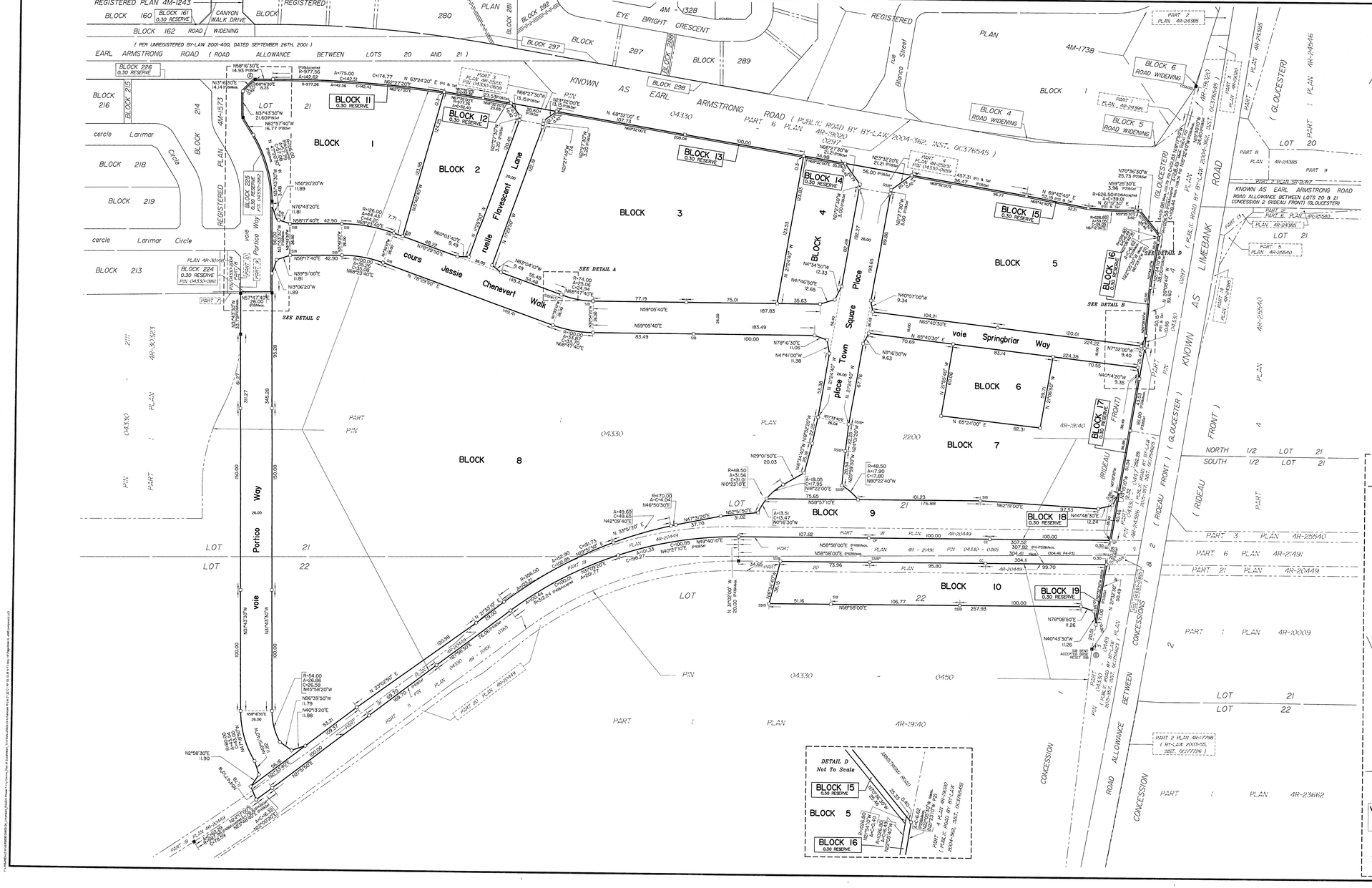

APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA

THIS 4th DAY OF August 2025

MARCI IVERSON, P.Eng., RPP, GENERAL MANAGER PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT CITY OF OTTAWA

PLAN 4M- 1766

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4 AT 10:30 O'CLOCK ON THE 10th DAY OF September 2025 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS 04330-0450, 04330-2200, 04330-1861, 04330-1861, 04330-0658, 04330-0659 AND THE REQUIRED CONSENTS ARE REGISTERED AS OC2828681 PLAN DOCUMENT NO.

REPRESENTATIVE FOR LAND REGISTRAR

This plan comprises all of PIN's 04330-1861, 04330-1862, 04330-0658, 04330-0659, and part of PIN's 04330-0450 and 04330-2200.

PLAN OF SUBDIVISION OF

BLOCKS 224 AND 225 (0.30 RESERVES) REGISTERED PLAN 4M-1573 AND PART OF LOTS 21 and 22 CONCESSION 1 (RIDEAU FRONT)

Geographic Township of Gloucester

CITY OF OTTAWA

Surveyed by Annis , O'Sullivan , Vollebekk Ltd.

Scale 1 : 1250

50 37.5 25 12.5 0 25 50 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 5th day of February, 2025.

August 9, 2025
Date

T. Hartwick
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-90588.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT :

Blocks 1 to 10, both inclusive, and the Streets, namely, cours Jessie Chenevert Walk, voie Portico Way, ruelle Flovescent Lane, place Town Square Place and voie Springbriar Way and the Reserves, namely Blocks 11 to 19, both inclusive have been laid out in accordance with our instructions.

1. The Streets are dedicated to City of Ottawa as public highways.

Dated the 28th day of July 2025

Vincent Denomme
Manager - Planning and Development
Riverside South Development Corp.
I have authority to bind the corporation.

NOTES AND LEGEND

-○-	denotes	Survey Monument Planted
-■-	-	Survey Monument Found
*	-	Survey Monument (0.3m Long)
SIB	-	Standard Iron Bar
SSIB	-	Short Standard Iron Bar
CC	-	Cut Cross
CP	-	Concrete Pin
IB	-	Iron Bar
(WIT)	-	Witness
(AOG)	-	Annis, O'Sullivan, Vollebekk Ltd.
(P)	-	Registered Plan 4M-1573
(P1)	-	Plan 4R-25231
(P2)	-	Plan 4R-19020
(P3)	-	Plan 4R-24386
(P4)	-	Plan 4R-21491
(P5)	-	Plan 4R-24385
(P6)	-	Plan 4R-30323

All survey monuments shown are SSIB (AOG) 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 0.99994.

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 N89°20'20"W and are referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 3.0 Real Time Network GPS observations referenced to Specified Control Points 01919791338 and 019871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

, 01919791338	Northing	5006055.96	Easting	346140.91
, 01919871649	Northing	5007189.87	Easting	372435.05
, Point A	Northing	5015594.78	Easting	369405.24
, Point B	Northing	5015584.83	Easting	370267.18

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

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
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Nepean, Ont, K2E 7S6
Phone (613) 727-0850 / Fax (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors

Job No. 25609-24 Uptownship Pt Lts 2, 22 C1 RF GL SUB N PJ1 FL