PLAN OF SUBDIVISION OF

PART OF LOT 20
CONCESSION 4 (Rideau Front)

Geographic Township of Nepean
CITY OF OTTAWA

Surveyed by Annis , O'Sullivan , Vollebekk Ltd.

Scale 1 : 750

30 22.5 15 7.5 0 15 30 Metres

Metric

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

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 25th day of February, 2019.

May 7/2019
Date

Andre Roy
Ontario Land Surveyor

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT :

1. Blocks 1 to 14, both inclusive, the Streets, namely, rue Forager Street and rue Lusk Street, the Street Widening, namely, Block 19 and the Reserves, namely, Blocks 15, 16, 17 and 18 have been laid out in accordance with our instructions.
2. The Streets and Street Widening are dedicated to City of Ottawa as public highways.

Dated the 8 day of May 2019

George Gaty
Authorized Signing Officer
2116885 ONTARIO INC.
I have the authority to bind the corporation.

Dated the 7th day of MAY 2019

Cuckoo Kochar
President
DCR / PHOENIX DEVELOPMENT CORPORATION LIMITED
I have the authority to bind the corporation

NOTES AND LEGEND

—□—	denotes	Survey Monument Planted.
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar.
SSIB	"	Short Standard Iron Bar.
CC	"	Cut Cross.
IB	"	Iron Bar.
*	"	0.3 long Survey Monument
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	"	Plan 4R-7852
(P2)	"	Plan 4R-20404
(P3)	"	Plan 4R-8856
(P4)	"	Plan 5R-10261

All planted survey monuments are IB's unless otherwise noted.

Distances shown on curved limits are Arc distances unless otherwise noted.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999921.

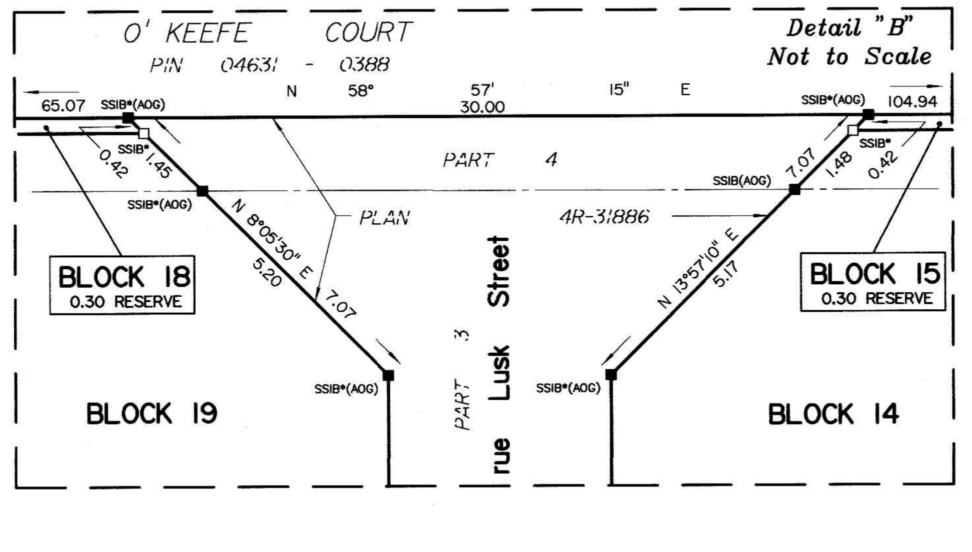
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of Nxx°xx'xx"W and are referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919791338	Northing	5006055.96	Easting	346140.91
. 01919871649	Northing	5007189.87	Easting	372435.05
. Point A	Northing	5015105.53	Easting	360398.72
. Point B	Northing	5015323.48	Easting	360760.79

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.



APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA.

THIS 26th DAY OF June, 20 19

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

PLAN 4M-1634

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4 AT 10:01 O'CLOCK ON THE 2 DAY OF July 2019 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS 04467-0108 AND 04467-0112 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. OC2114666

A. McMullen
REPRESENTATIVE FOR LAND REGISTRAR

This plan comprises all of PIN 04467-0108 and part of PIN 04467-0112.

All of PIN 04467-0108: All of Block 17 and Part of Blocks 7, 10 and 11

Part of PIN 04467-0112: All of Blocks 1 to 6, 8, 9, 12 to 16, 18, 19, rue Forager Street, rue Lusk Street and Part of Blocks 7, 10 and 11

ALL OF BLOCK 18,
PART OF BLOCKS 1, 2, 3, 4, 14
AND 15 AND
PART OF RUE LUSK STREET: SUBJECT TO EASEMENT INST. LT754391.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
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Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors

Job No. 19082-18 Phoenix Pt Lt 20 C4 RF NP SUB 1 F