

PHASED BARE LAND STRATA PLAN OF PART OF LOT 1, DISTRICT LOT 201 AND BLOCKS 201, 270 AND 281, MALAHAT DISTRICT, PLAN EPP50681.

SHEET 1 OF 1 SHEETS STRATA PLAN EPS2814 PHASE 1

BCGS 92B.053

Scale bar: 0, 25, 50, 75, 100 metres. The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:1250.

LEGEND

- All distances are in metres.
■ denotes lead plug found.
● denotes standard capped post found.
○ denotes standard iron post found.
○ denotes standard iron post placed.
△ denotes GNSS observed traverse hub.
mm denotes millimetres.

NAD83 (CSRS) grid bearings are derived from differential carrier phase GNSS observations referred to the central meridian of UTM Zone 10 (123° West).

To obtain astronomic bearings referred to the meridian passing through TH169 subtract 0° 26' 01".

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from differential GNSS observations from PLAN EPP50681.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99855419. The average combined factor has been determined based on an ellipsoidal elevation of 435 metres. (The combined factor and ellipsoidal elevation are from PLAN EPP50681).

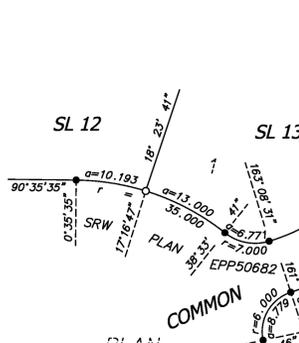
Datum NAD83 (CSRS) 3.0.0.BC.1.NM
Point Name TH169 TH194
UTM N 5 374 969.33 N 5 374 604.24
E 457 285.43 E 456 692.01
Estimated Horizontal Accuracy 0.2m
TH169 to ACP GCM No. 534933 156° 29' 04" 16610.29 (grid)
TH169 to TH194 238° 23' 57" 696.732 (grid)

Note: This plan shows one or more witness posts which are not set on the true corner(s). All bearings to Bearing Trees are magnetic. Distances to Bearing Trees are in accordance with General Survey Instruction Rule 1-1(1)(b).

Civic Address Trail Way Showigan Lake, British Columbia

This plan lies within Capital Assessment Area.

DETAIL A Scale of enlargement is 1:500 at intended plot size of plan.



This bare land strata plan lies within the Jurisdiction of the Approving Officer for the Ministry of Transportation and Infrastructure. Ministry File: 2011-00447

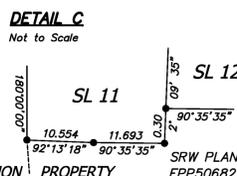
This plan is phase ONE of a FOUR phase strata plan under Section 244 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the Ministry of Transportation and Infrastructure.

4 covenants in the name of the Cowichan Valley Regional District, pursuant to Section 219 of the Land Title Act, are conditions of approval of subdivision.

2 covenants in the name of the Cowichan Valley Regional District and Her Majesty the Queen in right of the province of British Columbia as represented by the Minister of Transportation and Infrastructure, pursuant to Section 219 of the Land Title Act, are conditions of approval of subdivision.

2 Statutory Rights-of-Way in the name of the Cowichan Valley Regional District, pursuant to Section 218 of the Land Title Act, are conditions of approval of subdivision.

KENYON WILSON PROFESSIONAL LAND SURVEYORS 221 CORONATION AVENUE DUNCAN, B.C. V9L 2T1 (250)746-4745 FILE: 14-7586_BLS-P1.dwg



The field survey represented by this plan was completed on the 14th day of September, 2015. David D. Symonds, BCLS 864

DETAIL B Scale of enlargement is 1:600 at intended plot size of plan.

