SUBDIVISION PLAN OF
LOT 13 SECTION 25 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN EPP110210

PLAN EPP110361

BCGS 92G.017

0 10 25 50 75 m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:750

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO.41, TOWNSHIP OF LANGLEY. NAD83(CSRS)4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 85H0927, 85H0928, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 85H0927, 85H0928.

~~THIS~~ PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996011. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON GEODETIC CONTROL MONUMENTS 85H0927, 85H0928.

LEGEND

FOUND	PLACED	
▲		CONTROL MONUMENT
◉	⊙	STANDARD CONCRETE POST
⊕	⊗	STANDARD CAPPED POST
▣	▢	STANDARD ROCK POST
●	○	STANDARD IRON POST
■	□	LEAD PLUG
▣		OLD PATTERN DOMINION IRON POST
◈		NON-STANDARD IRON POST
◬		ANGLE IRON
◆		ALUMINUM POST
▲	△	TRAVERSE HUB – MAG NAIL
a		DENOTES ARC
r		DENOTES RADIUS
(c)		DENOTES CALCULATED
ha		DENOTES HECTARE
m2		DENOTES SQUARE METRE(S)
REM		DENOTES REMAINDER
NF		DENOTES NOTHING FOUND
NS		DENOTES NOTHING SEARCHED FOR
Wt		DENOTES WITNESS
OU		DENOTES ORIGIN UNKNOWN

81 AVENUE

64°02'15" 453.893

61°11'58" 14.611

82°44'05" 16.709

91°39'42" 241.247

97°22'20" 26.130

91°39'42" 18.317

77°46'38" 14.585

91°39'42" 36.861

135°14'39" 2.824

33.217 0°03'16"

11.975 358°08'24"

0°03'16" 34.706

91°40'03" 41.118

359°44'42" 72.003

0°03'16"

0°03'16" 104.186

89°44'42" 7.000

359°44'42" 37.579

89°44'38" 4.102

91°39'11" 24.423

91°39'11" 19.972

6.967 45°51'13"

141°08'39" 56.182

214 STREET

1°50'27" 182.466

7.070 135°39'49"

117.195 91°39'11"

PLAN EPP86151 SRW

PLAN EPP110210 89°44'38" 217.879

SECTION 25 TOWNSHIP 8

1
AREA=6.78 ha

6 PLAN EPP110210

2
AREA=0.418 ha

13 PLAN EPP110210

SECTION BOUNDARY

DISTRICT LOT BOUNDARY

216 STREET

DISTRICT LOT LOT 323 GROUP 2

UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) 4.0.0.BC.1.GVRD
NORTHING: 5443933.959
EASTING: 526605.895
POINT COMBINED FACTOR: 0.9995999
ABSOLUTE ACCURACY: 0.03

85H0927

91°39'13" 396.004

85H0928

UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) 4.0.0.BC.1.GVRD
NORTHING: 5443922.536
EASTING: 527001.577
POINT COMBINED FACTOR: 0.9996023
ABSOLUTE ACCURACY: 0.02

96°28'14" 92.744

80 AVENUE

SECTION BOUNDARY

91°35'09" 323.524

Wt

SECTION 24 TOWNSHIP 8

2019 BRITISH COLUMBIA LEGAL SURVEY 11 821

2019 BRITISH COLUMBIA LEGAL SURVEY SEC 25 TP 8 DL 323 SEC 24 TP 8 GP 2 WT 12,190 NW 821

NOTE:
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

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 1H DAY OF J, 2020.
JASON G. HAMEL, BCLS 821

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

McELHANNEY ASSOCIATES LAND SURVEYING LTD.
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LANGLEY, BC V2Y 0C8
TEL: 604-424-4903
FILE: 2112-63116-SUB
ECP DATE: --20