PLAN EPP131849

SUBDIVISION PLAN OF
-LOTS 40 TO 43 INCLUSIVE PLAN 61605
-LOT 45 PLAN 63827
-LOTS 30 AND 31 PLAN 35022
-EAST HALF LOT 21 EXCEPT:
FIRSTLY: PARCEL "A" (EXPLANATORY PLAN 15149)
SECONDLY: PART SUBDIVIDED BY PLAN 23468
THIRDLY: PART SUBDIVIDED BY PLAN 35022
FOURTHLY: PART SUBDIVIDED BY PLAN 57860; PLAN 2759
-LOT 39 PLAN 57860
-LOT A PLAN EPP134039
-PART LOT 1 PLAN EPP70175,
-LOT 29 PLAN 23468, ALL OF
SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT

BCGS 92G.017

0 10 25 50 75

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 1120mm IN WIDTH BY 864mm IN HEIGHT (E 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 84H9677 AND 88H4517 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

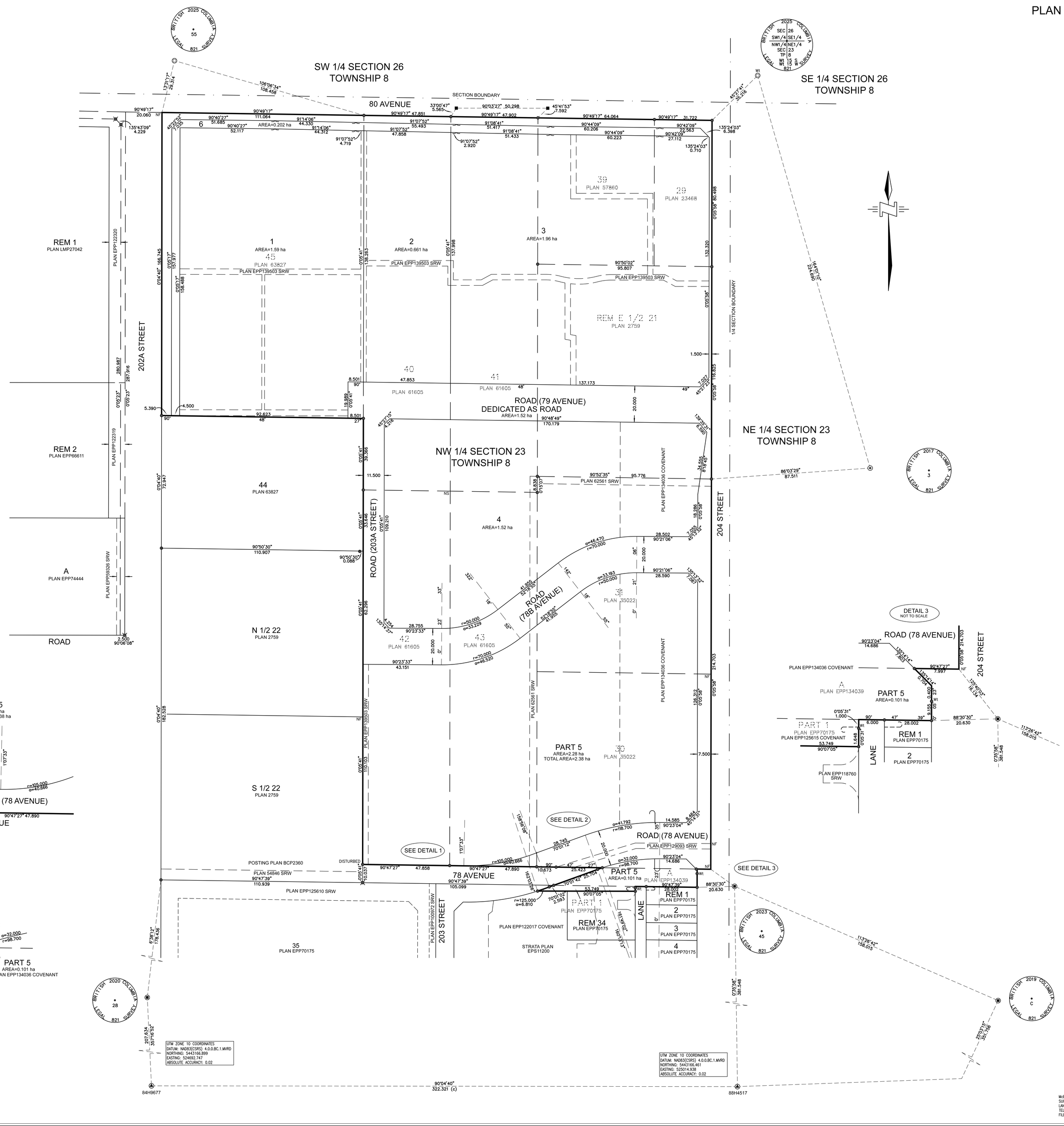
THE UTM COORDINATES AND ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 84H9677 AND 88H4517.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995970. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON GEODETIC CONTROL MONUMENTS 84H9677 AND 88H4517.

LEGEND

FOUND	PLACED	
▲		CONTROL MONUMENT
⊙		STANDARD CONCRETE POST
◉	◎	STANDARD ROCK POST
●		STANDARD IRON POST
■		LEAD PLUG, SEE PLAN EPP124477 SET IN ASPHALT
a		DENOTES ARC
r		DENOTES RADIUS
ha		DENOTES HECTARE
REM		DENOTES REMAINDER
Wt		DENOTES WITNESS
NF		DENOTES NOTHING FOUND
NS		DENOTES NOTHING SEARCHED FOR
(c)		DENOTES CALCULATED
×		DENOTES PREVIOUSLY TIED NOW DESTROYED

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



BLOCK OUTLINE MONUMENTATION HAS BEEN APPROVED FOR THIS SURVEY

LTSA FILE NUMBER: 10500-30-1770

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE TOWNSHIP OF LANGLEY

FILE NUMBER: 08-23-0230

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 12TH DAY OF SEPTEMBER, 2025
JASON G. HAMEL, BCLS 821

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

McELHANNEY ASSOCIATES LAND SURVEYING LTD.
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FILE: 2112-63365-11-SUB