PLAN EPP51921

PLAN OF SUBDIVISION OF:

(1) LOT 1, DISTRICT LOT 486, PLAN BCP16860;
(2) LOT 2, DISTRICT LOT 486, PLAN BCP16860;
(3) LOT 1, DISTRICT LOT 4271, PLAN BCP16861;
(4) LOT 2, DISTRICT LOT 4271, PLAN BCP16861;
(5) LOT 3, DISTRICT LOT 4271, PLAN BCP16861;
(6) PARCEL 1 OF DISTRICT LOT 486, SHOWN ON PLAN EPP51920;
(7) LOT G, DISTRICT LOTS 486, 4271, 4618, 5717, 6042 AND 7134, PLAN 14953;
(8) BLOCK B, DISTRICT LOTS 4618, 5717, 6042 AND 7134, PLAN 13452;
(9) LOT D, BLOCK 1, DISTRICT LOTS 486 AND 4271, PLAN 14521;
(10) DISTRICT LOT 5717, EXCEPT PORTIONS IN PLANS 13452 AND 14953;
(11) DISTRICT LOT 6042, EXCEPT PART IN PLAN 13452;

ALL OF GROUP 1, NEW WESTMINSTER DISTRICT.

BCGS 92G065

See Order in Council No. 660, Approved and Ordered November 21, 2015.

30 20 10 0 50 100

The intended plot size of this plan is 750mm in width by 1540mm in height (Non Standard) when plotted at a scale of 1:1500.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996039. The average combined factor has been determined based on an ellipsoidal elevation of -14.8 metres at GNSS Station #3893.

Map projection – Universal Transverse Mercator (UTM), Zone 10. Datum – NAD83(CSRS) 4.0.0.BC1

Plan bearings are UTM grid bearings and are derived from dual frequency differential GNSS observations, referred to the central meridian of Zone 10. To obtain local astronomic bearings referred to the meridian through GNSS Station #3893, subtract 0° 07' 12".

The UTM coordinates and estimated network accuracies are derived from dual frequency differential GNSS ties to CACS "Whistler" (GCM 997328) Used published UTM coordinates: Northing 5552702.523 ; Easting 505634.488.

Coordinates shown are for mapping purposes only and may not be used to define property corners or boundaries.

GNSS Station #3893
UTM Zone 10 Northing 5504205.986
UTM Zone 10 Easting 488655.324
Estimated horizontal positional accuracy is 0.06 metres.

GNSS Station #3741
UTM Zone 10 Northing 5504518.077
UTM Zone 10 Easting 488701.606
Estimated horizontal positional accuracy is 0.05 metres.

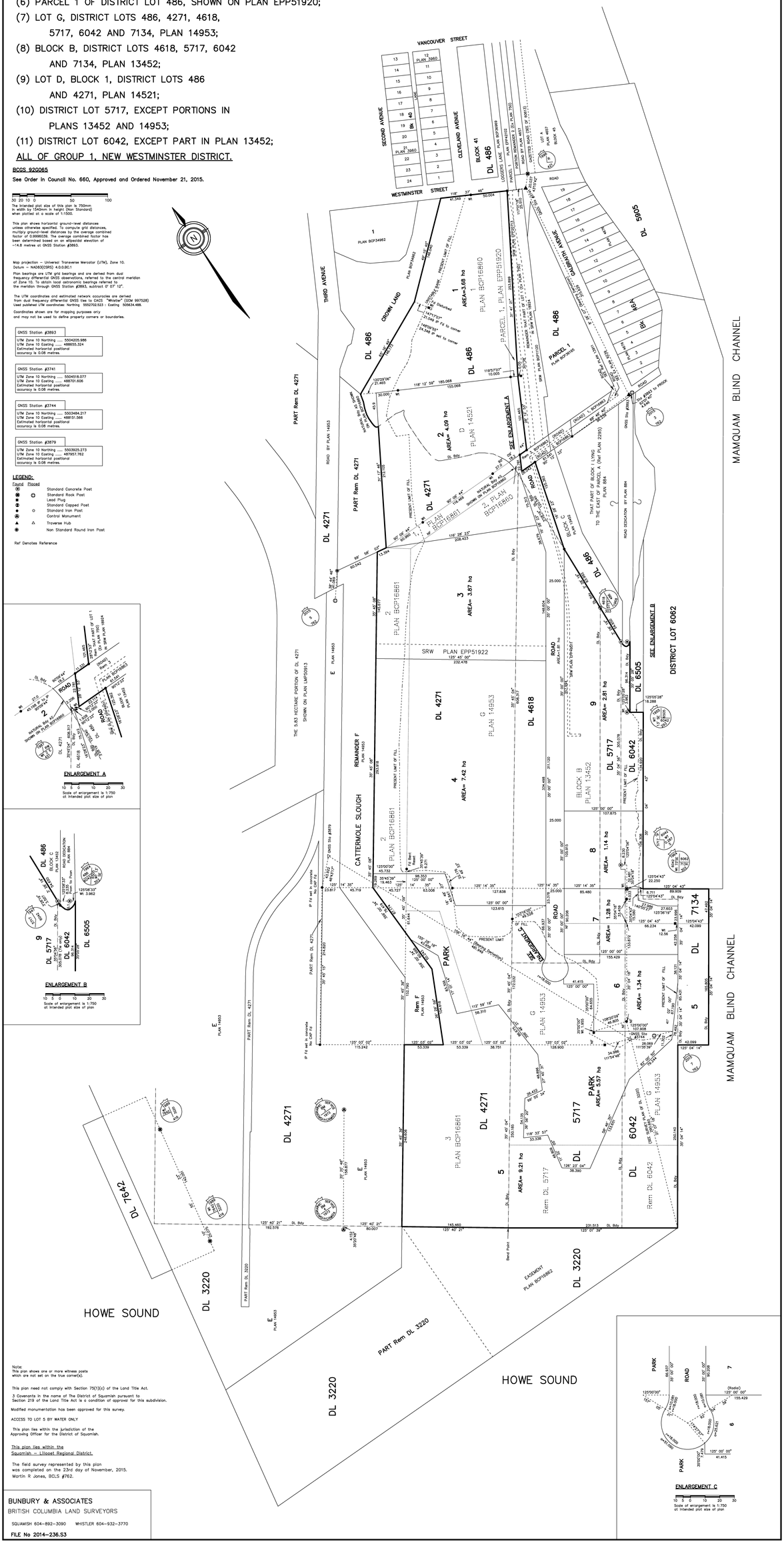
GNSS Station #3744
UTM Zone 10 Northing 5503484.217
UTM Zone 10 Easting 488151.566
Estimated horizontal positional accuracy is 0.08 metres.

GNSS Station #3879
UTM Zone 10 Northing 5503925.273
UTM Zone 10 Easting 487857.762
Estimated horizontal positional accuracy is 0.08 metres.

LEGEND:

Found	Placed	
⊗		Standard Concrete Post
●	○	Standard Rock Post
■		Lead Plug
⊕		Standard Capped Post
•	○	Standard Iron Post
⊗		Control Monument
▲	△	Traverse Hub
◉		Non Standard Round Iron Post

Ref Denotes Reference



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

This plan need not comply with Section 75(1)(c) of the Land Title Act.

3 Covenants in the name of The District of Squamish pursuant to Section 219 of the Land Title Act is a condition of approval for this subdivision.

Modified monumentation has been approved for this survey.

ACCESS TO LOT 5 BY WATER ONLY

This plan lies within the jurisdiction of the Approving Officer for the District of Squamish.

This plan lies within the Squamish – Lillooet Regional District.

The field survey represented by this plan was completed on the 23rd day of November, 2015.
Martin R Jones, BCLS #762.

BUNBURY & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
SQUAMISH 604-892-3090 WHISTLER 604-932-3770

FILE No 2014-236.S3