

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

APPROVED UNDER SECTION 51 OF  
THE PLANNING ACT BY THE CITY OF OTTAWA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.  
  
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  
N° 4 of \_\_\_\_\_ of the \_\_\_\_\_ day of \_\_\_\_\_ 2025  
and entered in the parcel register for Property Identifier  
04533-2351  
and required consents are registered as Plan Document  
N° \_\_\_\_\_  
  
Representative for Land Registrar

THIS PLAN COMPRISES ALL OF PIN 04533-2351.  
ALL OF BLOCK 16 - SUBJECT TO EASEMENT OC2175125.  
PART OF BLOCK 8 - SUBJECT TO EASEMENT OC1177620.  
PART OF BLOCK 17 - SUBJECT TO EASEMENT N773756.  
PART OF BLOCK 17 & 19 - SUBJECT TO EASEMENT N771192.

PLAN OF SUBDIVISION OF  
LOTS 6 TO 13 (INCLUSIVE)  
NORTH SIDE OF JOHN STREET,  
LOTS 14 TO 21 (INCLUSIVE)  
SOUTH SIDE OF JOHN STREET,  
LOTS 52 & 53  
PART OF LOTS 54, 55 & 56  
NORTH SIDE OF NELSON STREET,  
LOTS 50 & 51,  
PART OF LOT 49  
SOUTH SIDE OF NELSON STREET  
AND  
PART OF BLOCKS "A", "B" & "C"  
AND  
PART OF NELSON STREET  
(CLOSED BY BY-LAW NO. 2007-295, INST. OC751815),  
PART OF JOHN STREET  
(CLOSED BY OC2554675),  
REGISTERED PLAN 148  
AND  
PART OF LOT 18, CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF HUNTERLY  
CITY OF OTTAWA

SCALE 1 : 500  
0 10 20 30 40 50 metres  
FAIRHALL, MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS

COORDINATES WERE DERIVED FROM PLAN 4R-32761  
AND ARE MTM ZONE 9, NAD83 ORIGINAL.  
COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY  
IN ACCORDANCE WITH SECTION 14(2) OF OREG. 216/10.  
LONGITUDE WITH ZONE 9, NAD83 ORIGINAL.

POINT ID	EASTING	NORTHING
71	341285.762	5023205.124
74	341400.980	5023082.320
75	341403.319	5023020.297
0191979113	340276.632	5023845.905
01919770765	341631.95	5021238.914

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

- NOTES**
- BEARINGS ARE GRID AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF LANGSTAFF DRIVE SHOWN ON PLAN 4R-24903 AS HAVING A BEARING OF N 43°10'30" W AND ARE REFERRED TO THE CENTRAL MERIDIAN, 76°30' W LONGITUDE WITH ZONE 9, NAD83 ORIGINAL.
  - DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99995.
  - ALL FOUND SURVEY MONUMENTS ARE STAMPED (857) UNLESS NOTED OTHERWISE.
  - ALL BARS SET ARE SSB'S & PB (ALTERNATE AND REDUCED LENGTH MONUMENTS SET DUE TO UNDERGROUND UTILITY HAZARD) UNLESS NOTED OTHERWISE.

- LEGEND**
- SM - SURVEY MONUMENT SET
  - SB - SURVEY MONUMENT FOUND
  - SB - STANDARD IRON BAR
  - SSB - SHORT STANDARD IRON BAR
  - PB - PLASTIC BAR
  - R - ROUND
  - IRB - IRON BAR
  - PL - PLAN 4R-36495
  - PI - PLAN 4R-32761
  - SET - SET
  - (W) - MEASURED
  - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
  - (S) - SOURCE UNKNOWN
  - (WT) - WITNESS
  - PN - PROPERTY IDENTIFIER NUMBER
  - (647) - H. S. FARLEY, O.L.S.
  - (1287) - FARLEY, SMITH & DENIS SURVEYING LTD., O.L.S.
  - (BF) - BOARD FENCE
  - (CLF) - CHAIN LINK FENCE
  - UP - UTILITY POLE
  - GP - GATE POST
  - PF - POST & WIRE FENCE

**OWNER'S CERTIFICATE**  
THIS IS TO CERTIFY THAT:  
1. BLOCKS 1 TO 16, BOTH INCLUSIVE, THE STREETS, NAMELY RUELLE HILVERSUM LANE & COUR FAIR ISLE COURT, THE STREET WIDENING NAMELY BLOCK 19 AND THE RESERVES NAMELY BLOCKS 20, 21, 22 & 23 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.  
2. THE STREETS AND THE STREET WIDENING ARE HEREBY DEDICATED TO CITY OF OTTAWA AS PUBLIC HIGHWAYS.  
  
DATED THIS \_\_\_\_\_ 2025. HUNTERLY HOLLOW INC.  
DAY OF \_\_\_\_\_ 2025.

**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 SEPTEMBER 04, 2025.  
  
SEPTEMBER 04, 2025  
KYLE MOHUTIONCHON  
PRESIDENT  
I HAVE THE AUTHORITY TO BIND THE CORPORATION.  
JOHN H. GUTRI  
ONTARIO LAND SURVEYOR

THIS PLAN RELATES TO ADS PLAN SUBMISSION FORM NUMBER V-69760.  
**Fairhall Moffatt & Woodland**  
Ontario Land Surveyors  
Chartered and Land Information Services  
100-600 Bloor Street West, Suite 400, Toronto, Ontario M5G 1B5  
Tel: (416) 593-0961 Fax: (416) 593-1466  
www.fmw.com

JOB No. 222000  
E 341276, N 5023039  
REFERENCE No. 144 - 2 HUNTERLY  
28 - 148 HUNTERLY  
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