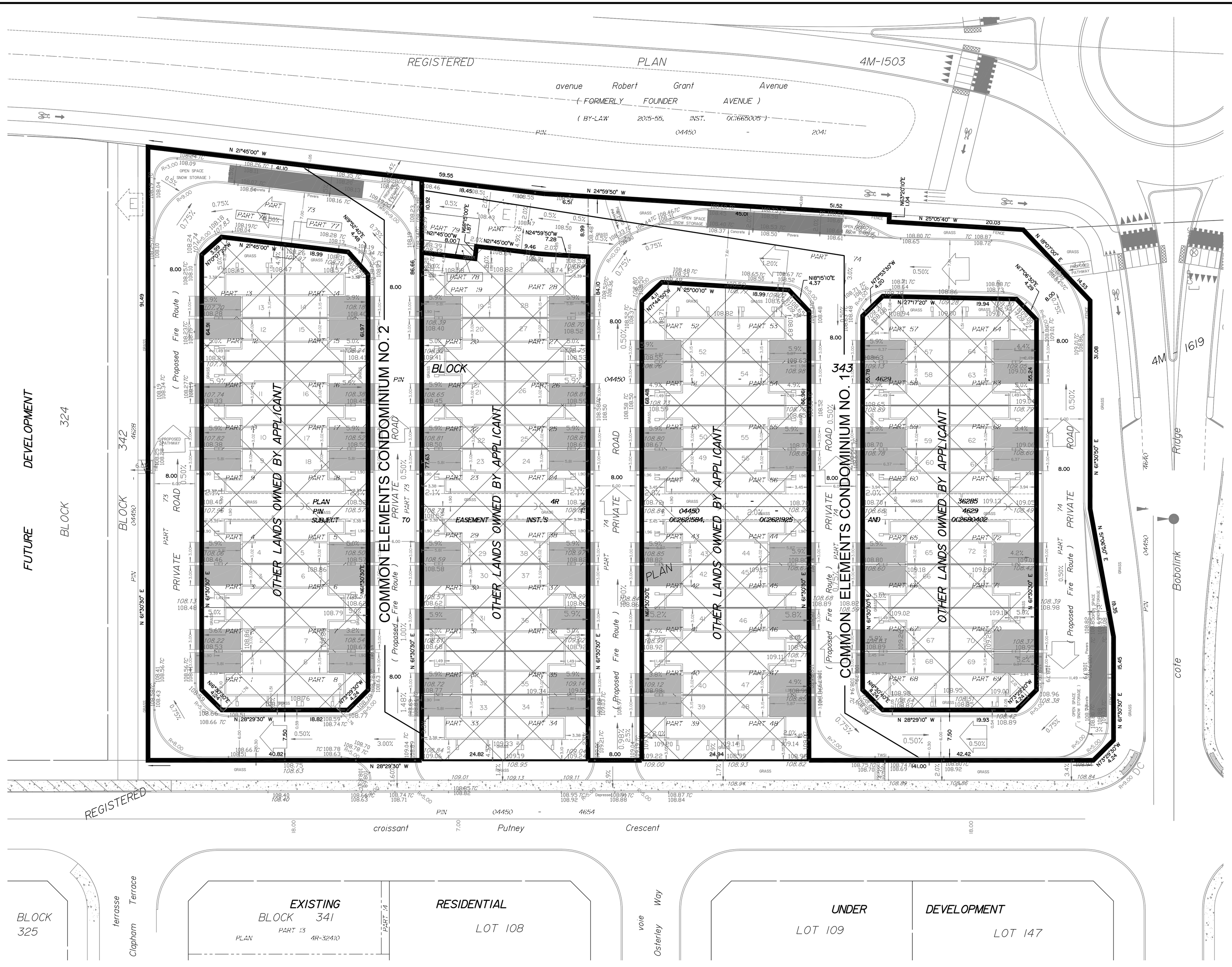
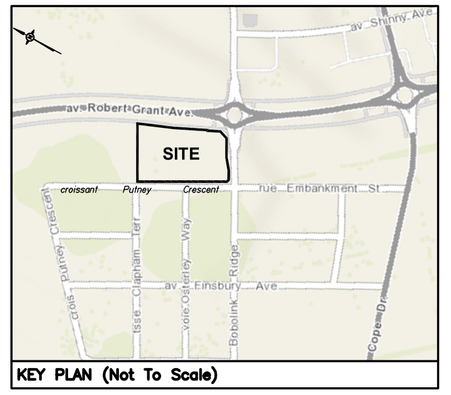


SUBJECT TO CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____2025, THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 9 OF THE CONDOMINIUM ACT AND SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 2025.

KERSTEN NITSCHE, MCIP, RPP, ACTING MANAGER
DEVELOPMENT REVIEW-WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



KEY PLAN (Not To Scale)

DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM OF

PART OF BLOCK 343
REGISTERED PLAN 4M-1619
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebekk Ltd

Scale 1 : 250

10 7.5 5.0 2.5 0 5 10 Metres

Metric

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

Notes & Legend

x 69.00	Denotes	Existing Elevations
x 69.00	"	Proposed Elevations
4.5%	"	Slope and direction of flow
	"	Property Line

Surveyor's Certificate

I CERTIFY THAT the boundaries of the Lands to be subdivided and their relationship to the adjacent lands are accurately and correctly shown.

Date — V. Andrew Shelp, Ontario Land Surveyor

Owner's Certificate

This is to certify that I am the owners / agent of the lands to be subdivided and that this plan was prepared in accordance my instructions.

Date — Chris Taggart (President)
TAMARACK (FERNBANK) CORP.
I have the authority to bind the corporation.

BOUNDARY INFORMATION COMPILED FROM REGISTERED PLAN 4M-1619 AND SITE PLAN PREPARED BY (AOV) REVISION 10 DATED NOVEMBER 29, 2022.

Elevations shown hereon are referred to geodetic datum.

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

(a) See Plan (Boundaries)
(b) See Plan (Highways)
(c) See Plan (Key Plan)
(d) See Plan
(e) See Plan (Adjoining Lands)
(f) See Plan
(g) See Plan (Features)
(h) Municipal Water System Available
(i) See Soils Report
(j) See Plan (Elevations)
(k) All Municipal Services Available (Hydro, Sewage & Telephone)
(l) See Plan (Easements)

Bearings are grid, derived from the easterly limit of Putney Crescent, shown to be N28°29'30"W on Registered Plan 4M-1619 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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Ontario Land Surveyors

Job No. 23-28-22 Tamarack Blk343 4M-1619 DPCEC D4 | 09