

PART 2 - SURVEY REPORT

DESCRIPTION  
BEING PART OF LOT 21, NUMBERING EASTWARDS, SOUTH SIDE OF SPARKS STREET, AND PART OF LOTS 20 AND 21, NUMBERING EASTWARDS, NORTH SIDE OF QUEEN STREET, REGISTERED PLAN No. 3922, BEING ALL OF PIN 04115-0403 (LT), IN THE CITY OF OTTAWA

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
NONE

BOUNDARY FEATURES  
NOTE LOCATION OF THE BUILDING AND CONCRETE FOUNDATION ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE PILLARS ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE UNDERGROUND UTILITIES THROUGH THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE BUILDINGS AND CONCRETE FOUNDATIONS ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE PILLARS ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE UNDERGROUND UTILITIES THROUGH THE EASTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE OVERHEAD HYDRO UTILITIES THROUGH THE EASTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE METAL OVERHANG ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE GAS METER ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE FIRE DEPARTMENT WATER CONNECTION ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE BUILDING AND CONCRETE FOUNDATION ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE UNDERGROUND UTILITIES THROUGH THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE OVERHEAD HYDRO UTILITIES THROUGH THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE FIRE DEPARTMENT WATER CONNECTION ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE RETAINING WALL AND PLANTERS ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE MECHANICAL PENTHOUSE ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE RETAINING WALL ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE BUILDING STAIRS ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE GAS METER ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF THE BUILDINGS AND CONCRETE FOUNDATIONS ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY  
NOTE LOCATION OF BUILDING No. 106 ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY

ZONING COMPLIANCE  
N/A

ADDITIONAL REMARKS  
N/A

NOTES

BEARINGS ARE MTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) 2015H09 AND 2015O15, MTM ZONE 09, NAD83 (CSRS) (2011.0).

DISTANCES SHOWN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999941

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

COORDINATES CAN BE CONVERTED FROM MTM ZONE 09, NAD83 (CSRS) (2010.0) TO MTM ZONE 09, NAD83 (ORIGINAL) BY APPLYING A SHIFT 0.38 NORTH AND 0.08 EAST.

BOUNDARY COORDINATE TABLE			
MTM ZONE 09, NAD83 (CSRS) (2010.0)			
POINT ID	EASTING	NORTHING	
2015-0153	367 566.396	5 031 803.701	
2015-H09	367 262.258	5 031 640.926	
①	367 605.969	5 031 734.799	
②	367 638.214	5 031 683.507	
③	367 620.091	5 031 672.185	
④	367 604.056	5 031 697.727	
⑤	367 604.409	5 031 697.956	
⑥	367 604.377	5 031 688.007	
⑦	367 605.047	5 031 698.128	
⑧	367 598.943	5 031 724.156	

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

THE RESULTANT TIE BETWEEN PARLIAMENT HILL CONTROL POINTS 2015-0153 AND 2015-H09 IS 344.98 (GROUND), N 61°50'40" E

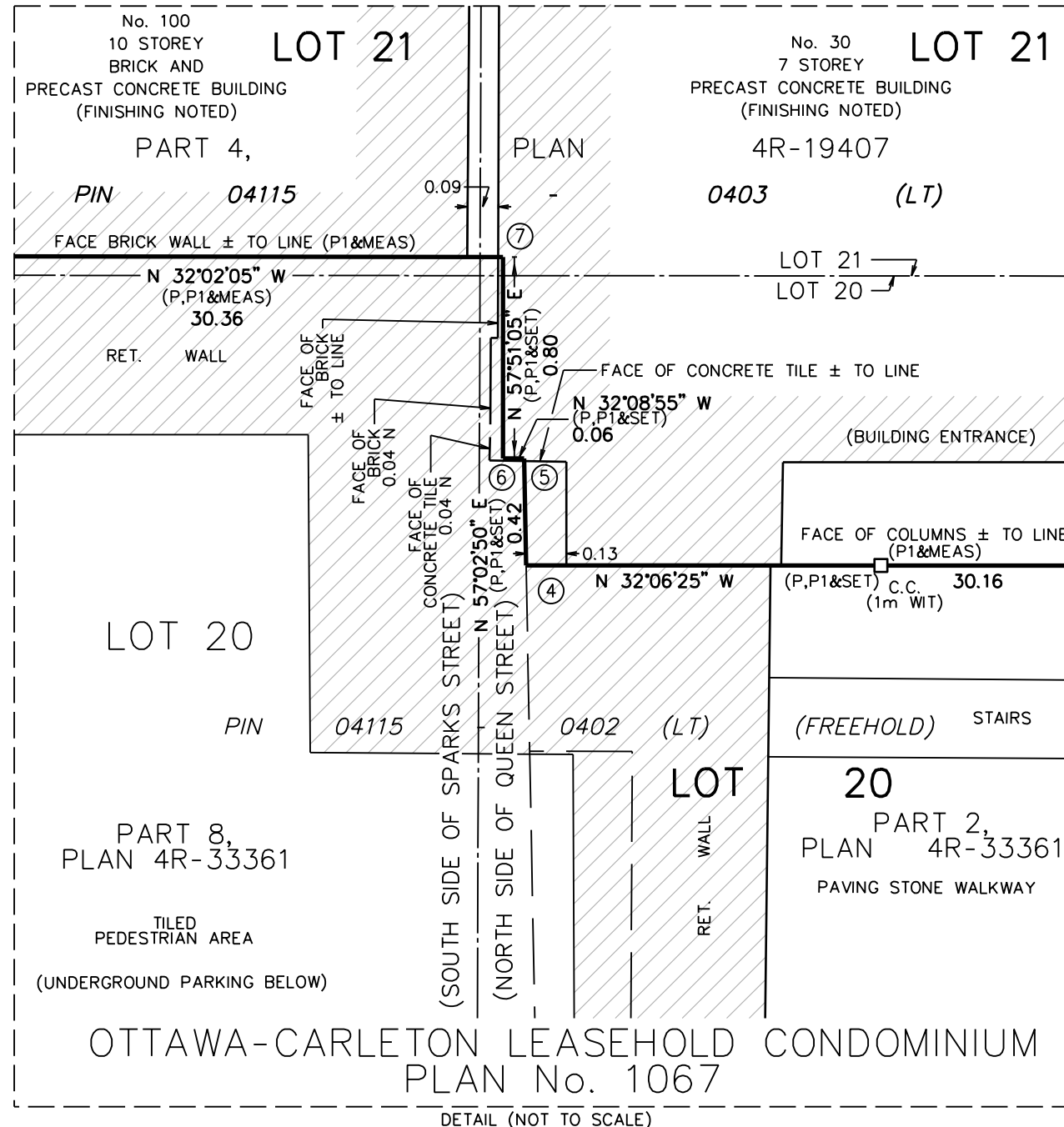
SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DETAILS  
PART 1 - PLAN OF SURVEY OF  
**PART OF LOT 21 (NUMBERING EASTWARDS) (SOUTH SIDE OF SPARKS STREET) AND PART OF LOTS 20 AND 21 (NUMBERING EASTWARDS) (NORTH SIDE OF QUEEN STREET)**  
**REGISTERED PLAN No. 3922**  
**CITY OF OTTAWA**  
SCALE 1 : 100

J.D. BARNES LIMITED  
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
UNDERGROUND UTILITY NOTES  
THE UTILITY INFORMATION SHOWN ON THIS DRAWING HAS BEEN COLLECTED USING VARIOUS SOURCES AND/OR QUALITY OF INFORMATION. IT REPRESENTS THE BEST AVAILABLE DATA, BUT ITS ACCURACY OR COMPLETENESS CANNOT BE GUARANTEED. THIS IS ONLY A SINGLE SOURCE OF INFORMATION. CONTRACTORS SHOULD CONTACT THE PROPERTY OWNER AND OTHER PWOSC SOURCES PRIOR TO DRAWING. IT IS THE RESPONSIBILITY OF THE SUBSEQUENT USER OF THIS DRAWING TO VERIFY ALL PERTINENT INFORMATION TO THE DEGREE NECESSARY TO SUPPORT SUBSEQUENT DESIGN, CONSTRUCTION WORKS, OR OTHER SITE INTERVENTIONS. ANY DISCREPANCIES MUST IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE PWOSC GEOMATICS SERVICES.  
GEOMATICS (C/O M. BARNES) INC. DRAWING NUMBER: PRB-123-C-01-22

ELEVATION NOTE:  
1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.  
2. ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM (CGVD 2013) AND ARE DERIVED FROM THE PARLIAMENT HILL CONTROL NETWORK BENCH MARKS No. 2015002 AND 2015009 HAVING PUBLISHED ELEVATIONS OF 80.219 AND 72.682 METRES RESPECTIVELY.  
3. ELEVATIONS SHOWN ON THIS PLAN CAN BE TRANSFORMED TO GEODETIC DATUM (CGVD 2013) BY ADDING 0.303 METRES. THIS VALUE WAS DETERMINED BY MEASUREMENTS MADE ON CITY OF OTTAWA CONTROL POINT No. 2011-0068 HAVING A PUBLISHED ELEVATION OF 71.652 (CGVD28.78) AND WAS MEASURED AT 71.349 (CGVD 2013).

LEGEND  
▲ DENOTES SURVEY CONTROL MONUMENT FOUND  
□ DENOTES SURVEY MONUMENT FOUND  
SIB DENOTES SURVEY MONUMENT SET  
SIB DENOTES STANDARD IRON BAR  
SIB DENOTES SHORT STANDARD IRON BAR  
PB DENOTES PLASTIC BAR  
C.C. DENOTES CUT CROSS  
CPW DENOTES CONCRETE PIN IN WASHER WITH CROSS  
MEAS DENOTES MEASURED  
J.D. DENOTES J.D. BARNES LIMITED  
ZSU DENOTES ZONING UNKNOWN  
FSD DENOTES FARM, SMITH AND DENNIS SURVEYING LIMITED  
P1 DENOTES PLAN 4R-19407  
P1 DENOTES PLAN 4R-33361  
N=North / S=South / E=East / W=West  
ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF CURIO S-05/01

TOPOGRAPHIC LEGEND  
G.F. DENOTES GROUND FLOOR  
B.F. DENOTES BASEMENT FLOOR  
DIA DENOTES DIAMETER  
C/L DENOTES CENTERLINE  
D.S. DENOTES DOOR SILL  
RET. DENOTES RETAINING  
CB\_OPEN DENOTES CATCHBASIN  
CB\_DENOTES CATCHBASIN  
+ GA\_VALVE DENOTES GAS VALVE  
MH\_HYDRO DENOTES HYDRO MANHOLE  
MH\_OTHR DENOTES TRAFFIC MANHOLE  
MH\_PHONE DENOTES TELEPHONE MANHOLE  
MH\_SAN DENOTES SANITARY MANHOLE  
MH\_STM DENOTES STORM MANHOLE  
MH\_WAT DENOTES WATER MANHOLE  
W\_BRIHLE DENOTES BORE HOLE  
PL\_BOLRD DENOTES BOLLARD  
PL\_LIGHT DENOTES LIGHT STANDARD  
+ WA\_HYDNT DENOTES FIRE HYDRANT  
+ WA\_VALVE DENOTES WATER VALVE  
+ SN\_SIGN DENOTES PARKING RESTRICTION SIGN  
1 DENOTES UNDERGROUND TELEPHONE SERVICE  
HV DENOTES UNDERGROUND HIGH VOLTAGE ELECTRICAL  
W DENOTES WATERMAIN CONDUIT  
S DENOTES STORM SEWER  
M DENOTES SANITARY SEWER  
G DENOTES GAS LINE  
GM/N DENOTES NATURAL GAS METER



Public Services and Procurement Canada  
Real Property Branch

Services publics et Approvisionnement Canada  
Direction générale des biens immobiliers

PROJECT DESCRIPTION: 100 SPARKS STREET AND 30 METCALFE STREET

PSPC PROJECT No. R.104935.410

J.D. BARNES

SURVEYING & MAPPING

LAND INFORMATION SPECIALISTS

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DRAWN BY: N.S. CHECKED BY: G.Z. REFERENCE NO.: 22-10-010-00

FILE: G:\22-10-010\00\Drawings\SPRRC\10P\02-10-010-00\_SPRRC-10P\dwg.dwg DATED: 02/28/2022

PLAN NO N C A - 2 2 - 3 5 2 8

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 REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON MARCH 11TH, 2022.  
DATE  
MAY 10th, 2022  
J.D. BARNES  
SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 216072