

CURVE SCHEDULE				
BLOCK	RADIUS	ARC	CHORD	BEARING
163	18.00	12.50	12.25	N27°31'50"E
164	18.00	12.34	12.10	N12°00'00"W
207	18.00	5.63	5.61	N18°59'00"W
208	18.00	12.37	12.15	N11°39'20"E
209	18.00	8.49	8.41	N44°51'20"E

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

THIS 22nd DAY OF August, 2023

[Signature]
DORHEIMER, MCP, RPP,
ACTING GENERAL MANAGER,
PLANNING, REAL ESTATE AND ECONOMIC
DEVELOPMENT DEPARTMENT
CITY OF OTTAWA

PLAN 4M-1728

I CERTIFY THAT THIS PLAN
IS REGISTERED IN THE LAND REGISTRY OFFICE
FOR THE LAND TITLES DIVISION OF OTTAWA, ONTARIO NO. 4
AT 10:10 O'CLOCK ON THE 21st DAY OF September, 2023
PROPERTY IDENTIFIERS: 04330-0015
04330-0372, 04330-1577
AND THE REQUIRED CONSENTS ARE REGISTERED AS
PLAN DOCUMENT NO. 043035543
.....*[Signature]*.....
REPRESENTATIVE FOR LAND REGISTRAR
This plan comprises part of PINs 04330-0015, 04330-0372 and 04330-1577.

PLAN OF SUBDIVISION OF
PART OF LOTS 22, 23 AND 24
CONCESSION 1 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1: 1000

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:
- 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 16th day of December, 2022.

Aug 8, 2023
Date

[Signature]
Hartwick
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-400773

OWNER'S CERTIFICATE PIN 04330-0015 & PIN 04330-0372
THIS IS TO CERTIFY THAT:

- Lots 1 to 160, both inclusive, Blocks 161 to 212, both inclusive, Block 215, Block 216, the Streets, namely, rue Acai Way, rue Apicot Street, avenue Borbridge Avenue, rue Ed Findlay Street, rue Fuchsia Street, rue Honeydew Street, part of rue Kiwi Street, rue Lavender Street, part of rue Mango Street, avenue Ralph Hennessy Avenue, rue Rockmelon Street, the Street Widening, namely, Block 213 and the Reserve, namely, Block 214, have been laid out in accordance with our instructions.
- The Streets and Street Widening are dedicated to City of Ottawa as public highways.

Dated the 8th day
of August, 2023

[Signature]
Marcel Denomme
Authorized Signing Officer
Riverside South Development Corp.
I have authority to bind the corporation.

OWNER'S CERTIFICATE PIN 04330-1571
THIS IS TO CERTIFY THAT:

- Part of rue Kiwi Street and part of rue Mango Street have been laid out in accordance with our instructions.
- The Streets are dedicated to City of Ottawa as public highways.

Dated the 8th day
of August, 2023

[Signature]
Clairmont
Authorized Signing Officer
Clairmont Homes (Spratt Road) Inc.
I have authority to bind the corporation.

NOTES AND LEGEND

—□—	denotes	Survey Monument Planted
—■—	denotes	Survey Monument Found
SIB	Standard Iron Bar	
SSIB	Short Standard Iron Bar	
CC	Cut Cross	
IB	Iron Bar	
PB	Plastic Bar	
CLF	Chain Link Fence	
BF	Board Fence	
P&W	Post & Wire Fence	
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.	
(P1)	(AOG) Plan, June 21, 2021	
(P2)	Plan 4R-29468	

All planned 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 0.999943.
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 N61°57'51"E and are referenced to Specified Control Points 0191871038 and 0191871049, 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 0191871038 and 0191871049, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

0191871038 Northing 5009055.96 Easting 346140.51
0191871049 Northing 5007189.87 Easting 372435.05
Point A Northing 5014228.72 Easting 365706.70
Point B Northing 5014610.16 Easting 368423.00

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

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