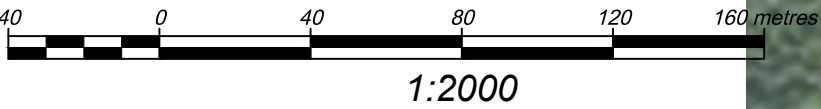
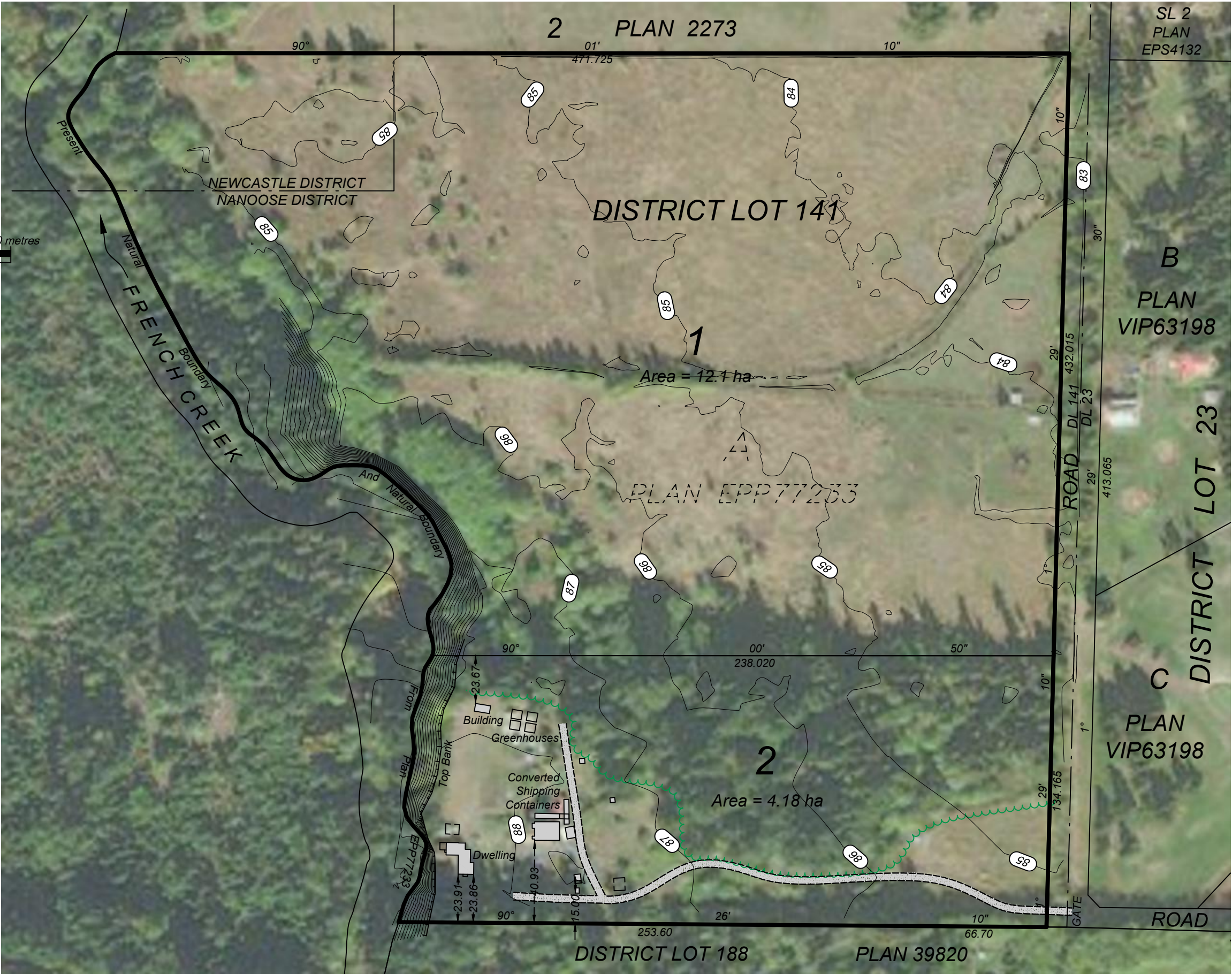


PROPOSED SUBDIVISION
PLAN OF LOT A, DISTRICT
LOT 141, NANOOSE AND
NEWCASTLE DISTRICTS,
PLAN EPP77233.

Parcel Identifier: 030-513-383



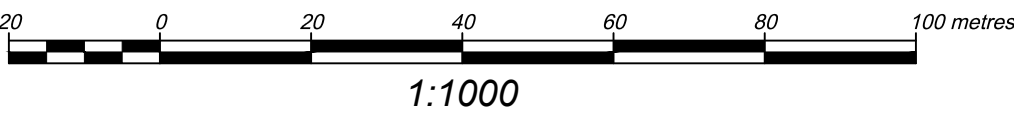
Note: All dimensions subject to final survey.



REFERENCE PLAN OF THAT PART OF LOT 1, DISTRICT LOT 141, NANOOSE AND NEWCASTLE DISTRICTS, PLAN 2273, LYING TO THE NORTH OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 977 FEET FROM THE NORTHERLY BOUNDARY OF SAID LOT 1; and THAT PART OF LOT 1, DISTRICT LOT 141, NANOOSE AND NEWCASTLE DISTRICTS, PLAN 2273, LYING TO THE SOUTH OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 977 FEET FROM THE NORTHERLY BOUNDARY OF SAID LOT 1

Pursuant to Section 100(1)(b) and 107 of the Land Title Act.

BCGS 92F.038



LEGEND

Grid bearings are derived from differential carrier phase GNSS observations and are referred to the central meridian of Zone 10 (123 ° West).

- denotes standard iron post found
- ⊗ denotes standard capped post found
- ⊙ denotes standard capped post found
- ◁ denotes traverse hub placed

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99972023. The average combined factor has been determined based on an ellipsoidal elevation of 71 metres.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from GNSS dual frequency static baseline ties to the Geodetic Service of Canada Precise Point Positioning service.

Note: This plan shows one or more witness posts which are not set on the true corner. Unless otherwise shown, witness posts are set on the production of the property boundary.

Datum NAD83(CSR) 3.0.0.BC.1.NVI
Projection UTM Zone 10
Northing 5462930.06
Easting 396810.54
Combined factor 0.99972022
Estimated horizontal positional accuracy is 0.10m

SL 2
PLAN
EPS4132

This plan lies within the jurisdiction of the Approving Officer for the Ministry of Transportation and Infrastructure.

B
PLAN
VIP63198

DISTRICT LOT 23

C
PLAN
VIP63198

This plan lies within the Regional District of Nanaimo

The field survey represented by this plan was completed on the 4th day of October, 2017
Sandy Grant, BCLS 804

2
PLAN 2273

DISTRICT LOT 141

NORTHERLY 977 FEET
OF LOT 1

PLAN 2273

(See Posting Plan VIP64131)

A

AREA=16.3 ha.

REMAINDER 1
PLAN 2273

(See Posting Plan VIP6418)

DISTRICT LOT 188
PLAN 39820

Datum NAD83(CSR) 3.0.0.BC.1.NVI
Projection UTM Zone 10
Northing 5462498.31
Easting 396799.35
Combined factor 0.99971997
Estimated horizontal positional accuracy is 0.10m

2017
DL 141
DL 23
DL 188
804

Found CIP
Placed CP and
Steel RP
No BTs Available

Radial Ties to the Present Natural Boundary			
From	To	Azimuth	Distance
7401	439	45°48'	63.51
7401	438	60°16'	46.68
7401	437	62°17'	35.71
7401	436	75°10'	26.90
7401	435	92°14'	20.14
7401	434	118°04'	18.63
7401	433	131°45'	27.29
7401	432	137°12'	40.83
7401	431	138°20'	55.76
7401	430	143°15'	76.38
7401	429	145°29'	92.34
7401	428	146°52'	107.69
7460	427	331°00'	98.78
7460	426	331°03'	73.49
7460	425	332°31'	63.31
7460	424	338°24'	47.43
7460	423	337°52'	33.99
7460	422	343°58'	27.58
7460	421	358°02'	19.78
7460	420	29°22'	12.13
7460	418	66°00'	14.39
7460	417	73°37'	22.00
7389	415	299°57'	50.80
7389	413	305°42'	44.94
7389	412	310°13'	40.63
7389	411	315°19'	35.73
7389	410	319°38'	29.24
7389	409	323°30'	19.43
7389	408	328°44'	13.18
7389	407	344°40'	6.69
7389	406	101°13'	4.70
7389	405	136°31'	13.17
7389	404	150°30'	29.32
7059	301	88°42'	41.04
7059	302	102°40'	37.32
7059	303	117°38'	39.91
7059	304	138°58'	45.79
7059	305	147°27'	58.45
7059	306	155°07'	68.48
7059	403	64°43'	42.30
7055	307	8°45'	31.95
7055	395	28°35'	25.54
7055	396	44°16'	22.80
7055	397	69°45'	14.75
7055	398	100°15'	12.65
7055	399	140°20'	11.65
7055	401	169°50'	20.09
7055	402	180°44'	31.51

Return to Crown
Area=596 m²

Return to Crown
Area=0.105 ha.