



APPROVED UNDER SECTION 51 OF THE PLANNING ACT
BY THE CITY OF OTTAWA
THIS 9th DAY OF December, 2019

STEPHEN WILLIAMS, MPP, BPP
GENERAL MANAGER
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT
CITY OF OTTAWA

PLAN 4M-1641

I CERTIFY THAT THIS PLAN
IS REGISTERED IN THE LAND REGISTRY OFFICE
FOR THIS AND THIRDS DIVISION OF OTTAWA-CARLETON NO. 4
AT 1:30 O'CLOCK ON THE 6th DAY OF November
AND ENTERED IN THE PARCEL REGISTER FOR
PROPERTY IDENTIFIERS: 04330-0560, 04330-0792, 04330-1455,
04330-2880, 04330-2884, 04330-2886 and 04330-1463.
AND THE REQUIRED CONSENTS ARE REGISTERED AS
PLAN DOCUMENT NO. 04330-1633
C. Holoway
REPRESENTATIVE FOR LAND REGISTRAR

This plan comprises all of PIN's 04330-0560, 04330-0792, 04330-1455, 04330-2880,
04330-2884 and 04330-2886 and part of PIN's 04330-1463.

PLAN OF SUBDIVISION OF
PART OF LOTS 22 and 23
BROKEN FRONT CONCESSION
RIDEAU FRONT
Geographic Township of Gloucester
And
BLOCK 132
REGISTERED PLAN 4M-1470
And
Reserve BLOCK 80
and
PART OF Reserve BLOCKS 64 and 81
REGISTERED PLAN 4M-1481
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:
1. The survey and plan are correct and in accordance with the Survey
Act, the Surveyors Act and the Land Titles Act and the regulations
made under them;
2. The survey was completed on the 15th day of October, 2019.

T. Harlock
Ontario Land Surveyor

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:
1. Lots 1 to 181, both inclusive, Blocks 186 to 207, both inclusive, Blocks
213, 214 and Blocks 215 to 222, both inclusive, the Streets, namely, chemin
Andromeda Road, code Altum Ridge, rue Big Dipper Street, both portions,
avenue Brian Good Avenue, avenue Borbridge Avenue, both portions, cercle
Capricorn Circle, avenue Hermes Avenue, plateau Hubble Heights, crescent
Lunar Glow Crescent, rue Ordrer Lane, plateau Scorpio Mews, avenue
Stargazer Avenue, rue Super Nova Street, the Street Widening, namely, Block
219 and the Reserve, namely, Blocks 164, 165 and 208 to 212, both inclusive
and Blocks 215 and 217 have been laid out in accordance with our instructions
as public highways.
2. The Streets and Street Widening are dedicated to the City of Ottawa
as public highways.
Dated the 20th day of October, 2019
of 04330-1641
Marche Denonville, Authorized Signing Officer
Riverside South Development Corp.
I have authority to bind the corporation.

- NOTES AND LEGEND
- denotes Survey Monument Planted.
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SIBH Short Standard Iron Bar
 - CC Cut Corner
 - IB Iron Bar
 - CLP Chain Link Fence
 - BF Board Fence
 - (AOO) Anne, O'Sullivan, Vollebakk Ltd.
 - (P1) Registered Plan 4M-1481
 - (P2) Registered Plan 4M-1541
 - (P3) Plan 4M-1376
 - (P4) Registered Plan 4M-1470
 - (P5) Plan 4M-32168
 - (P6) Plan 4M-32169

All plotted survey monuments are B'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 0.999965.
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS
observations on reference points A and B, shown herein, having a
bearing of N 74°40'00" W and are referenced to Specified Control Points
01419791338 and 01519815648, 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 01419791338 and
01519815648, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
Coordinate values are to urban accuracy in accordance with O. Reg. 219/010.
01519791338 Northing 5009595.96 Easting 346140.91
01519815648 Northing 5007895.87 Easting 374345.05
Point A Northing 5013613.44 Easting 368419.04
Point B Northing 5014033.48 Easting 367811.82
Caution: Coordinates cannot, in themselves, be used to re-establish corners
or boundaries shown on this plan.

CURVE SCHEDULE				
LOT	RADIUS	ARC	CHORD	BEARING
70	18.00	4.30	4.29	N 16°31'40" W
71	18.00	10.38	10.12	N 36°42'10" W
72	18.00	13.27	12.97	N 77°09'00" W
87	300.00	7.02	7.02	N 81°06'40" E
134	18.00	10.44	10.00	N 82°07'50" W
135	18.00	11.04	10.87	N 48°25'50" W
136	18.00	6.65	6.61	N 20°18'30" W