SUBDIVISION PLAN OF PART OF THE SOUTH WEST 1/4 OF **PLAN EPP107750** DISTRICT LOT 2425, CARIBOO DISTRICT, EXCEPT PLANS 29255, PGP37227, PGP40290, EPP55596, AND EPP98524. THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No. 39 PRINCE GEORGE, BC, NAD83 (CSRS) 4.0.0.BC.1 Rem. SW 1/4 DL 2425 BCGS 93J.006 THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE LOT 7 AREA = 673.6 m² ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF. DL 2422 DL 2425 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS TO ్% AREA = LOT 9 701.4 m² GEODETIC CONTROL MONUMENTS 79H9423 AND AREA = 752.4 m^2 LOT 12 THE UTM COORDINATES AND ESTIMATED ABSOLUTE **LOT 10**AREA = 0.153 ha ACCURACY ACHIEVED HAVE BEEN DERIVED FROM MASCOT PUBLISHED COORDINATES AND STANDARD **DEVIATIONS FOR GEODETIC CONTROL MONUMENT** THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE COMBINED FACTOR OF 0.9994840 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL **LOT 11**AREA = 0.148 ha MONUMENT 86H1610. LOT 6 AREA = 663.7 m^2 LOT 12 AREA = 798.9 m^2 **LOT 5**AREA = 635.4 m² LOT 11 **LOT 4** AREA = 653.2 m^2 ROAD AREA = 0.381 haLOT A LOT 3 AREA = 633.9 m^2 LOT 14 AREA = 812.4 m^2 PLAN PGP37227 LOT 12 Rem. SE 1/4 DL 2422 **LOT 2** AREA = 674.0 m^2 LOT 15 AREA = 816.4 m² LOT 13 **LOT 16** AREA = 833.7 LOT 1 LOT 1 LOT 2 LOT 3 EPP55596 LOT 1 132°45'00" (BEARING DERIVATION) **LEGEND** (PLAN, SYMBOLS DESCRIPTION WOODVALLEY DRIVE LOT 2 FOUND PLACED CONTROL MONUMENT PGP40290 STANDARD IRON POST LOT 29 ESTIMATED ABSOLUTE ACCURACY EAA LOT 3 SOME LINES ARE EXAGGERATED FOR CLARITY **McElhanney** McELHANNEY ASSOCIATES THIS PLAN LIES WITHIN THE JURISDICTION OF THE GEOREFERENCING POSITIONS LAND SURVEYING LTD. APPROVING OFFICER FOR THE CITY OF PRINCE GEORGE. UTM COORDINATES, CPG FILE SD100629 Suite 12 ZONE 10, NAD 83 (CSRS), 4.0.0.BC.1 556 North Nechako Road **EASTING** Prince George BC THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED Canada V2K 1A1 ON THE 26th DAY OF NOVEMBER, 2020 Fd. IP 'A' 511434.78 5985166.55 0.09 SHAUNA C. GOERTZEN, BCLS 798 Tel 250 561 2229 Fd. IP 'B' 5984878.21 511904.77 0.09 File No. 2341-6767-S THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF FRASER-FORT GEORGE.