SUBDIVISION PLAN OF:
LOT 281 SECTION 26 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 43609

PLAN EPP137612

DRAFT: JAN-23-25

B.C.G.S. 92G.007

LEGEND

▲	*DENOTES CONTROL MONUMENT FOUND*
●	*DENOTES STANDARD IRON POST FOUND*
○	*DENOTES STANDARD IRON POST SET*
Sq.m.	*DENOTES SQUARE METRES*
NF	*DENOTES NOT FOUND*
BTB	*DENOTES BENT PIN TIED BASE*

Coordinates are shown for mapping purposes only.

SCALE 1 : 500

5 0 10 20 30

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 432mm in width and 280mm in height (B size) when plotted at a scale of 1:500.

Inspected under the Land Title Act the 1st day of October, 2024.
Finny Philip, BCLS 995

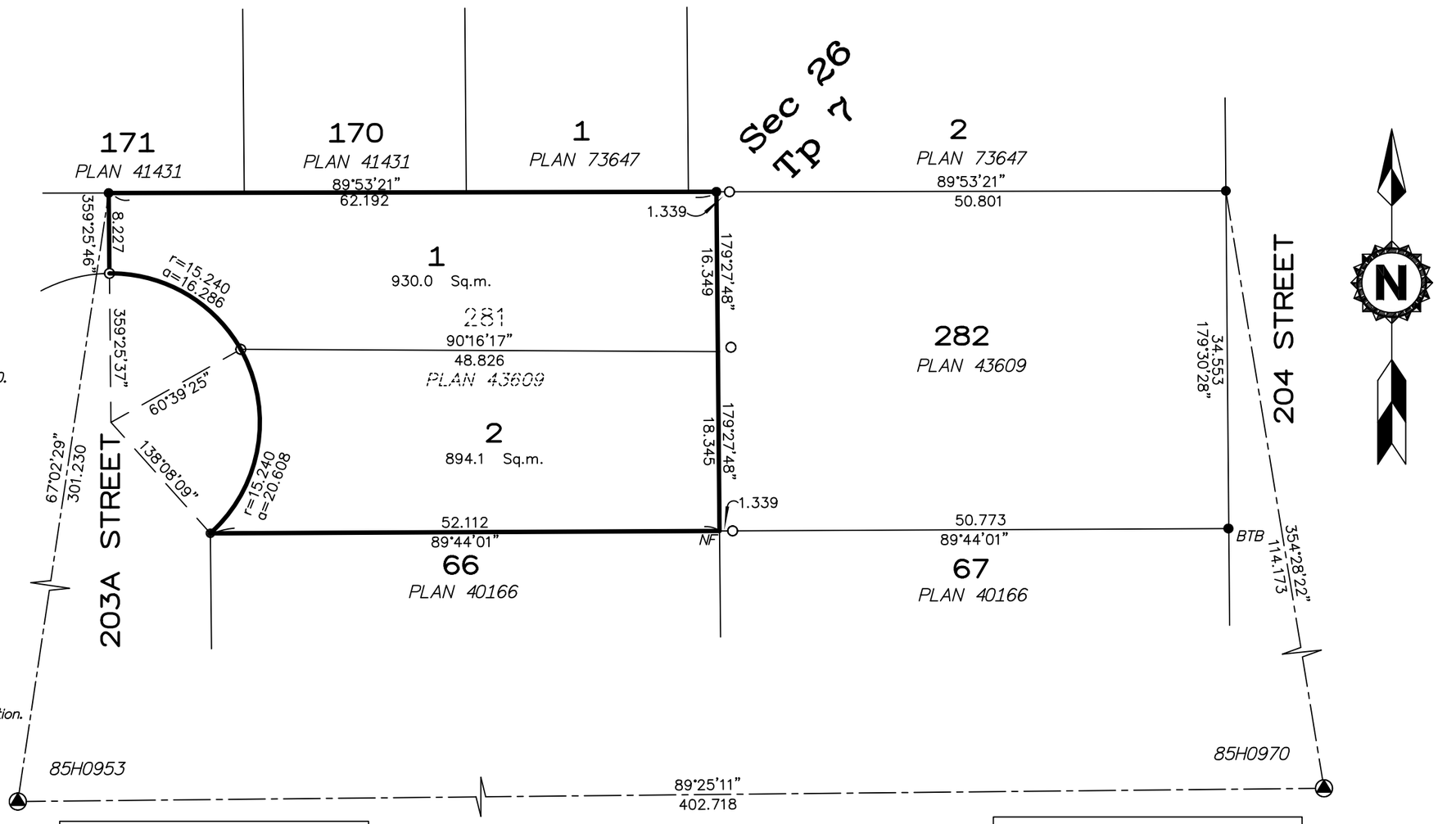
INTEGRATED SURVEY AREA No. 41, LANGLEY TOWNSHIP
NAD 83 (CSRS) 4.0.0.BC.1.MVRD
Grid bearings are derived from conventional survey observations to geodetic control monuments 85H0970 and 85H0953 and are referred to the central meridian of UTM Zone 10 N.

The UTM coordinates and estimated absolute accuracy achieved are derived from GeoBC Mascot Published Information.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996028 which has been derived from control monument 85H0970.

This plan lies within the jurisdiction of the Approving Officer for the Township of Langley.

The field survey represented by this plan was completed on the __th day of January, 2025.
Finny Philip, BCLS 995



Datum: NAD 83 (CSRS) 4.0.0.BC.1.MVRD
UTM Zone: 10 N
UTM Coordinates
N: 5435003.74
E: 524543.21
Absolute accuracy: +/-0.02

Datum: NAD 83 (CSRS) 4.0.0.BC.1.MVRD
UTM Zone: 10 N
UTM Coordinates
N: 5435007.82
E: 524945.75
Absolute accuracy: +/-0.02

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

ELEVATE LAND SURVEYING

FILE: 21-1288-SUB-R2

SURREY B.C. 604-385-5571