PLAN 4M- 1691

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (No. 4) AT 9:57 O'CLOCK ON THE 10 DAY OF December, 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 04595-3458 04595-2053 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. OC2434032

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 04595-3458(LT) AND PART OF PIN 04595-2053 (LT)

PART OF avenue DARJEELING AVENUE IS SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. OC2029951

PLAN OF SUBDIVISION OF

PART OF LOTS 13 AND 14 CONCESSION 3 (RIDEAU FRONT)

GEOGRAPHIC TOWNSHIP OF NEPEAN
NOW IN THE
CITY OF OTTAWA

SCALE 1 : 1000
20 0 20 40 60 metres

J.D. BARNES LIMITED

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

NOTES

BEARINGS ARE MTM GRID, REFERRED TO THE WESTERLY LIMIT OF GREENBANK ROAD FROM PLAN 4R-33296, HAVING A BEARING OF N 23°45'40" W.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999936.

ALL FOUND MONUMENTS ARE JDB UNLESS OTHERWISE SPECIFIED

ALL BEARING AND DISTANCE MEASUREMENTS CONFORM TO PLAN 4R-33296 UNLESS NOTED OTHERWISE.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCPs): MTM ZONE 9, NAD83 (ORIGINAL).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP 01919770858	365 388.10	5 011 429.36
SCP 01919680091	367 372.34	5 017 606.95

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

THE RESULTANT TIE BETWEEN SCPs 01919770858 AND 01919680091 IS 6488.85 (GROUND), N 17°48'25" E.

LEGEND

▲	DENOTES	SURVEY CONTROL MONUMENT FOUND
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
PB	DENOTES	PLASTIC BAR
CALC	DENOTES	CALCULATED
P	DENOTES	PLAN 4R-33296
1152	DENOTES	J.E. KHIL, O.L.S.
FMW	DENOTES	FAIRHALL MOFFATT & WOODLAND LIMITED

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

CURVE TABLE

LOT/BLOCK	RADIUS	ARC	CHORD	BEARING
BLOCK 6	90.00	31.42	31.26	N 50°07'50" E
BLOCK 6	110.00	38.40	38.20	N 50°07'50" E
BLOCK 16	11.30	28.50	21.53	N 47°37'30" W
BLOCK 16	12.80	51.70	23.06	N 60°07'00" E
BLOCK 16	12.80	41.67	25.56	N 62°27'50" E
BLOCK 17	12.30	18.75	16.99	N 16°26'30" E

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

THIS IS TO CERTIFY THAT:

1. BLOCKS 1 TO 17, BOTH INCLUSIVE, THE STREETS NAMELY: chemin JOCKVALE ROAD, voie KYANITE LANE, voie du RHYOLITE WAY, boie DAMSON GARDENS GROVE AND rue VERULAM STREET, AND PART OF THE STREET avenue DARJEELING AVENUE, AND THE ROAD WIDENING NAMELY: BLOCK 18, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS AND ROAD WIDENING ARE DEDICATED TO CITY OF OTTAWA AS PUBLIC HIGHWAY.

DATED THIS 17th DAY OF November 2021

NEPEAN TOWN CENTER DEVELOPMENT CORP.

FRANK CAIRO
President

"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

THIS IS TO CERTIFY THAT:

1. PART OF THE THE STREET NAMELY: avenue DARJEELING AVENUE, HAS BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET IS DEDICATED TO CITY OF OTTAWA AS PUBLIC HIGHWAY.

DATED THIS 16th DAY OF November 2021

CLARIDGE HOMES (SOUTH NEPEAN) INC.

JIM BURGHOUT

"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 AUGUST 13th, 2021.

AUGUST 16th, 2021
DATE

C.M. FOX
ONTARIO LAND SURVEYOR

APPROVED UNDER SECTION 51 of the PLANNING ACT, by the City of Ottawa this 18 day of December 2021.

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

J.D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 731-8955 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
NS	CF	19-10-005-00

FILE: G:\19-10-005\07\Drawing\M-Plan\19-10-005-00_M-Plan.dgn DATED: 9/10/2021

DETAIL 'A' (NOT TO SCALE)

DETAIL 'B' (NOT TO SCALE)

DETAIL 'C' (NOT TO SCALE)