PLAN EPP92747

SUBDIVISION PLAN OF

PART OF LOT 1, SECTION 5, RANGE 4, PLAN 10957, EXCEPT THAT PART OF SAID LOT SHOWN OUTLINED IN RED ON PLAN 1659-R AND EXCEPT PARTS IN PLANS 15342, 16358, 18893, VIP81664, EPP16402 AND EPP51947; AND PART OF PARCEL B (DD 47244I) OF SECTION 6, RANGE 4, EXCEPT PARTS IN PLANS 4159, 4307, 8219, 9529, 17353, VIP81664 AND EPP51947; BOTH OF COWICHAN DISTRICT.

BCGS 92B.072

SCALE 25 0 25 50 metres

The intended plot size of this plan is 560mm in width by 864mm in height (D Size) when plotted at a scale of 1:750.

LEGEND

All distances are in metres.
denotes standard capped postfound.
denotes standard iron post found.
denotes standard iron post placed.
denotes GNSS observed traverse hub.
CSF denotes combined factor.
FDR denotes found, destroyed, replaced.

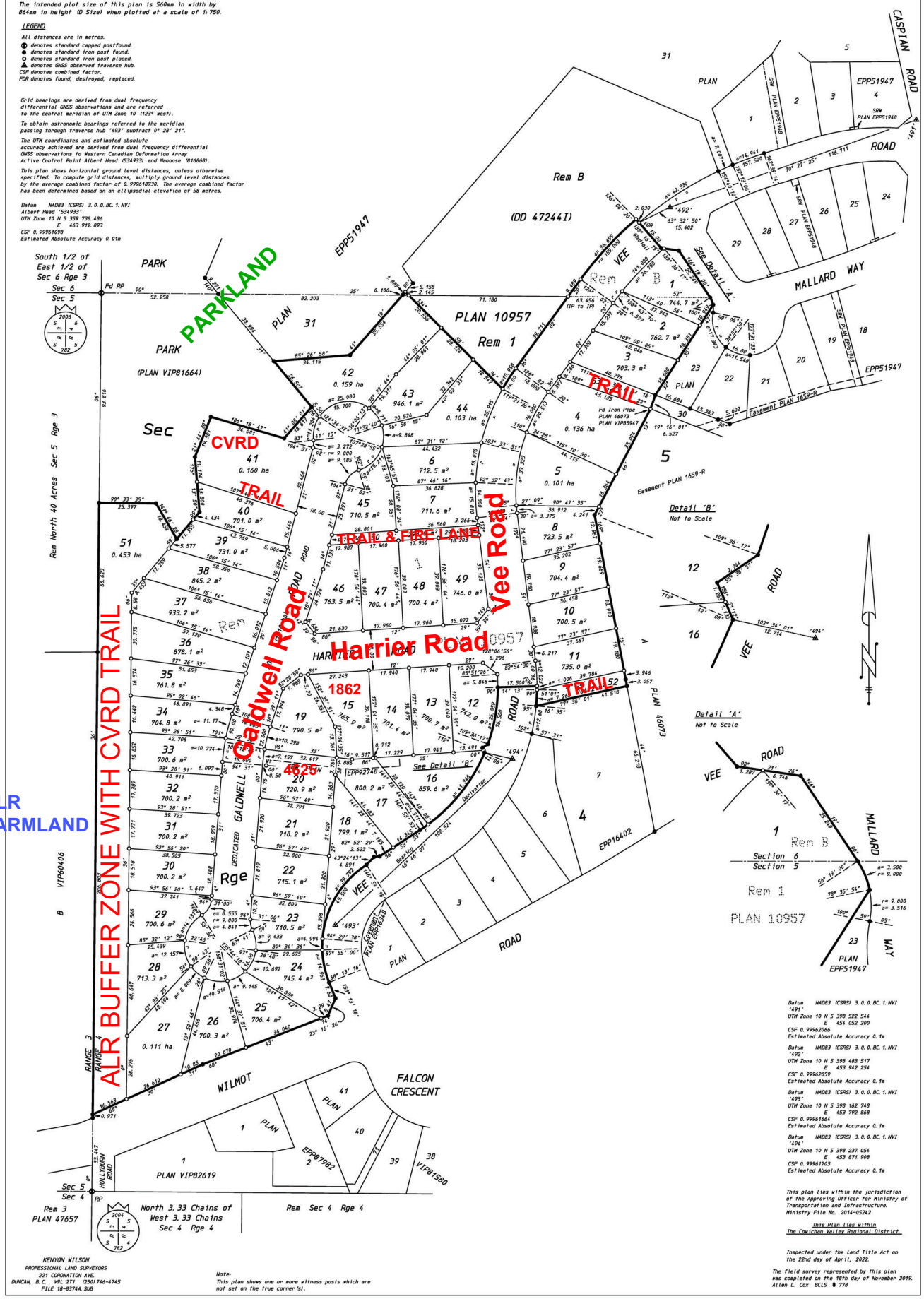
Grid bearings are derived from dual frequency differential GNSS observations and are referred to the central meridian of UTM Zone 10 (123° West).

To obtain astronomic bearings referred to the meridian passing through traverse hub '493' subtract 0° 28' 21".

The UTM coordinates and estimated absolute accuracy achieved are derived from dual frequency differential GNSS observations to Western Canadian Deformation Array Active Control Point Albert Head (534933) and Nanoose (816868).

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.99961730. The average combined factor has been determined based on an ellipsoidal elevation of 58 metres.

Datum NAD83 (CSRS) 3. 0. 0. BC. 1. NVI
Albert Head '534933'
UTM Zone 10 N 5 359 738.486
E 463 912.893
CSF 0.99961098
Estimated Absolute Accuracy 0.01m



Datum NAD83 (CSRS) 3. 0. 0. BC. 1. NVI '491'
UTM Zone 10 N 5 398 522.544
E 454 052.200
CSF 0.99962066
Estimated Absolute Accuracy 0.1m

Datum NAD83 (CSRS) 3. 0. 0. BC. 1. NVI '492'
UTM Zone 10 N 5 398 483.517
E 453 942.254
CSF 0.99962059
Estimated Absolute Accuracy 0.1m

Datum NAD83 (CSRS) 3. 0. 0. BC. 1. NVI '493'
UTM Zone 10 N 5 398 162.748
E 453 792.868
CSF 0.99961664
Estimated Absolute Accuracy 0.1m

Datum NAD83 (CSRS) 3. 0. 0. BC. 1. NVI '494'
UTM Zone 10 N 5 398 237.054
E 453 871.908
CSF 0.99961703
Estimated Absolute Accuracy 0.1m

This plan lies within the jurisdiction of the Approving Officer for Ministry of Transportation and Infrastructure.
Ministry File No. 2014-05242

This Plan lies within The Cowichan Valley Regional District.

Inspected under the Land Title Act on the 22nd day of April, 2022.

The field survey represented by this plan was completed on the 18th day of November 2019.
Allen L. Cox BCLS # 778

KENYON WILSON
PROFESSIONAL LAND SURVEYORS
221 CORONATION AVE.
DUNCAN, B.C. V9L 2T1 (250)746-4745
FILE 18-8374A.SUB

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