

27 March 2017 7:28 AM

OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN No. 10/4

LEVEL 1 UNITS 1 TO 46 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4 AT 13:52 O'CLOCK ON THE 31 DAY OF March 2017.

M. Weber
REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 27th DAY OF NOVEMBER, 2016.
- THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATED THIS 28th DAY OF January 2017

Brian J. Webster
ONARIO LAND SURVEYOR

DECLARATION REGISTERED AS NUMBER 061878155

THIS PLAN IS COMPRISED OF ALL OF PIN 14568-0654

SCHEDULE OF APPURTENANT AND SERVICENT INTERESTS

(UNDER CLAUSES 8 (I) (G) AND (H) OF THE CONDOMINIUM ACT, 1998)

TOGETHER WITH (APPURTENANT INTERESTS)	PART	PLAN	DESCRIBED IN	NOTES
SUBJECT TO (SERVICENT INTERESTS)	2 & 5	4R-28156	OC1324060	UNITS 8 TO 12, 20 TO 27, 35 TO 39, 45 & 46 PART OF UNITS 16 TO 19, 28 TO 31, 33, 34, 40, 41 & 44.
	1, 2, 3, 4, 5 & 6	4R-28156	OC1410083, OC1410086, OC1410089, OC1781533 & OC1856051.	
	1 & 2	4R-28811		

PLAN OF SURVEY OF PART OF BLOCK 14 REGISTERED PLAN 4M-1463 CITY OF OTTAWA

Scale 1:150

LEGEND

■	DENOTES	FOUND MONUMENTS
□	DENOTES	SET MONUMENTS
○	DENOTES	IRON BAR
○	DENOTES	ROUND IRON BAR
○	DENOTES	STANDARD IRON BAR
○	DENOTES	SHORT STANDARD IRON BAR
○	DENOTES	CUT CROSS CONCRETE PIN
○	DENOTES	CONCRETE PIN
○	DENOTES	WITNESS
○	DENOTES	PROPERTY IDENTIFICATION NUMBER
○	DENOTES	MEASURED
○	DENOTES	PROPORTIONED
○	DENOTES	ORIGIN UNKNOWN
○	DENOTES	STATISTICAL GEOMETRICS LTD.
○	DENOTES	PLAN 4R-28811
○	DENOTES	PLAN 4R-28156
○	DENOTES	UNIT BOUNDARIES AND EXTENT OF THE COMMON ELEMENT

NOTES

- ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINE TO WHICH THEY ARE SHOWN UNLESS OTHERWISE NOTED.
- BUILDING TIES ARE TO THE EXTERIOR FACE OF THE POURED CONCRETE FOUNDATION WALLS AT GRADE LEVEL.

UNIT BOUNDARY DEFINITIONS

MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" IN THE DECLARATION.

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS

- Ⓐ DENOTES BACKSIDE SURFACE AND PLANE OF THE DRYWALL SHEATHING AND ITS PRODUCTION
- Ⓑ DENOTES UPPER UNFINISHED SURFACE OF THE CONCRETE FLOOR SLAB AND/OR THE CONCRETE TOPPING AND ITS PRODUCTION ACROSS ANY OPENINGS
- Ⓒ DENOTES UNFINISHED UNIT SIDE SURFACE AND PLANE OF EXTERIOR DOORS, DOOR AND WINDOW FRAMES AND ANY GLASS PANELS CONTAINED THEREIN
- Ⓓ DENOTES UPPER SURFACE OF THE DRYWALL CEILING AND ITS PRODUCTION
- Ⓔ DENOTES VERTICAL PLANE ESTABLISHED BY SURVEY MONUMENTS
- Ⓕ DENOTES UNFINISHED UNIT SIDE SURFACE OF THE POURED CONCRETE WALLS AND FACE OF BRICK AND THEIR PRODUCTION
- Ⓖ DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENTS
- Ⓗ DENOTES PRODUCTION OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB ON THE 2ND FLOOR
- Ⓘ DENOTES PRODUCTION OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB ON THE 1ST FLOOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS.

DECLARANT: STATION DEVELOPMENT INC.

DATED THIS 28th DAY OF January 2017.

Tony Campanale
TONY CAMPANALE, PRESIDENT
STATION DEVELOPMENT INC.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

INDEX OF PARTS

PARTS	SHEET(S)	DESCRIPTION
1	3	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVICENT INTERESTS AND THE DESIGNATION OF UNITS ON LEVELS 1, 2, 3, 4 & A.
2	1	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE CONDOMINIUM ON LEVEL A.
3	16	ARCHITECTURAL PLANS
4	12	STRUCTURAL PLANS

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 0.99996.

BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS DERIVED FROM THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (78° 30' WEST LONGITUDE) NAD83 (ORIGINAL) (1997.0).

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VIRTUAL REFERENCE STATION NETWORK:
3° MTM ZONE 9, NAD83 (ORIGINAL) (1997.0),
COORDINATES TO URBAN ACCURACY PER SEC 14(3) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
Ⓐ	5016267.013	364025.745
Ⓑ	5016380.217	364055.562
Ⓒ	5016380.217	364055.562

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

PARTS 1 & 2 ARE HEREBY APPROVED AND PARTS 3 & 4 EXEMPTED UNDER SECTION 9 OF THE CONDOMINIUM ACT AND SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA, THIS 17 DAY OF March 2017.

John Moser
JOHN MOSER, MCP, RPP, ACTING GENERAL MANAGER
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING AND INFRASTRUCTURE PORTFOLIO
CITY OF OTTAWA

