APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA THIS ____ DAY OF _____, 20__

_____
STEPHEN WILLIS, MCIP, RPP, GENERAL MANAGER
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PLAN 4M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON No.4 AT____ O'CLOCK ON THE_____ DAY OF _____, 2019 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 04592-2083, 04592-2084, 04592-2085, 04592-2105, 04592-2710 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NUMBER OC-_____.

_____
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISE OF ALL OF PIN 04592-2083, ALL OF PIN 04592-2084, ALL OF PIN 04592-2085, PART OF PIN 04592-2105 AND PART OF PIN 04592-2710.

PART OF LOTS 197, 198, 199, 200, PART OF BLOCK 356 ; SUBJECT TO EASEMENT OVER PART 20 ON PLAN 4R-29830 AS IN OC1760909.

PART OF LOTS 197, 198, 199, 200, 207, 208, PART OF BLOCK 356, PART OF STREET NO. 12 ; SUBJECT TO EASEMENT OVER PART 1 ON PLAN 4R-30143 AS IN OC1873577.

PART OF BLOCK 356 ; SUBJECT TO EASEMENT OVER PART 1 ON 4R-29882 AS IN OC1793972.

PART OF BLOCK 355 ; SUBJECT TO EASEMENT OVER PART 3 ON PLAN 4R-29882 AS IN OC1793972.

ALL OF BLOCK 362 ; SUBJECT TO EASEMENT OVER PART 2 ON PLAN 4R-29882 AS IN OC1793972.

PLAN OF SUBDIVISION of

ALL OF BLOCKS 253, 254 AND 255 AND PART OF BLOCK 252 REGISTERED PLAN 4M-1552 AND PART OF LOTS 6 AND 7 CONCESSION 3 (RIDEAU FRONT)

(GEOGRAPHIC TOWNSHIP OF NEPEAN)

CITY OF OTTAWA

Scale 1:1000

0 5 10 20 30 40 50 METRES

METRIC CONVERSION

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

GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999935.

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006060.40 E:1324886.04
19680191 N:5033564.26 E:3880634.94

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC 14(3) OF O.REG. 216/10

ORP ID	NORTHING	EASTING
3	5011390.03	364735.40
4	5010908.28	365538.09

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

LEGEND

■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS (IB)
	"	UNLESS OTHERWISE STATED
IB	"	IRON BAR
IBØ	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
PIN	"	PROPERTY
PIN	"	PROPERTY IDENTIFICATION NUMBER
M,MEAS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
ORP	"	OBSERVED REFERENCE POINT
P1	"	REGISTERED PLAN 4M-1552
P1	"	REGISTERED PLAN 4M-1552
P2	"	PLAN 4R-29882
P3	"	PLAN 4R-21192

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT :

1. LOTS 1 TO 329, BOTH INCLUSIVE, BLOCKS 330 TO 359, BOTH INCLUSIVE, THE STREETS, NAMELY promenade Kilbirnie Drive, avenue Robin Edsey Avenue, Teelin, Galmoy, Caltha, Oakley, voie Ralph Erfle Way, rue Alex Polowin Avenue, Cappamore, rue River Mist Road, terrasse Russet Terrace, terrasse Clonfadda Terrace, Cloyne AND Fosso, STREET WIDENINGS, NAMELY BLOCKS 360 AND 361 , AND RESERVES, NAMELY BLOCKS 362 TO 365, BOTH INCLUSIVE, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS AND STREET WIDENINGS ARE DEDICATED TO CEY OF OTTAWA AS PUBLIC HIGHWAYS.

ALL OF PIN 04592-2084
ALL OF PIN 04592-2083
ALL OF PIN 04592-2085
PART OF PIN 04592-2105
PART OF PIN 04592-2710

MINTO COMMUNITIES INC.

DATE — DATE

SUSAN MURPHY
VICE PRESIDENT, DEVELOPMENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

BRENT STRACHAN
DIVISION PRESIDENT, OTTAWA
I HAVE THE AUTHORITY TO BIND THE CORPORATION

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 DAY OF , 2019.

DATE — BRIAN J. WEBSTER, ONTARIO LAND SURVEYOR

CURVE TABLE				
LOT/BLOCK	RADIUS	ARC	CHORD	BEARING
163	510.00	23.65	23.64	N71°58'15"E
178	389.00	23.46	23.45	N69°56'10"E
179	389.00	23.16	23.16	N66°30'10"E
189	18.00	8.71	8.62	N16°03'20"W
190	18.00	10.82	10.66	N15°01'15"E
191	18.00	8.75	8.66	N46°06'35"E
210	175.00	3.68	3.68	N30°27'40"W
221	193.00	1.34	1.34	N30°03'30"W
220	193.00	2.72	2.72	N30°39'35"W
240	389.00	3.97	3.97	N60°22'40"E
246	510.00	17.96	17.96	N69°38'00"E
247	510.00	13.00	13.00	N67°53'40"E
248	510.00	13.00	13.00	N66°28'00"E
249	510.00	11.07	11.07	N65°04'50"E
250	510.00	11.07	11.07	N63°50'15"E
251	510.00	11.07	11.07	N62°35'40"E
252	510.00	11.07	11.07	N61°21'05"E
253	510.00	6.31	6.31	N60°22'30"E
254	510.00	10.70	10.70	N60°37'15"E
283	487.00	8.92	8.92	N59°29'40"E
284	487.00	11.52	11.52	N58°17'35"E
285	487.00	11.52	11.52	N56°56'15"E
286	487.00	11.79	11.79	N55°34'00"E
287	487.00	6.53	6.53	N54°29'15"E
292	511.00	1.79	1.79	N54°12'15"E
293	511.00	10.94	10.94	N54°50'05"E
294	511.00	10.94	10.94	N56°08'40"E
295	511.00	10.94	10.94	N57°27'10"E
296	511.00	10.94	10.94	N58°35'45"E
297	511.00	7.23	7.23	N59°36'55"E
308	567.00	8.08	8.08	N59°36'50"E
309	567.00	11.44	11.44	N58°37'50"E
310	567.00	11.44	11.44	N57°28'25"E
311	567.00	11.44	11.44	N56°19'05"E
312	567.00	11.44	11.44	N55°09'40"E
313	567.00	4.75	4.75	N54°20'35"E
317	585.00	6.72	6.72	N59°41'25"E
329	585.00	25.02	25.01	N55°46'55"E
330	585.00	4.62	4.62	N54°19'50"E
345	18.00	2.86	2.86	N28°31'30"W
346	18.00	12.74	12.48	N53°21'40"W
347	18.00	12.68	12.42	N86°12'20"E
348	18.00	1.87	1.87	N63°00'10"E

Stantec

Stantec Geomatics Ltd.
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OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420 FAX: 613.722.2799
WWW.STANTEC.COM

DRAWN: CDC	CHECKED: FP	PM: FP	FIELD: *	PROJECT NO.: 161673795-130