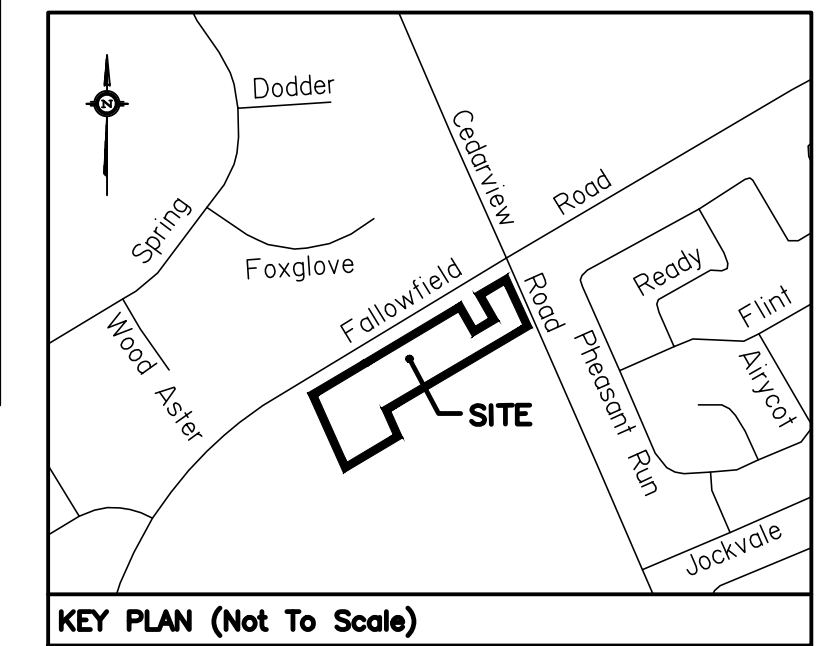


Scale 1 : 500  
 20 15 10 5 0 10 20 Metres

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

SUBJECT TO CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022.

SEAN MOORE, MCIP, RPP, ACTING MANAGER  
 DEVELOPMENT REVIEW-SOUTH  
 PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT  
 DEPARTMENT, CITY OF OTTAWA



**DRAFT PLAN OF STANDARD CONDOMINIUM AND COMMON ELEMENT CONDOMINIUM OF**

**PART OF LOT 20 CONCESSION 4 (RIDEAU FRONT)**  
 Geographic township of Nepean  
 CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebek Ltd

**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 Sheip  
 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 \_\_\_\_\_  
 Phoenix Harbour Fallowfield Road Inc.  
 Michael Boucher (Manager of Planning)  
 I have the authority to bind the corporation.

**Notes & Legend**

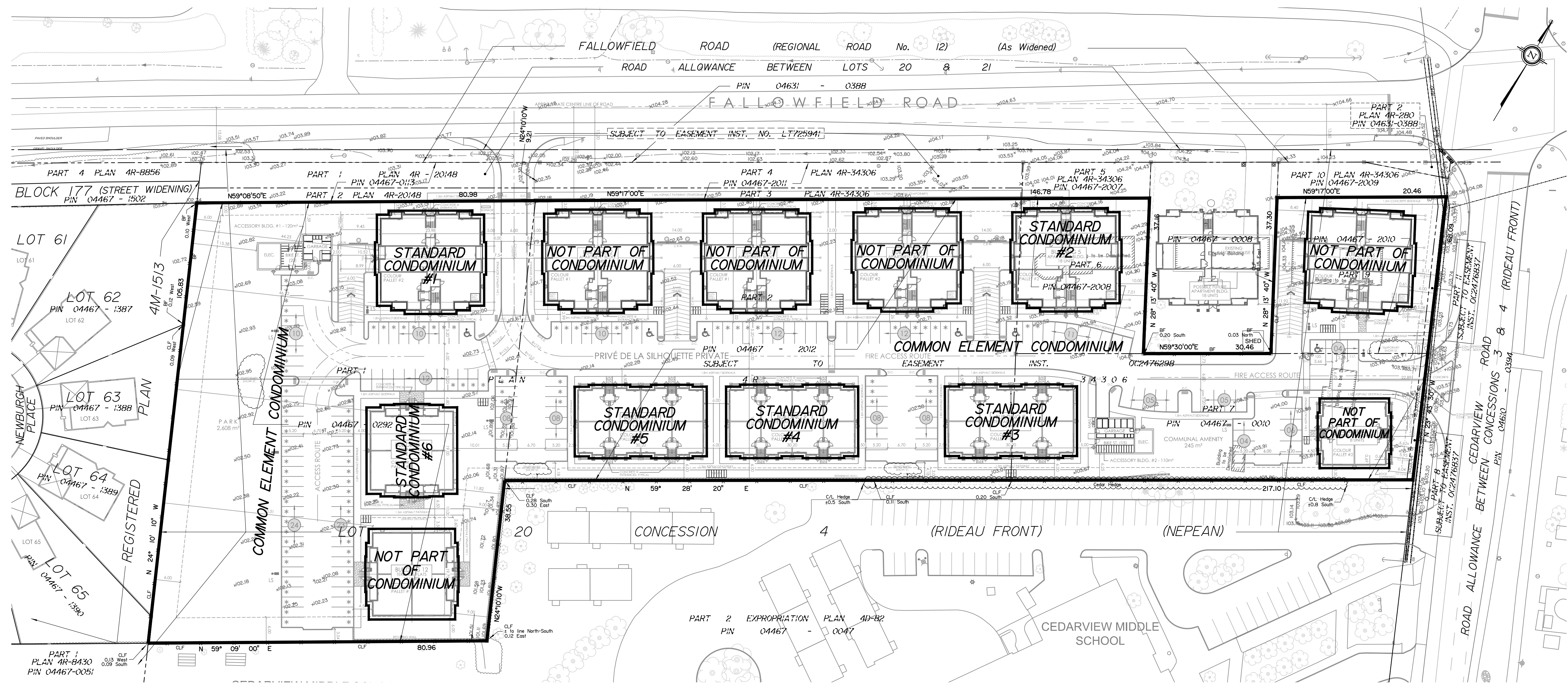
- x 65.00 Denotes Existing Elevations
- 4.5% Slope and direction of flow
- Property Line

BOUNDARY INFORMATION COMPILED FROM PLAN 4R-27825  
 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 bearings, derived from \_\_\_\_\_ shown to be N \_\_\_\_\_ thereon and are referred to the Central Meridian of MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).



PART 1 PLAN 4R-8430  
 PIN 04467-0051

PART 2 PLAN 4R-280  
 PIN 04631-0388

PIN 04467-2010

PIN 04467-0010

PART 2 EXPROPRIATION PLAN 4R-82  
 PIN 04467-0047