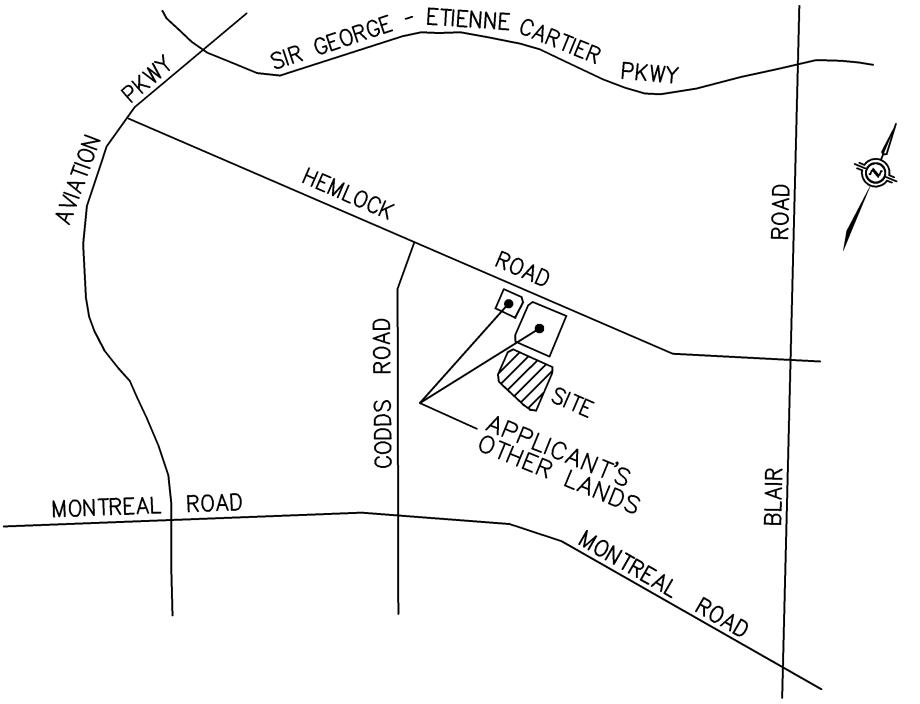


MIKINAK ROAD (26.0m WIDE)  
DEDICATED BY REGISTERED PLAN 4M-1559  
PIN 04273-0579(LT)



KEY PLAN NOT TO SCALE  
245 SQUADRON CRESCENT

DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM OF  
**PART OF BLOCK 15**  
**REGISTERED PLAN 4M-1581**  
CITY OF OTTAWA  
J.D. BARNES LIMITED

SCALE 1 : 250  
5 0 5 10 15 metres

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

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**

- FOR A,B,C,E,F,G, AND J SEE DRAFT PLAN AND KEY PLAN  
D WILL BE PARCELS OF TIED LAND WITH A COMMON INTEREST IN THE COMMON ELEMENTS CONDOMINIUM  
H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS  
I CLAY LOAM  
K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS  
L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

**NOTES**  
BEARINGS HEREON ARE GRID, BEARINGS ARE DERIVED FROM SPECIFIED CONTROL POINTS (SCP) 019198434761 AND 0198434761, AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30' WEST LONGITUDE, ZONE 09, NAD83 (ORIGINAL).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999947.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 9, NAD83 (ORIGINAL) (2010.0)			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	372 888.63	5 034 986.44	
ORP (B)	373 029.39	5 034 986.44	
SCP 019198434761	372 436.11	5 036 178.12	
SCP 01919860146	372 208.81	5 035 456.42	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

**DEVELOPMENT STATISTICS**  
AREA OF COMMON ELEMENTS CONDOMINIUM = 0.45 HECTARES  
WIDTH OF ROADS CONTAINED WITHIN COMMON ELEMENTS CONDOMINIUM = 6.9m (BACKSIDE TO BACKSIDE OF CURBS)  
NUMBER OF PROPOSED PARCELS OF TIED LAND = 68  
BUILDINGS AND STRUCTURES INCLUDED IN THE COMMON ELEMENTS = NONE  
FACILITIES AND SERVICES INCLUDED IN THE COMMON ELEMENTS:  
- 6.9m WIDE ASPHALT PAVED LANEWAYS (BACK OF CURB TO BACK OF CURB)  
- 1.8m AND 2.4m WIDE HARD SURFACE PATHWAYS  
- SANITARY SEWER  
- STORM SEWERS AND CATCH BASINS  
- LIGHT POLES  
- LANDSCAPED AMENITY AREA

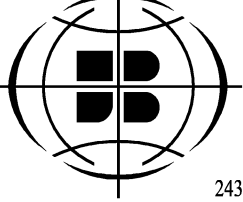
**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: \_\_\_\_\_  
PRELIMINARY  
GEORGE ZERVOS  
ONTARIO LAND SURVEYOR

**OWNER'S CERTIFICATE**  
I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.  
**MATTAMY (ROCKCLIFFE) INC.**

DATE: \_\_\_\_\_  
X

**ZONING: R5Y (2458)**



**J.D. BARNES**  
LIMITED  
LAND INFORMATION SPECIALISTS  
2430 DON RED DRIVE, SUITE 204, OTTAWA, ON K1H 1E1  
T: (613) 731-7244 F: (613) 731-8955 www.jdbarnes.com

SURVEYING  
MAPPING  
GIS

DRAWN BY: NS	CHECKED BY: GZ	REFERENCE NO.: 18-10-037-00
FILE: G:\18-10-037\00\Common Elements Condo\Block 15\18-10-037-00\DraftCommonElementsCondo\B		PLOTTED: 3/11/2019

CROISSANT SQUADRON CRESCENT (20.0m WIDE)  
DEDICATED BY REGISTERED PLAN 4M-1581  
PIN 04273-0631(LT)

REGISTERED

4M-1581

CROISSANT SQUADRON CRESCENT (20.0m WIDE)  
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