Bareland Strata Plan Of Lot A, Section 8, Esquimalt District, Plan VIP71776.

BCGS 92B 043

Strata Plan EPS3919
Sheet 1 Of 1 Sheets

5 0 5 10 15

The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:300.

Distances are in metres, unless otherwise indicated.

Grid bearings are derived from RTK GNSS observations and are referenced to the central meridian of UTM Zone 10.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from RTK GNSS observations to British Columbia Active Control System BCES Base Station from reference points TH817 and TH818

This plan shows horizontal ground–level distances unless otherwise specified. To compute grid distances multiply ground–level distances by the average combined factor of 0.999613815 which has been derived based on an ellipsoidal elevation of –18.18 metres.

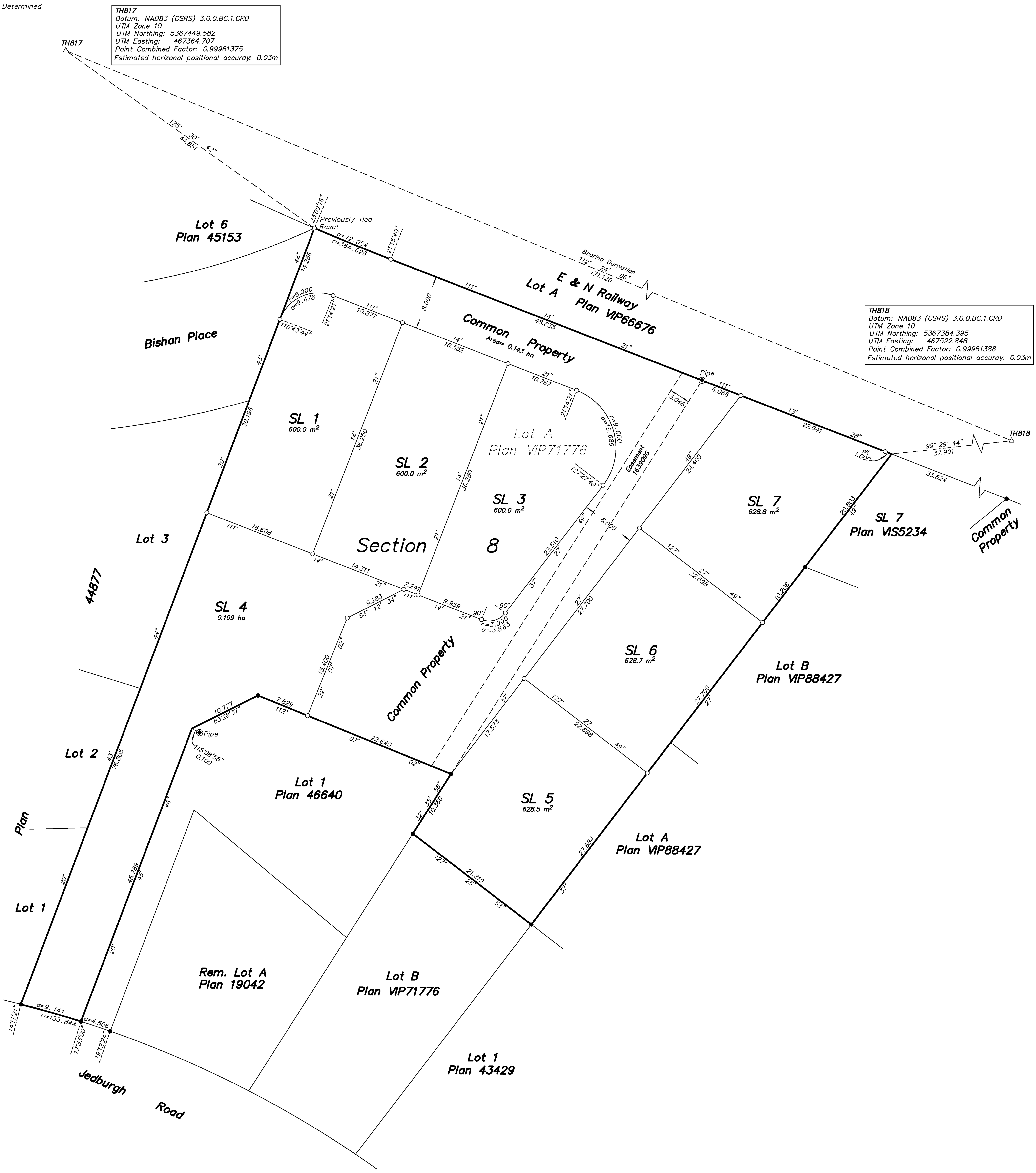
Legend:

- ● Denotes Standard Iron Post Found
- ○ Denotes Standard Iron Post Placed
- ◉ Denotes Non–Standard Post Found
- △ Denotes GNSS Traverse Hub
- SL Denotes Strata Lot

Note: This plan shows one or more witness posts which are not set on the true corner(s).

Civic Addresses

To Be Determined


TH817
Datum: NAD83 (CSRS) 3.0.0.BC.1.CRD
UTM Zone 10
UTM Northing: 5367449.582
UTM Easting: 467364.707
Point Combined Factor: 0.99961375
Estimated horizonal positional accuray: 0.03m
TH818
Datum: NAD83 (CSRS) 3.0.0.BC.1.CRD
UTM Zone 10
UTM Northing: 5367384.395
UTM Easting: 467522.848
Point Combined Factor: 0.99961388
Estimated horizonal positional accuray: 0.03m
125° 30' 42"
44.651
Previously Tied Reset
Lot 6
Plan 45153
Bearing Derivation
112° 24' 06"
171.120
E & N Railway
Lot A Plan VIP66676
Common Property
Area= 0.143 ha
Bishan Place
SL 1
600.0 m²
SL 2
600.0 m²
SL 3
600.0 m²
Lot A
Plan VIP71776
Section 8
Easement 163909G
SL 4
0.109 ha
SL 5
628.5 m²
SL 6
628.7 m²
SL 7
628.8 m²
SL 7
Plan VIS5234
Common Property
Lot B
Plan VIP88427
Lot A
Plan VIP88427
Lot 3
Lot 2
Lot 1
Plan
44877
Lot 1
Plan 46640
Rem. Lot A
Plan 19042
Lot B
Plan VIP71776
Lot 1
Plan 43429
Jedburgh Road
Pipe
Wt 1.000
99° 29' 44"
37.991
33.624

This Bareland Strata plan lies within the jurisdiction of the Approving Officer for the Town of View Royal.

This plan lies within the Capital Regional District and the Town of View Royal.

The field survey represented by this plan was completed on the 9th day of February, 2017.
Brent W. Mayenburg, BCLS #910.

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