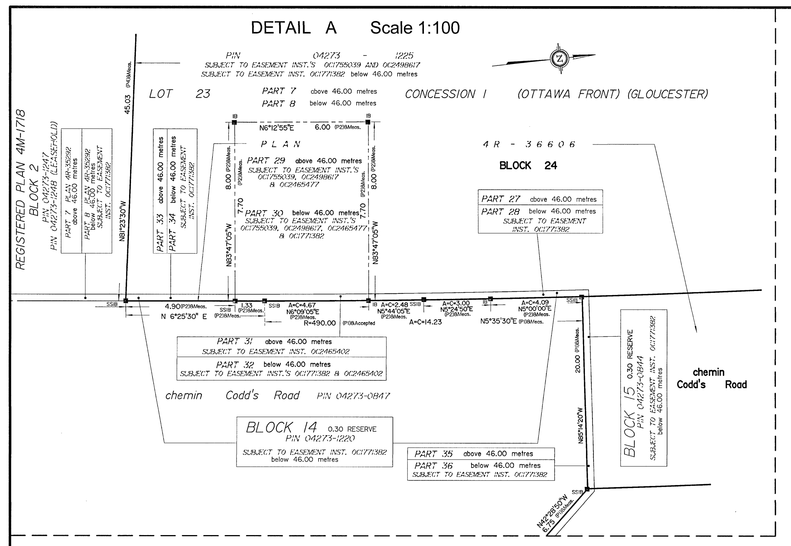


APPROVED UNDER SECTION 51 OF THE PLANNING ACT
BY THE CITY OF OTTAWA
THIS 14th DAY OF January 2016
MARCI ISHAL MCIP RPP GENERAL MANAGER
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT
CITY OF OTTAWA

PLAN 4M-1771

I CERTIFY THAT THIS PLAN
IS REGISTERED IN THE LAND REGISTRY OFFICE
FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4
AT 4:59 O'CLOCK ON THE 25 DAY OF January 2016
AND ENTERED IN THE PARCEL REGISTER FOR
PROPERTY IDENTIFIERS 04273-1185, 04273-0844, 04273-0846, 04273-1225, 04273-1220
AND THE REQUIRED CONSENTS ARE REGISTERED AS
PLAN DOCUMENT NO. OC 2371197
REPRESENTATIVE FOR LAND REGISTRAR

This plan comprises part of PIN 04273-1225 and all of PINs 04273-0844, 04273-0845 and 04273-1220.

Part of Blocks 1 to 28 (both inclusive), part of chemin Codd's Road, part of chemin Wanaki Road, part of rue Barelle-Snow Street, part of rue Michael Stoqua Street and part of rue Moses Tennisco Street are subject to easement Inst. OC1771382.

All of Blocks 12 to 15, (both inclusive), all of Blocks 22, 23, 27 and 28, part of Blocks 1 to 11 (both inclusive), part of Blocks 20, 21, 24 and 25, part of chemin Codd's Road, part of chemin Wanaki Road, part of rue Barelle-Snow Street, part of rue Michael Stoqua Street and part of rue Moses Tennisco Street are subject to easement Inst. OC2498617.

All of Blocks 15 to 19, (both inclusive), all of Blocks 22, 23, 27 and 28, part of Blocks 1 to 14 (both inclusive), part of Blocks 20, 21, 24, 25 and 26,
part of chemin Codd's Road, part of chemin Wanaki Road, part of rue Barelle-Snow Street, part of rue Michael Stoqua Street and part of rue Moses Tennisco Street are subject to easement Inst. OC1759939.

Part of Blocks 2, 3, 12, 13 and 14, part of chemin Wanaki Road and part of rue Moses Tennisco Street are subject to easement Inst. OC1759937.

Part of Block 24 is subject to easement Inst.'s OC2465402 and OC2465477.

Part of Block 26 is subject to easement Inst. OC2032540.

Part of Block 26 is subject to easement Inst.'s OC2090099 and OC2013554.

PLAN OF SUBDIVISION OF

PART OF LOTS 21, 22, 23 and 24
CONCESSION 1 (OTTAWA FRONT)
Geographic Township of Gloucester
and
PART OF RESERVE BLOCK 14 and
ALL OF RESERVE BLOCKS 15 and 16
REGISTERED PLAN 4M-1651
CITY OF OTTAWA
Surveyed by Annis , O'Sullivan , Vollebekk Ltd.

Scale 1 : 1000
40 30 20 10 0 10 20 30 40 Metres

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 :
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 the 4th day of March, 2025.

December 5, 2025
Date

A. J. Brockson
Andrew J. Brockson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-123855

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT :

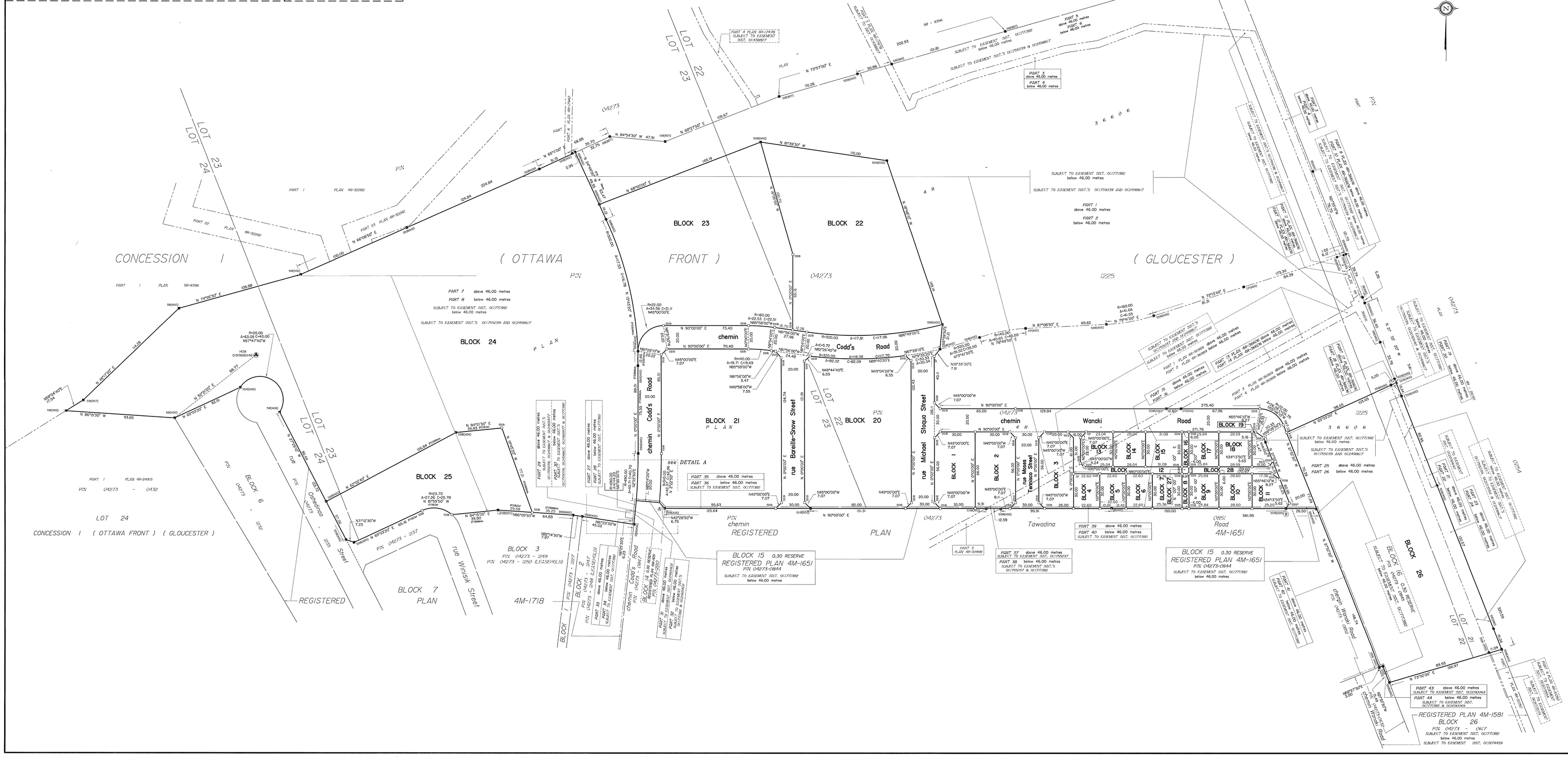
1. Blocks 1 to 28, both inclusive, and the Streets, namely, rue Barelle-Snow Street, chemin Codd's Road, rue Michael Stoqua Street, rue Moses Tennisco Street and chemin Wanaki Road have been laid out in accordance with our instructions.
2. The Streets are dedicated to City of Ottawa as public highways.

Dated the 9 day of January 2016

Tim Dickinson, Vice President
Real Estate (National Capital Region, Atlantic and Acquisitions)
Canada Lands Company CLC Limited
I have authority to bind the corporation.

Dated the 9 day of January 2016

Mary Jarvis, Director
Real Estate (National Capital Region, Atlantic and Acquisitions)
Canada Lands Company CLC Limited
I have authority to bind the corporation.



NOTES AND LEGEND

—D—	Denotes	Survey Monument Planted
—●—	-	Survey Monument Found
SIB	-	Standard Iron Bar
SSIB	-	Short Standard Iron Bar
*	-	Survey Monument 0.3 metres Long
IB	-	Iron Bar
CP	-	Concrete Pin
HCM	-	Horizontal Control Monument
(AOG)	-	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	-	Plan 4R-36606
(P2)	-	(AOG) Plan, October 10, 2024
(P3)	-	(AOG) Plan, October 13, 2022

All planted survey monuments are IB's unless otherwise noted.

Distances shown on curved limits are Arc distances unless otherwise noted.

All bearing and distances between found survey monuments are consistent with (P1) 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 0.999947.

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 N 90°00'00" E and are referenced to Specified Control Points 0191960105 and 0191984741, 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 0191960105 and 0190434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

0191960105	Northing 5036815.16	Easting 373011.65	
0191984741	Northing 5035175.12	Easting 372435.11	
Point A	Northing 5035324.64	Easting 372560.58	
Point B	Northing 5035324.64	Easting 372090.40	

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

ELEVATION NOTES

1. Elevations are geodetic and referred to City of Ottawa Vertical Bench Mark No. 396 (0191960138), having an elevation of 95.06 metres, CGVD28 geodetic datum.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1579
Email: Nepean@aovltd.com
Land Surveyors

J.N. 98120 CL4 LJ 12 23 C1 CF 6L R1 E T 5.65 F N/A