

11/03/2025

CURVE	RADIUS	ARC	CHORD	BEARING
C1	18.00	3.56	3.58	N17°17'55"W
C2	18.00	15.92	15.41	N13°42'46"E
C3	18.00	8.79	8.70	N53°02'27"E
C4	18.00	11.23	11.05	N49°09'01"E
C5	18.00	16.78	16.18	N04°33'58"E
C6	18.00	0.17	0.17	N22°25'00"W
C7	18.00	5.66	5.64	N58°17'36"E
C8	18.00	17.21	16.98	N01°53'09"E
C9	18.00	5.40	5.38	N14°08'06"W

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

THIS _____ DAY OF _____ 2025.

MARCIA WALLACE, PHD, RPP
GENERAL MANAGER
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT, CITY OF OTTAWA

PLAN 4M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (No. 4) AT _____ O'CLOCK ON THE _____ DAY OF _____ 2025 AND ENTERED IN THE REGISTER FOR PROPERTY IDENTIFIERS 04404-2868, 04404-3134 TO 04404-3138, 04404-3144, 04404-3287 TO 04404-3290, AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NUMBER OC-_____ REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPREHENDS ALL OF PINS 04404-2868, 04404-3134 TO 04404-3138, 04404-3144, 04404-3287 TO 04404-3290, AND PART OF PIN 04404-3287. TERRASSE RANDKLUFF TERRACE IS SUBJECT TO EASEMENTS PER INST.'S OC2598949, OC2598951, PART OF AVENUE ASCENDRE AVENUE AND PART OF CERCLE WADDINGTON CERCLE ARE SUBJECT TO EASEMENTS PER INST.'S OC2595892, OC2595893.

PLAN OF SUBDIVISION OF
PART OF LOTS 1, 2 AND 3 CONCESSION 3 (OTTAWA FRONT) AND BLOCKS 243, 263, 264, 265, 266 AND 267 REGISTERED PLAN 4M-1719 CITY OF OTTAWA
Scale 1:750

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

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999975.

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK. OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 1973035 AND 19680191. CENTRAL MERIDIAN: 74°30' WEST LONGITUDE WITH ZONE 5, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC 1(1) OF O-REG. 216/10

19773035 N:5056040; E:3248884
19680191 N:5033544; E:3880449

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 1973035 AND 19680191. CENTRAL MERIDIAN: 74°30' WEST LONGITUDE WITH ZONE 5, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC 1(1) OF O-REG. 216/10

POINT ID	NORTHING	EASTING
1		
2		

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

SYMBOL	NOTES	FOUND MONUMENT(S) (STAINLESS)
IB	IRON BAR	SET MONUMENT(S) (STAINLESS)
IBB	BENT IRON BAR	UNLESS OTHERWISE STATED
SIB	STANDARD IRON BAR	
OSIB	SHORT STANDARD IRON BAR	
CCP	CONCRETE PIN	
CCP	CUT CROSS	
CCP	MEASURED SET	
WIT	WITNESS	
M/MEAS	PROPERTY IDENTIFICATION NUMBER MEASURED	
S/T	ORIGIN UNKNOWN	
OU	ORIGIN UNKNOWN	
SG	STAINLESS GEOMETRICS LTD.	
P1	REGISTERED PLAN 4M-1719	
P2	PLAN 4M-1643	
P3	PLAN 4M-3034	
P4	PLAN 4M-2918	
P5	PLAN 4M-3384	

NOTES

- ALL PLANTED MONUMENTS SHOWN HEREON ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE

PART OF PIN 04404-3287 AND 04404-3288 TO 04404-3290, AND PART OF PIN 04404-3134 TO 04404-3138, 04404-3144, 04404-3287 TO 04404-3290, AND PART OF PIN 04404-3287.

- LOTS 1 TO 36, BOTH INCLUSIVE, BLOCKS 37 TO 75, 78 TO 80, BOTH INCLUSIVE, AND 81, THE 0.30 m RESERVE BLOCKS NAMELY BLOCKS 76 AND 77, THE STREETS, NAMELY AVENUE ASCENDRE AVENUE, AVENUE ALPENSTOCK AVENUE, CHEMIN CRUX ROAD, TERRASSE RANDKLUFF TERRACE, COURS TONQUIN WALK, VOIE DE L'ARETE WAY, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- THE STREETS ARE DEDICATED TO CITY OF OTTAWA AS PUBLIC HIGHWAYS.

DATE _____ STEVE GRANDMONT
CHIEF OPERATING OFFICER
RICHOCHAFT HOMES LTD.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS 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 DAY OF _____ 2025.

April 29, 2026
DATE
Francis Lal
ONARIO LAND SURVEYOR

Stantec
CANADA LAND SURVEYORS
ONARIO LAND SURVEYORS
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OTTAWA, ONTARIO, K2C 3Q4
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PROJECT NO: 161613796-132

