

SUBDIVISION PLAN OF LOT 2, SECTION 1, RANGE 4, SOMENOS DISTRICT, PLAN 18897

BCGS 92B.072



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 560 mm IN WIDTH BY 432 mm IN HEIGHT (C-SIZE) WHEN PLOTTED AT A SCALE OF 1:750

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 10, (MUNICIPALITY OF NORTH COWICHAN), NAD83 (CSRS) 3.0.0.BC.1.NVI

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 3656 AND 8028 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10 (123° WEST LONGITUDE)

THE UTM ZONE 10 COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 3656 AND 8028

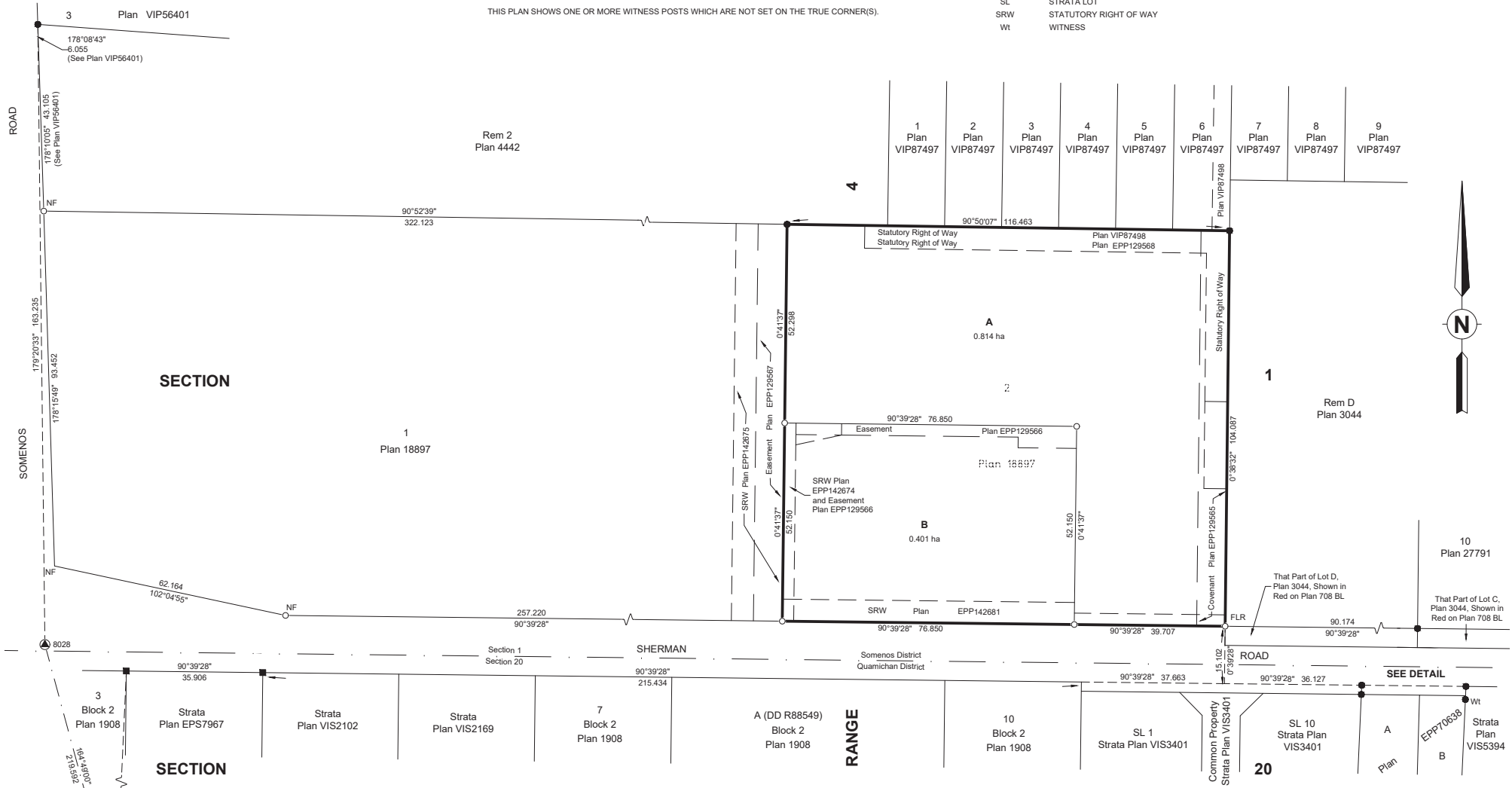
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9998298 THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON CONTROL MONUMENTS 3656 AND 8028

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

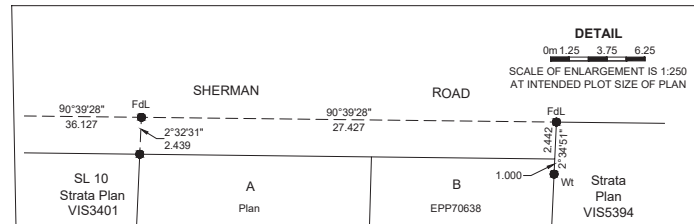
LEGEND

FOUND	PLACED	CONTROL MONUMENT
▲	○	LEAD PLUG
●	○	STANDARD IRON POST
FdL		PREVIOUSLY FOUND, SINCE LOST BY CONSTRUCTION
FLR		PREVIOUSLY FOUND, SINCE LOST BY CONSTRUCTION, RE-ESTABLISHED
ha		HECTARE
NF		NOT FOUND
Rem		REMAINDER
SL		STRATA LOT
SRW		STATUTORY RIGHT OF WAY
Wt		WITNESS

PLAN EPP129564



INTEGRATED CONTROL MONUMENTS NAD83 (CSRS) 3.0.0.BC.1.NVI, UTM ZONE 10			
CONTROL MONUMENT	UTM NORTHING	UTM EASTING	ABSOLUTE ACCURACY
3656	5404395.93	445992.50	0.05
8028	5404607.78	445935.01	0.04



INSPECTED UNDER THE LAND TITLE ACT ON 15th DAY OF NOVEMBER, 2024.

A COVENANT IN THE NAME OF MUNICIPALITY OF NORTH COWICHAN PURSUANT TO SECTION 219 OF THE LAND TITLE ACT IS A CONDITION OF APPROVAL FOR THIS SUBDIVISION.

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

THIS PLAN LIES WITHIN THE COWICHAN VALLEY REGIONAL DISTRICT.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 6TH DAY OF JUNE, 2023
BRIAN WARDROP, BCLS #817

McElhannay McElhannay Associates Land Surveying Ltd.
107-225 Canada Ave, Duncan BC V9L 1T6
Tel. 250-748-3335

PLAN ID.
22330121100-VL-SUBD-001