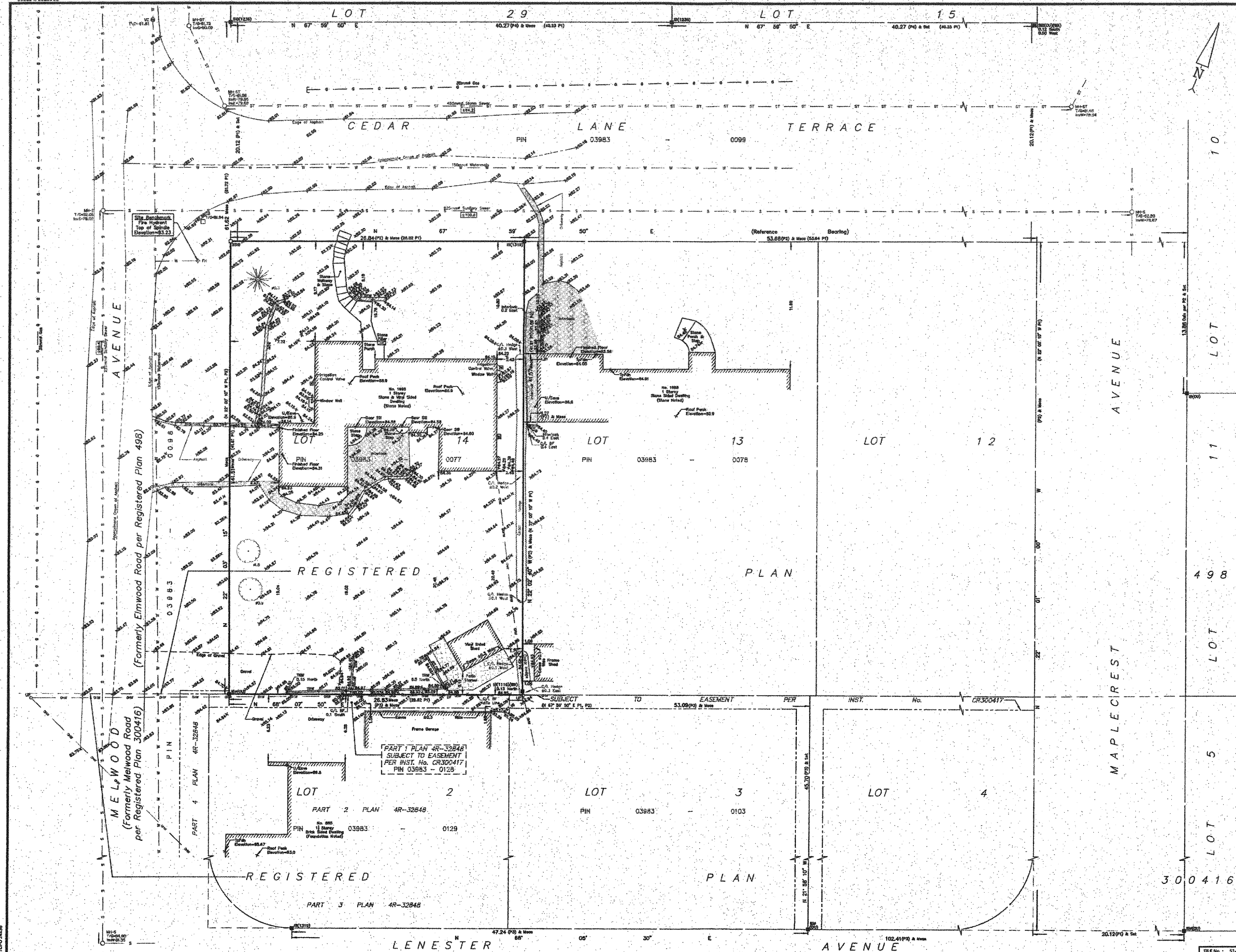
PROJECT NO.
2021

1996 Cedar Lane Terrace

June 1, 2022
Proposed
Severance

A.02





TOPOGRAPHIC PLAN OF SURVEY OF

LOT 14
REGISTERED PLAN 498
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD., 2022

Scale 1: 150

Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

Metric 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.

Distance Note

Bearings hereon are grid bearings derived from the Can-Her Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (Original).

Bearing Note

For bearing comparisons, a rotation of 0°18'10" counter-clockwise was applied to bearings on P1 & P2.

For bearing comparisons, a rotation of 0°21'05" counter-clockwise was applied to bearings on P4.

Elevation Notes

1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 19680092)

2. 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

1. 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.

2. Only visible surface utilities were located.

3. Underground utility data derived from City of Ottawa utility sheet reference: G-02-02, G-02-03, 243p8p5, 243p8p6 & 5995p8p2.

4. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

Denotes	
SM	Survey Monument Planted
SB	Survey Monument Found
SSIB	Standard Iron Bar
IB	Short Standard Iron Bar
RB	Round Iron Bar
WUB	Witness
OU	Origin Unknown
Meas	Measured
(P1)	Registered Plan 498
(P2)	Plan by (1319) dated April 8, 1985 (Ref. No. 2-498)
(P3)	Plan 4R-32848
(P4)	Plan by (1236) dated May 23, 2002 (Ref. No. 02-1033)
OH-S	Maintenance Hole (Storm)
OH-W	Maintenance Hole (Sanitary)
VC	Valve Chamber (Watermain)
US	Underground Storm Sewer
USW	Underground Sanitary Sewer
UW	Underground Water
UG	Underground Gas
OW	Overhead Wires
UP	Utility Pole
CB	Catch Basin
FD	Fire Hydrant
GM	Gas Meter
D	Diameter
SRW	Stone Retaining Wall
BP	Board Fence
TRW	Timber Retaining Wall
Inv	Invert
T/S	Top of Grate
U/Eave	Underside of Eave
T/Fdn	Top of Foundation
CL	Centreline
+ 65.00	Location of Elevations
+ 66.00	Top of Wall Elevation
	Property Line
○	Deciduous Tree - The symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
★	Coniferous Tree - The symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Site Area = 1114.8 sq.m.

Committee of Adjustment

JUN 03 2022

City of Ottawa

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SHOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.

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Surveyor's Certificate
 I certify that:

1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Regulations made under them.

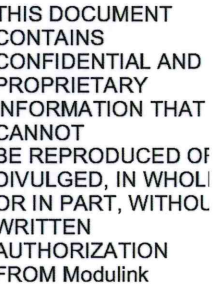
2. The survey was completed on the 11th day of April, 2022.

Date: *April 11, 2022*
 Date: *April 11, 2022*
 Date: *April 11, 2022*

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
 CANADA LAND SURVEYORS

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 TEL: (613) 727-8226 E-mail: fdsurvey@bellnet.ca



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Planning & Design
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

ND Development

nts

PROJECT
1996 Cedar
Lane Terrace

PROJECT NO.
2021

INCEP

DRAWN BY
 CJ

June 1, 2022
Neighbourhood

A.01

Committee of Adjustment

City of Ottawa

Value of Adjustment

03 2022

City of Ottawa

subject
property

similar
severances

similar
severances

similar
severances