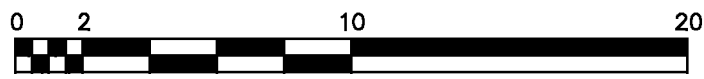


Subdivision Plan of Lot A, Section 68, Victoria District, Plan EPP124000

PLAN EPP124001

BCGS 92B.044



All distances are shown in metres.

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:225.

LEGEND

Integrated Survey Area No. 17, City of Victoria, NAD83(CSRS)3.0.0.BC.1.CRD.

Grid bearings are derived from geodetic control monuments 10-65 and 10-110 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 the geodetic control monuments 10-65 and 10-110.

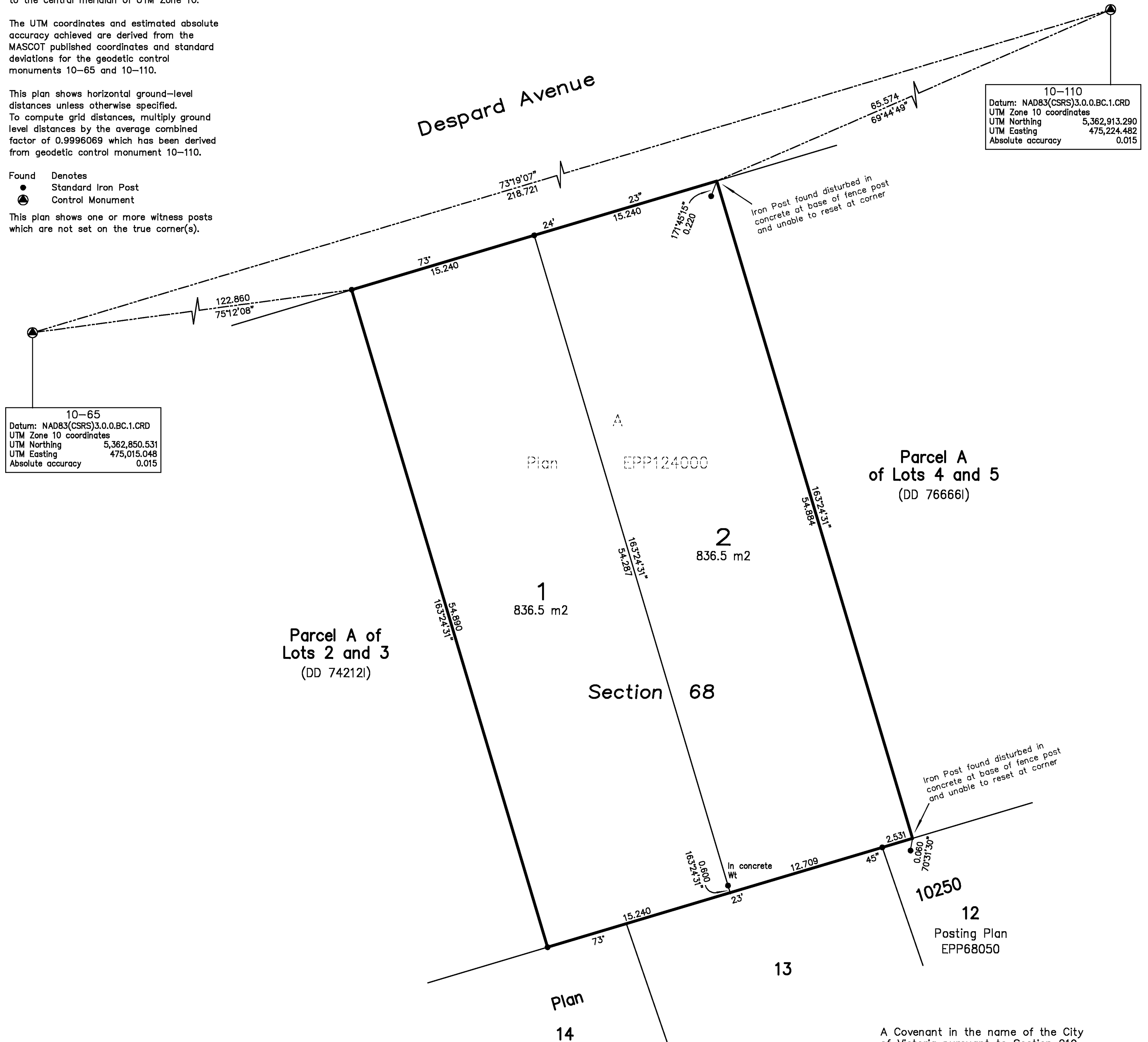
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9996069 which has been derived from geodetic control monument 10-110.

Found Denotes
 ● Standard Iron Post
 ⊙ Control Monument

This plan shows one or more witness posts which are not set on the true corner(s).

10-65	
Datum:	NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates	
UTM Northing	5,362,850.531
UTM Easting	475,015.048
Absolute accuracy	0.015

10-110	
Datum:	NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates	
UTM Northing	5,362,913.290
UTM Easting	475,224.482
Absolute accuracy	0.015



A Covenant in the name of the City of Victoria pursuant to Section 219 of the Land Title Act is a condition of approval for this subdivision.

This plan lies within the jurisdiction of the Approving Officer for the City of Victoria.

This plan lies within the Capital Regional District.

The field survey represented by this plan was completed on the 12th day of September, 2022. Scott T. Pearce, BCLS 951

File	10,705 - 10
Drawing	0705 SUB PLAN
POWELL & ASSOCIATES B C Land Surveyors 250-2950 Douglas Street Victoria, BC V8T 4N4 Phone: (250) 382-8855	