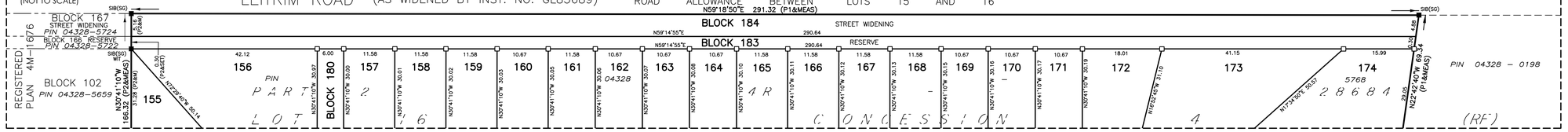
June 15, 2022

DETAIL
(NOT TO SCALE)



LEITRIM ROAD (AS WIDENED BY INST. NO. GL83689)
ROAD ALLOWANCE BETWEEN LOTS 15 AND 16
PIN 04343 – 0189

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

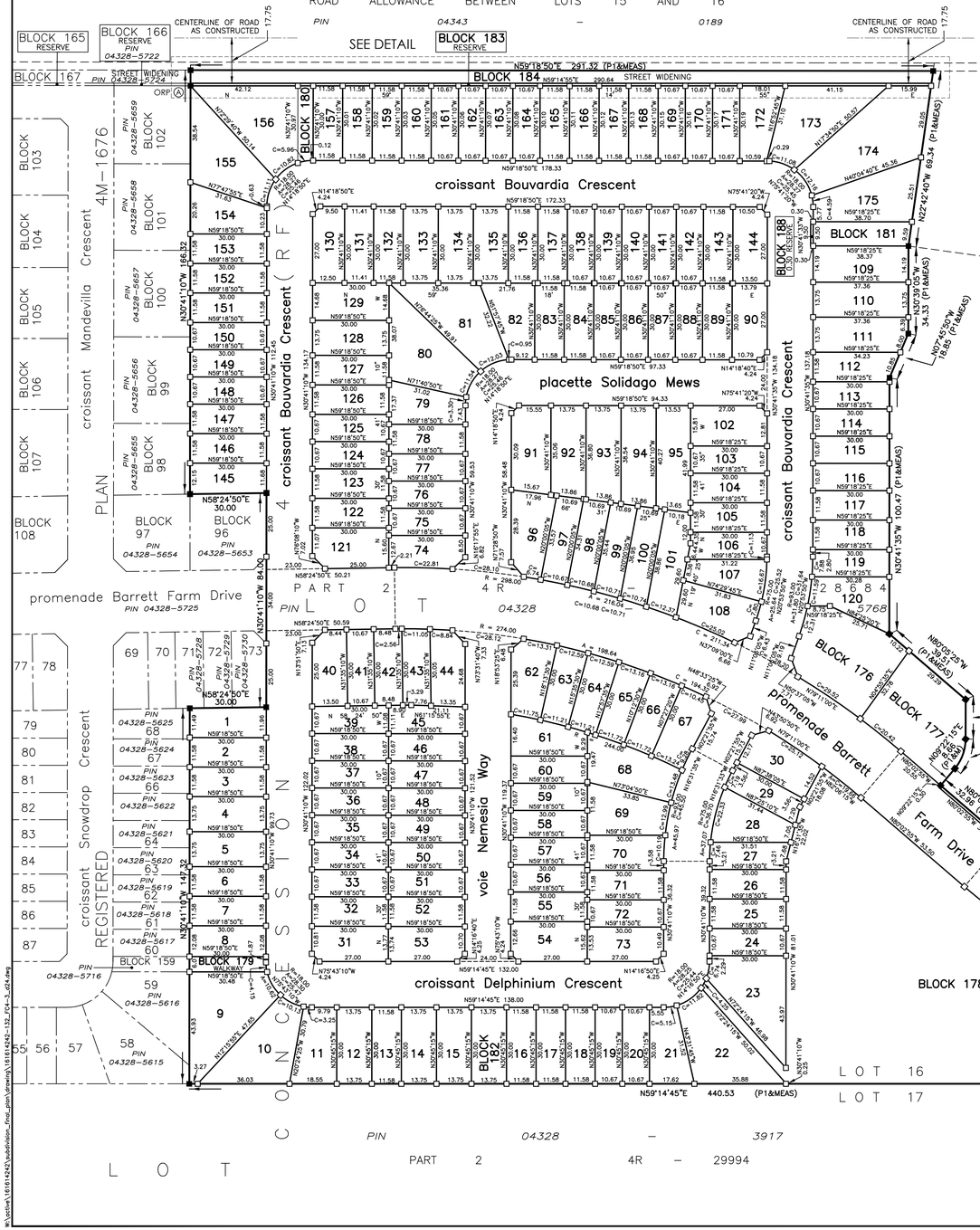
STEPHEN WILLIS, MCIP, RPP, GENERAL MANAGER
PLANNING, REAL ESTATE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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 _____, 2022 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER_____, AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NUMBER OC-_____.

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISED OF ALL OF PIN 04328-5768



CURVE SCHEDULE				
LOT/BLOCK	RADIUS	ARC	CHORD	BEARING
9	18.00	10.62	10.47	N60°50'05"W
10	18.00	10.26	10.13	N85°55'45"E
11	18.00	3.25	3.25	N64°25'10"E
21	18.00	5.17	5.15	N51°01'10"E
22	18.00	12.04	11.82	N23°38'00"E
23	18.00	6.78	6.74	N19°53'40"W
27	75.00	7.46	7.46	N27°50'10"W
28	75.00	22.42	22.33	N16°25'25"W
29	75.00	7.19	7.19	N05°06'50"W
30	274.00	25.13	25.12	N86°47'15"W
42	274.00	2.56	2.56	N58°40'55"E
43	274.00	11.05	11.05	N60°06'15"E
44	274.00	8.84	8.84	N62°11'00"E
62	274.00	13.31	13.31	N70°22'55"E
62	244.00	11.75	11.75	N70°23'40"E
63	274.00	12.59	12.59	N73°05'30"E
63	244.00	11.21	11.21	N73°05'30"E
64	274.00	12.59	12.59	N75°43'25"E
64	244.00	11.21	11.21	N75°43'25"E
65	274.00	13.16	13.16	N78°25'00"E
65	244.00	11.72	11.72	N78°25'00"E
66	274.00	13.16	13.16	N81°10'05"E
66	244.00	11.72	11.72	N81°10'05"E
67	274.00	10.45	10.45	N83°38'10"E
67	244.00	13.24	13.24	N84°05'55"E
67	93.00	9.28	9.28	N05°13'25"W
68	93.00	13.49	13.48	N12°14'20"W
69	93.00	13.01	12.99	N20°24'00"W
70	93.00	10.19	10.19	N27°32'47"W
74	298.00	22.82	22.81	N60°36'30"E
79	18.00	3.31	3.30	N25°25'25"W
80	18.00	11.75	11.54	N01°27'40"W
81	18.00	12.27	12.03	N36°45'50"E
82	18.00	0.95	0.95	N57°48'05"E
96	298.00	6.74	6.74	N68°51'15"E
97	298.00	10.67	10.67	N70°31'40"E
98	298.00	10.68	10.68	N72°34'50"E
99	298.00	10.71	10.71	N74°38'15"E
100	298.00	10.74	10.74	N76°41'55"E
101	298.00	12.37	12.37	N78°55'15"E
106	75.00	1.13	1.13	N30°15'45"W
107	75.00	16.71	16.67	N23°27'00"W
108	75.00	7.81	7.80	N14°05'05"W
108	298.00	25.03	25.02	N66°03'00"E
119	93.00	7.88	7.88	N28°15'55"W
120	93.00	11.60	11.59	N22°15'50"W
155	18.00	11.29	11.11	N12°43'00"W
156	18.00	10.99	10.82	N22°45'00"E
173	18.00	11.27	11.08	N77°14'40"E
174	18.00	12.40	12.16	N65°05'00"W
175	18.00	4.60	4.59	N38°01'00"W
176	93.00	12.32	12.31	N14°53'50"W
176	298.00	29.53	29.52	N86°48'55"W
177	298.00	20.43	20.42	N82°00'45"W
178	18.00	4.26	4.25	N02°18'55"W
179	18.00	4.16	4.15	N37°18'40"W
180	18.00	5.99	5.96	N49°46'50"E

PLAN OF SUBDIVISION of

PART OF LOT 16
CONCESSION 4 (RIDEAU FRONT)
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA

Scale 1:1000
20 0 20 40 60 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 0.999946.

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:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

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(2) OF O.REG. 216/10

ORP ID	NORTHING	EASTING
Ⓐ	5021294.73	374944.42
Ⓑ	5021182.72	375523.14

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	
IB#	"	ROUND IRON BAR	
SIB	"	STANDARD IRON BAR	
SSIB	"	SHORT STANDARD IRON BAR	
CC	"	CUT CROSS	
CP	"	CONCRETE PIN	
WIT	"	WITNESS	
PIN	"	PROPERTY IDENTIFICATION NUMBER	
MEAS	"	MEASURED	
PROP	"	PROPORTIONED	
OU	"	ORIGIN UNKNOWN	
SG	"	STANTEC GEOMATICS LTD.	
ORP	"	OBSERVED REFERENCE POINT	
P1	"	PLAN 4R-28684	
P2	"	REGISTERED PLAN 4M-1676	

OWNER'S CERTIFICATE ALL OF PIN 04328-5768

THIS IS TO CERTIFY THAT :

1. LOTS 1 to 175, BOTH INCLUSIVE, BLOCKS 176, 177 and 178. THE STREETS, NAMELY promenade Barrett Farm Drive, croissant Bouvardia Crescent, croissant Delphinium Crescent, voie Nemesia Way and placette Solidago Mews WALKWAYS, NAMELY BLOCKS 179 and 180, ACCESS BLOCKS, NAMELY BLOCKS 181 and 182, RESERVES, NAMELY BLOCKS 183, 186 and 187 and STREET WIDENINGS, NAMELY BLOCKS 184 AND 185 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS AND STREET WIDENINGS AND LANES ARE HEREBY DEDICATED TO THE CITY OF OTTAWA AS PUBLIC HIGHWAYS.

DATE

CHRIS TAGGART, PRESIDENT
FINDLAY CREEK PROPERTIES (NORTH) LTD.
TARTAN HOMES (NORTH LEITRIM) INC.
TARTAN LAND (NORTH LEITRIM) INC.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

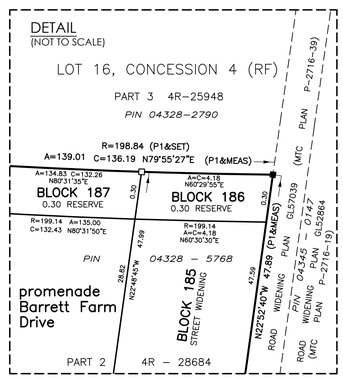
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

THE SURVEY WAS COMPLETED ON THE DAY OF , 2022

DATE

FRANCIS LAU
ONTARIO LAND SURVEYOR

DETAIL
(NOT TO SCALE)



Stantec

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420 FAX. 613.722.2799
stantec.com

DRAWN: ME	CHECKED: *	PM: FL	FIELD: *	PROJECT No.: 161614242-132

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