PLAN EPP67523 SUBDIVISION PLAN OF LOT 1, PLAN EPP64576, LOT 44 AND PART OF LOT 47, PLAN EPP63574, ALL IN DISTRICT LOT 4376, CARIBOO DISTRICT. PURSUANT TO SECTION 67 OF LAND TITLE ACT INTEGRATED SURVEY AREA No. 39 PRINCE GEORGE, BC, NAD83 (CSRS) 4.0.0.BC.1 BCGS 93G.097 THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500. ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF. GRID BEARINGS ARE DERIVED FROM PREVIOUSLY INTEGRATED PLAN EPP64576. THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995111 WHICH HAS BEEN DERIVED FROM PLAN EPP64576. DETAIL 'A' THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL NOT TO SCALE ACCURACY ACHIEVED HAVE BEEN DERIVED FROM PLAN EPP64576. Rem. \ LOT 1 % Rem. NOTE: LOT 1 **ROAD** SOME POSTS AND LINE ARE EXAGGERATED FOR CLARITY. **PLAN 14517** PLAN THIS PLAN SHOWS ONE OR MORE WITNESS POSTS 0.300 EPP64576 WHICH ARE NOT SET ON THE TRUE CORNER(S). SEE DETAIL 'A' 26.987 25.379 LOT 5 NORTH NECHANO ROAD **LEGEND** LOT 6 **SYMBOLS DESCRIPTION** ROAD PLAN EPPGA576 FOUND PLACED STANDARD IRON POST **ROAD** PLAN EPP64576 LOT 5 LOT 5 15.972 3.444 AREA = 0.185ha LOT 4 **DETAIL 'B'** AREA = 0.197ha NOT TO SCALE PLANS 20750 AND LOT 9 DERIVATION. LOT 1 PLAN\EPP64576 LOT 4 LOT 6 AREA = 0.108ha ¹⁼¹¹.405 7634 LOT 3 $AREA = 984.2m^{2}$ - 78° 54' 04" 89° 55' 51" 29.159 LOT 7 89° 59′ 53" $AREA = 843.4m^{2}$ \Box -0.200 **ROAD** 3.619 LOT 2 AREA = 28' 04" 89° 0.122ha LOT B $AREA = 691.3 \text{m}^2$ 46.020 714006154" PLAN 23284 89° 30' 11" LOT 8 88°12'32" $AREA = 787.7 \text{m}^2$ 36.294 89° 26' 11" LOT 1 24.910 15.972 36.295 20.001 16.959 SEE DETAIL 'B' EASEMENT PLAN EPP 63665 40" $AREA = 693.6m^2$ LOT 3 PART LOT 47 LOT 46 LOT 45 36.261 LOT 9 26' **PLAN** AREA = ROAD 829.1m² **PLAN** EPP63574 LOT LOT 44 **REM LOT 47** PGP41961 **LOT 43** DL 4221 INSPECTED UNDER THE LAND TITLE ACT ON 23rd MARCH, 2018 THE ASSOCIATION OF BC LAND SURVEYORS HAS GRANTED RELIEF FROM COMPLIANCE WITH GSI RULE 5-4(2) FOR THIS SURVEY SINCE THE STANDARD GEOREFERENCING POSITIONS DEVIATIONS OF THE ISA MONUMENTS DO NOT MEET THE REQUIREMENTS OF UTM COORDINATES, ZONE 10, NAD 83 (CSRS), 4.0.0.BC.1 **McElhanney** SAID RULE. McELHANNEY ASSOCIATES **ESTIMATED HORIZONTAL** COMBINED STATION NORTHING **EASTING** LAND SURVEYING LTD. POSITIONAL ACCURACY **FACTOR** THIS PLAN LIES WITHIN THE JURISDICTION OF THE Suite 12 APPROVING OFFICER FOR THE CITY OF PRINCE GEORGE. 556 North Nechako Road Fd.IP'A' 5977363.25 513442.83 0.12m 0.9995099 Prince George BC 5977245.54 513443.88 0.9995099 Canada V2K 1A1 Tel 250 561 2229 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 25TH DAY OF OCTOBER, 2016 File No. 2341-6462-S2 SHAUNA C. GOERTZEN, BCLS 798 THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF FRASER-FORT GEORGE