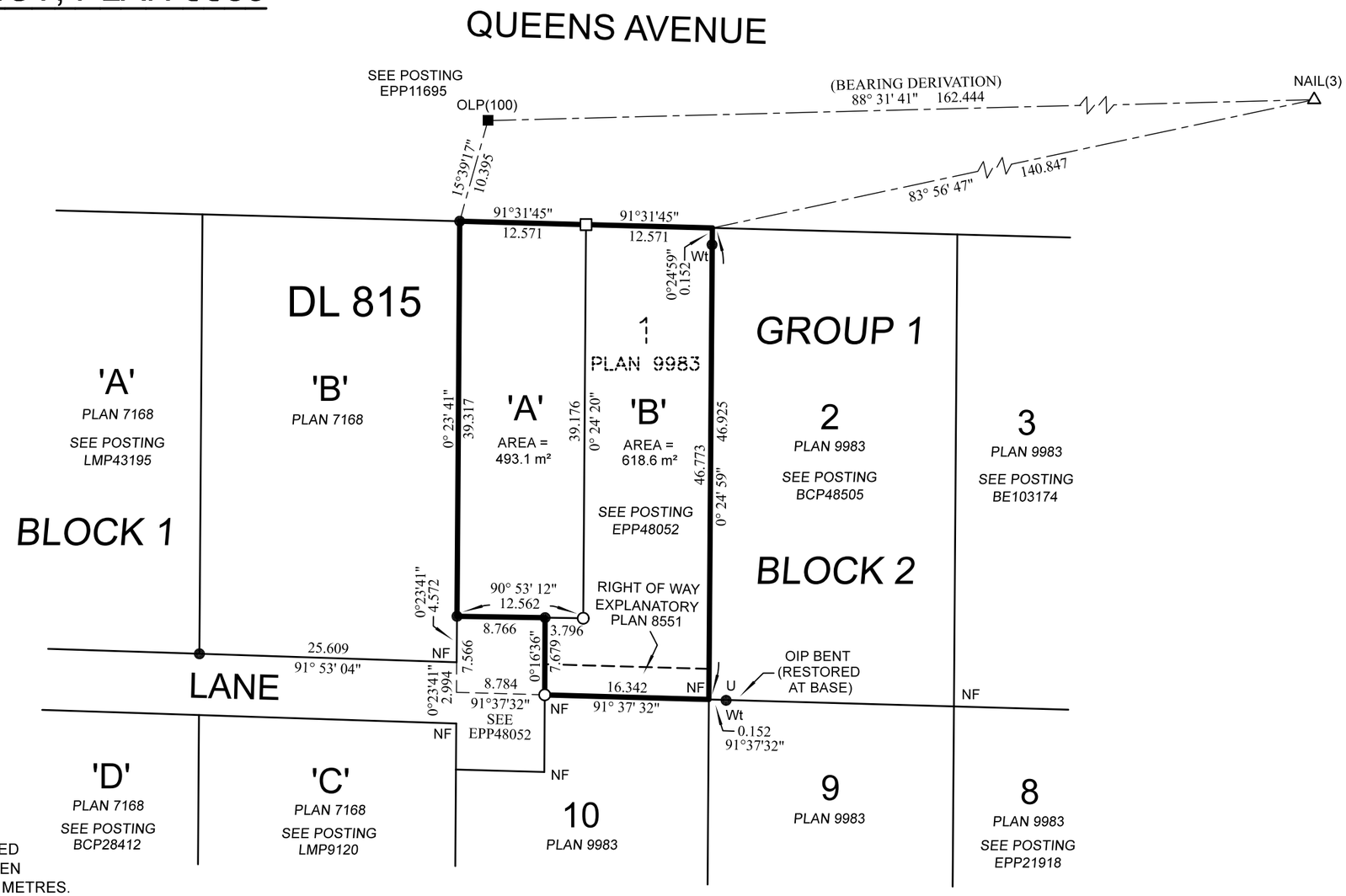
SUBDIVISION PLAN OF LOT 1, BLOCK 2, DISTRICT LOT 815, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 9983

PLAN EPP145965

BCGS 92G035

0 5 10 20 30 40 m

THE INTENDED PLOT SIZE OF THIS PLAN IS
280 mm IN HEIGHT BY 432 mm IN WIDTH (B SIZE)
WHEN PLOTTED AT A SCALE OF 1:500



LEGEND

- △ DENOTES GNSS TRAVERSE POINT SET
- ● DENOTES STANDARD IRON POST FOUND
- ○ DENOTES STANDARD IRON POST PLACED
- ■ DENOTES LEAD PLUG FOUND
- □ DENOTES LEAD PLUG PLACED
- NF DENOTES NOTHING FOUND
- Wt DENOTES WITNESS
- U DENOTES UNRECORDED - ORIGIN UNKNOWN

NOTE:
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

GRID BEARINGS ARE DERIVED FROM DUAL FREQUENCY GNSS RTK OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10 (123° WEST LONGITUDE).

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995861. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON A MEAN ELLIPSOIDAL ELEVATION OF 102 METRES.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM DUAL FREQUENCY GNSS RTK OBSERVATIONS TO SMARTNET RTCM-REF 4001

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 22ND DAY OF AUGUST, 2025
DAN ROBERT MACHON, BCLS (751)

UTM COORDINATES			
DATUM: NAD83(CSRS) 4.0.0.BC.1.MVRD, UTM ZONE 10			
MARKER	NORTHING	EASTING	ABSOLUTE ACCURACY (ESTIMATED)
OLP(100)	5465523.82	486646.63	0.05 METRES
NAIL(3)	5465527.99	486808.98	0.05 METRES

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE DISTRICT OF WEST VANCOUVER

009-541-381
No.2550 QUEENS AVENUE
FB.2859 p.141 - 149 M3521-20 WV CW

HOBBS, WINTER & MacDONALD
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