

TOPOGRAPHIC SURVEY PLAN OF LOT 35, BLOCK 28 CAPILANO ESTATES, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 7816

1" = 8' ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED

BCGS: 920.035
PID: 010-378-383

CIVIC ADDRESS:
1025 HIGHLAND DRIVE, WEST VANCOUVER, BC

ZONING: RS3

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.

OFFSETS TO PROPERTY LINES ARE RADIAL OR PERPENDICULAR TO BOUNDARIES UNLESS OTHERWISE SPECIFIED.

ELEVATIONS SHOWN ON THE PLAN ARE GEODETIC AND DERIVED FROM GNSS OBSERVATION (METRO-VANCOUVER NETWORK) DERIVED GEODETIC CONTROL MONUMENT #W0504.

THIS PLAN LIES WITHIN GREATER VANCOUVER REGIONAL DISTRICT (WEST VANCOUVER).

THIS PLAN WAS PREPARED FOR BUILDING PERMIT APPLICATION AND ARCHITECTURAL DESIGN PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE CLIENT.

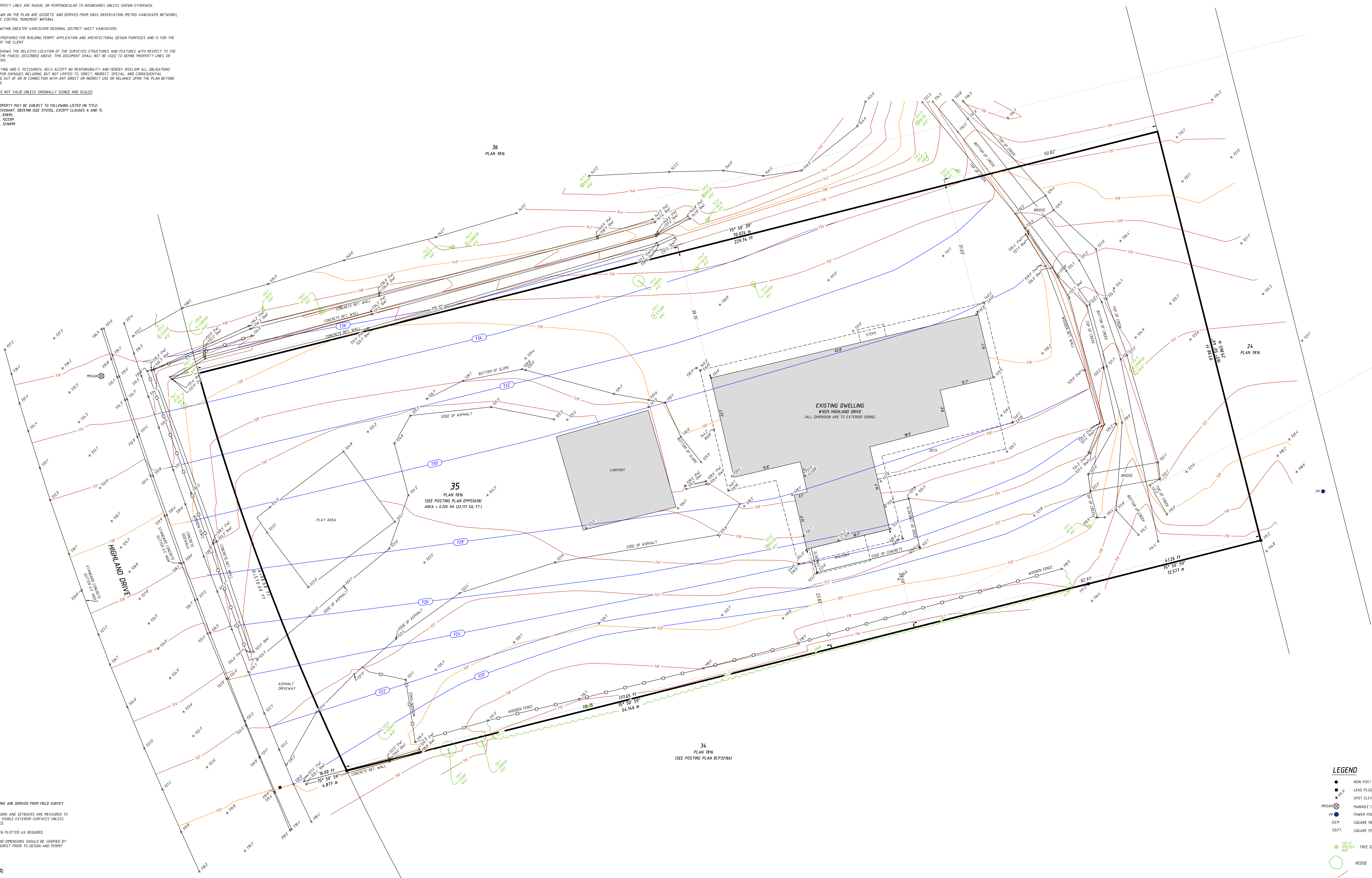
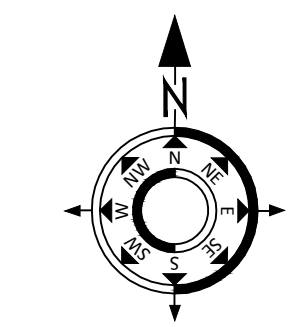
THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

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THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

THE SUBJECT PROPERTY MAY BE SUBJECT TO FOLLOWING LISTED ON TITLE:

- RESTRICTIVE COVENANT, 0829788 (SEE 312551, EXCEPT CLAUSES A AND F);
- RIGHT OF WAY, 428161;
- RIGHT OF WAY, 322339;
- RIGHT OF WAY, 322699.



NOTES:

- PARCEL DIMENSIONS ARE DERIVED FROM FIELD SURVEY.
- BUILDING DIMENSIONS AND SETBACKS ARE MEASURED TO THE INTERESTS' VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.
- TREES HAVE BEEN PLOTTED AS REQUIRED.
- TREE SPECIES AND DIMENSIONS SHOULD BE VERIFIED BY A QUALIFIED ARBORIST PRIOR TO DESIGN AND PERMIT APPLICATION.

DISCLAIMER:

THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

LEGEND

- IRON POST FOUND
- LEAD PLUG FOUND
- ⊙ SPOT ELEVATION
- ⊙ M/H (S) MANHOLE (SANITARY)
- ⊙ P/P POWER POLE
- ⊙ S/M SQUARE METER
- ⊙ S/F.T. SQUARE FEET
- 30.77' TREE (DBH TO SCALE)
- HEDGE
- EXISTING CONTOURS (2' INTERVAL)
- INTERPOLATED CONTOURS (2' INTERVAL)

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360 LAND SURVEYING LTD
#22 - 801 KINGSWAY
VANCOUVER, BC V6V 3C7
T: 604-876-4292
info@360survey.ca
www.360survey.ca

CERTIFIED CORRECT
ACCORDING TO LAND TITLE & SURVEY ACT AND FIELD SURVEYING REGULATIONS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

EVGENY PETUSHKOV, BCLS
SEPTEMBER 17TH, 2015