

## PART 2 - SURVEY REPORT

- DESCRIPTION  
LOTS 47, 48, 49 AND 50 ON REGISTERED PLAN 4M-1708, BEING  
PIN 04591-2239 (LT), 04591-2240 (LT), 04591-2241 (LT)  
AND 04591-2242 (LT) IN THE CITY OF OTTAWA.  
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
PART OF LOT 47 IS SUBJECT TO EASEMENTS AS IN INST. No.  
OC2557391 AND OC2557393.  
PART OF LOT 48 IS SUBJECT TO EASEMENTS AS IN INST. No.  
OC2557391 AND OC2557393.

## SURVEYOR'S REAL PROPERTY REPORT PART 1 - PLAN OF SURVEY OF LOTS 47, 48, 49 AND 50 REGISTERED PLAN 4M-1708 CITY OF OTTAWA

SCALE 1 : 250



J.D. BARNES LIMITED

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

### NOTES

BEARINGS ARE MTM GRID AND ARE REFERRED TO A TRAVERSE LINE PER RECORDS OF  
J.D. BARNES LIMITED HAVING A BEARING OF N 38°15'00" W.  
DISTANCES ARE GROUND.  
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION.  
CADASTRAL POINTS SUCH AS LOT CORNERS HAVE BEEN RE-ESTABLISHED AT  
THEIR COORDINATE POSITION PER RECORDS OF J.D. BARNES LIMITED REFERENCE  
No. 22-10-040-00.  
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT  
VERIFIED BY THIS SURVEY.

### LEGEND

▲	DENOTES	CONTROL POINT
□	DENOTES	SURVEY MONUMENT SET
PB	DENOTES	PLASTIC BAR
MAG	DENOTES	MAGNETIC
MEAS	DENOTES	MEASURED
JDB	DENOTES	J.D. BARNES LIMITED
PCF	DENOTES	POURED CONCRETE FOUNDATION
P	DENOTES	REGISTERED PLAN 4M-1708
INST	DENOTES	INSTRUMENT
No.	DENOTES	NUMBER
CP	DENOTES	CONCRETE PORCH
PIN	DENOTES	PREPROPERTY IDENTIFICATION NUMBER

N=NORTH S=SOUTH E=EAST W=WEST

ALL PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN  
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH  
SECTION 11 (4) OF O.REG. 525/91.

### SURVEYOR'S CERTIFICATE

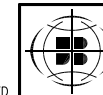
I CERTIFY THAT:

- 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 AUGUST 9, 2022.

NOVEMBER 30, 2022  
DATE

SHAWN LEROUX  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-41822



**J.D. BARNES**  
LIMITED

LAND INFORMATION SPECIALISTS  
45 STAGIE DRIVE, SUITE 100, KANATA, ONTARIO K2M 3K9  
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JM	DRAWN
SL	CHECKED
22-10-040-00	DATED
11/30/2022	
22-10-040-00	Ref. No.
(LOTS 47,48,49,50)	

PREPARED FOR: MATTAMY (MONARCH) LIMITED

