

REFERENCE PLAN OF EASEMENTS OVER
PORTIONS OF LOTS 26 AND 27,
BOTH OF BLOCK 1, DISTRICT LOT 771

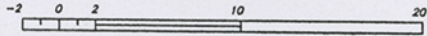
PLAN EPP60151

GROUP 1, NEW WESTMINSTER DISTRICT

PLAN 6025

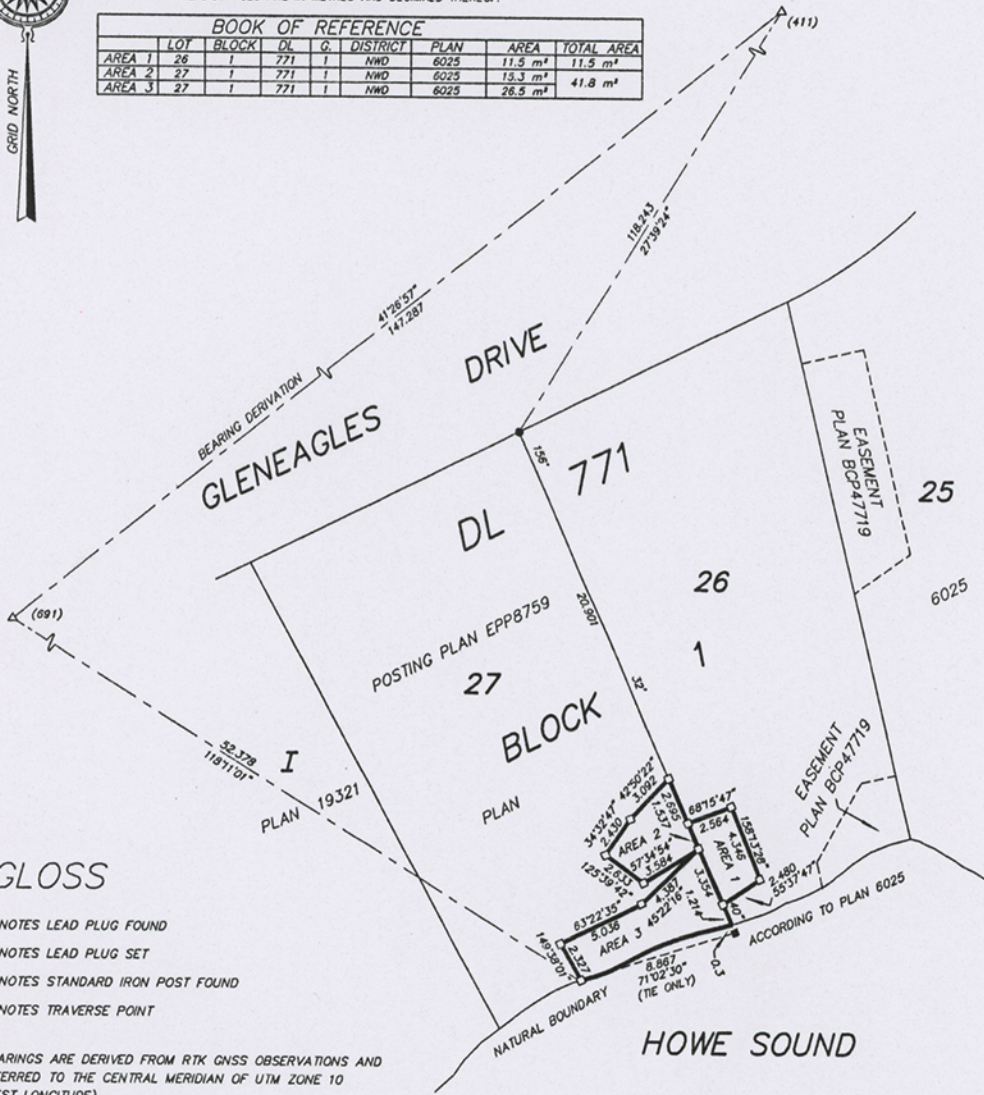
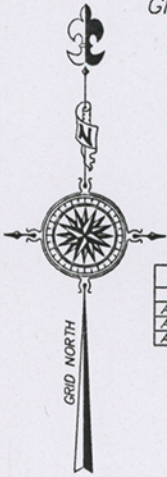
BCGS 92G.034

PURSUANT TO SECTION 99(1)(e), LAND TITLE ACT.
FOR ACCESS PURPOSES



THE INTENDED PLOT SIZE OF THIS PLAN IS
432mm IN WIDTH BY 560mm IN HEIGHT
(C SIZE) WHEN PLOTTED AT A SCALE OF 1:200.
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

BOOK OF REFERENCE								
AREA	LOT	BLOCK	DL	G.	DISTRICT	PLAN	AREA	TOTAL AREA
AREA 1	26	1	771	1	NWD	6025	11.5 m ²	11.5 m ²
AREA 2	27	1	771	1	NWD	6025	13.3 m ²	41.8 m ²
AREA 3	27	1	771	1	NWD	6025	26.9 m ²	



GLOSS

- DENOTES LEAD PLUG FOUND
- DENOTES LEAD PLUG SET
- DENOTES STANDARD IRON POST FOUND
- △ DENOTES TRAVERSE POINT

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 0.9996075. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON A MEAN ELLIPSOIDAL ELEVATION OF MINUS 15 METRES.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 25TH DAY OF FEBRUARY, 2016.
HARRY EDMOND HICKMAN, BCLS #624

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

DATUM: NAD83 (CSRS) 4.0.0.BC.1.GVRD, UTM ZONE 10
ESTIMATED HORIZONTAL POSITIONAL ACCURACY 0.03 METRES.

POINT	NORTHING	EASTING	POINT COMBINED SCALE FACTOR
(411)	5467445.241	479591.879	0.9996034
(691)	5467334.887	479494.420	0.9996043

CHAPMAN LAND SURVEYING LTD.
British Columbia Land Surveyors
#107-100 Park Royal South
WEST VANCOUVER, B.C.
V7T 1A2 604-926-7311
FAX 604-926-6923

BOOK: 2279(67) JOB: 16-015 FILE: 2854C

COMP: Q:\Eagle\2854C\Lot 26-16015\MS2854C-26-16015-EAS.dwg