

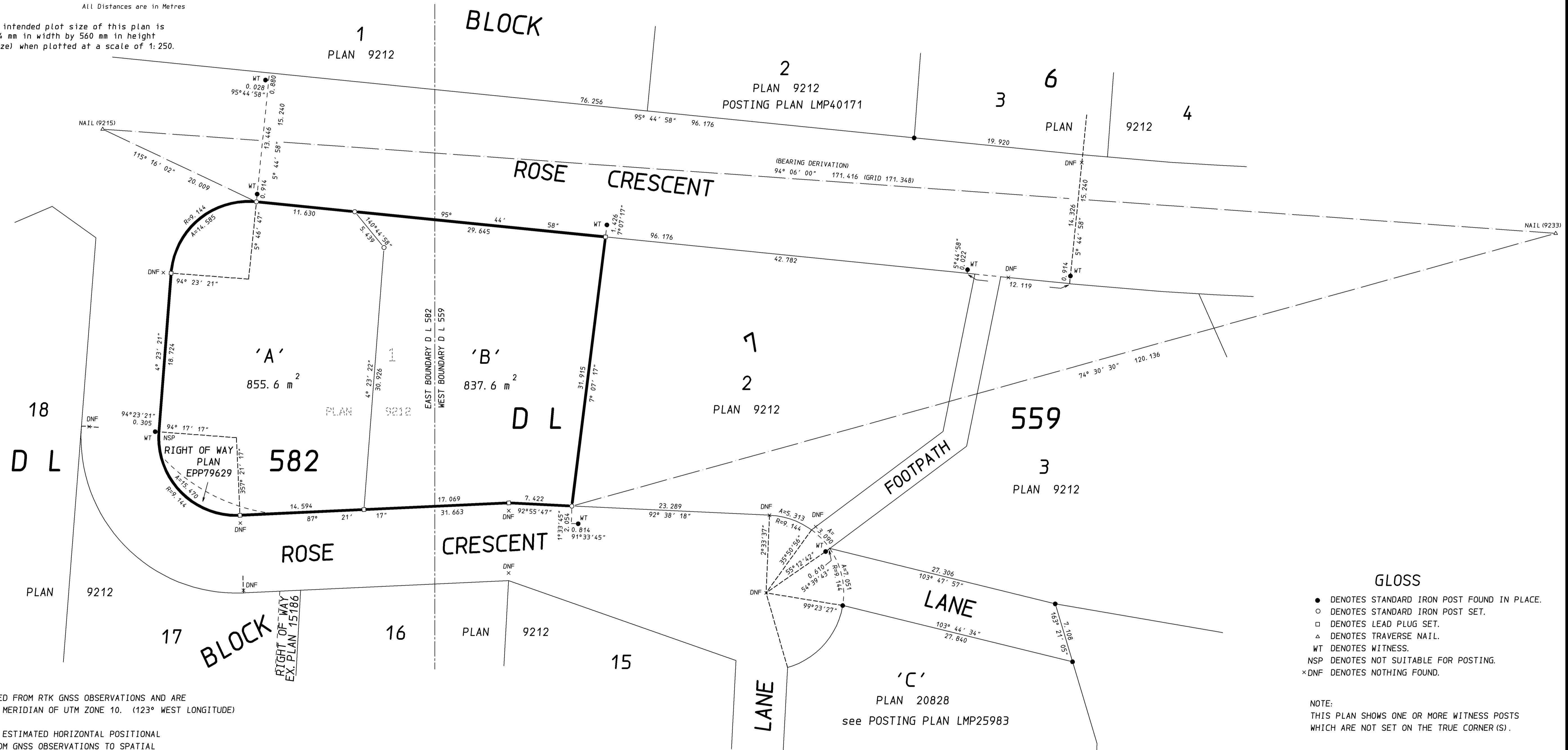
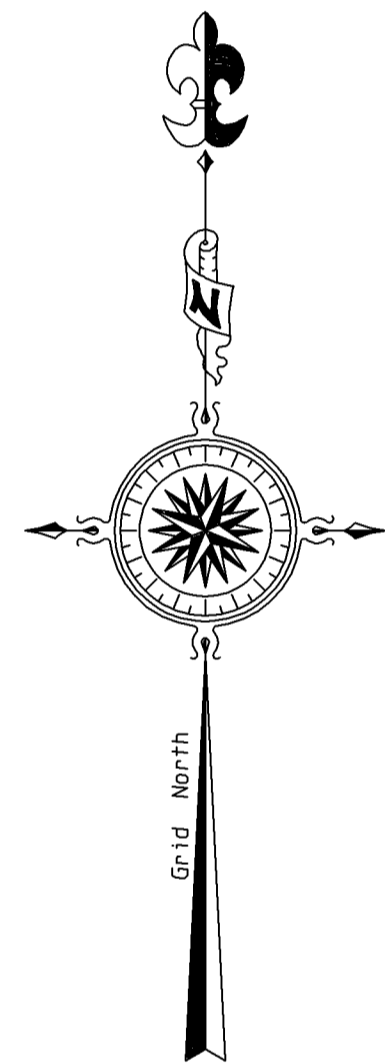
SUBDIVISION PLAN OF  
 LOT 1, BLOCK 7,  
 DISTRICT LOTS 559 AND 582

PLAN EPP53488

GROUP 1, NEW WESTMINSTER DISTRICT  
 PLAN 9212  
 BCGS 92G.034



The intended plot size of this plan is  
 864 mm in width by 560 mm in height  
 (D size) when plotted at a scale of 1:250.



GLOSS

- DENOTES STANDARD IRON POST FOUND IN PLACE.
- DENOTES STANDARD IRON POST SET.
- DENOTES LEAD PLUG SET.
- △ DENOTES TRAVERSE NAIL.
- WT DENOTES WITNESS.
- NSP DENOTES NOT SUITABLE FOR POSTING.
- ×DNF DENOTES NOTHING FOUND.

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

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

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL  
 ACCURACY ARE DERIVED FROM GNSS OBSERVATIONS TO SPATIAL  
 PLEIADES REFERENCE STATION RTCM-REF 0028.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
 UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES,  
 MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED  
 FACTOR OF 0.99960154. THE AVERAGE COMBINED FACTOR HAS BEEN  
 DETERMINED BASED ON A MEAN ELLIPSOIDAL ELEVATION OF 12.57 METRES.

THE FIELD SURVEY REPRESENTED BY THIS PLAN  
 WAS COMPLETED ON THE 7TH OF NOVEMBER, 2017.  
 WILLIAM RAY CHAPMAN, B. C. L. S. # 526

THIS PLAN LIES WITHIN THE GREATER  
 VANCOUVER REGIONAL DISTRICT.

DATUM: NAD 83 (CSRS), 2012, UTM ZONE 10 ESTIMATED NETWORK ACCURACY 0.04 METRES.			
POINT	NORTHING	EASTING	POINT COMBINED SCALE FACTOR
NAIL9215	5465589.871	483010.571	0.99960063
NAIL9233	5465577.620	483181.480	0.99960245

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

SUBDIVISION APPLICATION NUMBER: 1050-20-16-005.

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