SUBDIVISION PLAN OF:

1) PART OF LOT 4, SECTION 7, TOWNSHIP 40, PLAN EPP54547, EXCEPT PLANS EPP63984 AND EPP82845
2) PART OF LOT A, SECTION 18, TOWNSHIP 40, PLAN BCP51586, EXCEPT PLANS EPP29180, EPP36729, EPP61635, EPP66042, EPP81662, EPP82845 AND EPP92199
3) PART OF LOT A, DISTRICT LOT 8248, GROUP 1, PLAN EPP74348, EXCEPT PLAN EPP76279
4) PART OF LOT 8, BLOCK 3, SECTION 7, TOWNSHIP 40, PLAN 2238
5) LOT A, DISTRICT LOT 8249, GROUP 1, PLAN EPP103754

ALL OF NEW WESTMINSTER DISTRICT

PLAN EPP103755

PURSUANT TO SECTION 67 OF THE LAND TITLE ACT

CITY OF COQUITLAM

BCGS 92G.027

0 30 60m

THE INTENDED PLOT SIZE OF THIS PLAN IS 1120mm (W) WIDTH BY 864mm (H) HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

INTEGRATED SURVEY AREA No. 14, COQUITLAM NAD83 (CSRS) 4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM DIFFERENTIAL DUAL FREQUENCY GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ASSIGNED ARE DERIVED FROM DUAL FREQUENCY GNSS OBSERVATIONS TO BC ACTIVE CONTROL STATIONS SURREY TRENHILL 82 (GCH 888734) AND MAPLE RIDGE (GCH 000033).

THE PLAN SHOWN HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995950, THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON A MEAN ELLIPSOIDAL ELEVATION OF 5487 METRES.

LEGEND

SYMBOLS	DESCRIPTION
ha	DENOTES HECTARE
●	DENOTES STANDARD ROCK POST FOUND
◎	DENOTES NON-STANDARD POST FOUND
Ⓜ	DENOTES SURVEY MONUMENT FOUND
⊕	DENOTES STANDARD CAPPED POST FOUND
■	DENOTES LEAD PLUG FOUND
□	DENOTES LEAD PLUG SET
⊕	DENOTES STANDARD IRON POST FOUND
○	DENOTES STANDARD IRON POST SET
+ OR ×	DENOTES UNMONUMENTED POINT
▲	DENOTES TRAVERSE HUB FOUND
WL	DENOTES WITNESS
Fd.	DENOTES FOUND
(R)	DENOTES RADIAL
SM	DENOTES STONE MOUND BUILT AROUND MONUMENT
Ref	DENOTES REFERENCE
Ex	DENOTES EXPLANATORY

NOTE: SOME LINES AND SYMBOLS HAVE BEEN EXAGGERATED FOR CLARITY.

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER OF THE CITY OF COQUITLAM

THE ASSOCIATION OF BC LAND SURVEYORS HAS GRANTED RELIEF FROM COMPLIANCE WITH RULE 2-93(b) IN RESPECT TO THE NE CORNER SECTION 7, SE CORNER SECTION 18 AND THEIR POSTED DUE TO CORNERS BEING SURROUNDED BY ROAD AND THE NE CORNER DL 8249 PERMISSION GRANTED FOR POSTING WITH TYPE 3 OR 5 POST.

MODIFIED MONUMENTATION HAS BEEN APPROVED FOR THIS SURVEY. ITEM 7(1) #5888839

DETAIL E

SCALE OF ENLARGEMENT IS 1:200 AT INTENDED PLOT SIZE OF PLAN

DETAIL A

SCALE OF ENLARGEMENT IS 1:200 AT INTENDED PLOT SIZE OF PLAN

DETAIL B

SCALE OF ENLARGEMENT IS 1:100 AT INTENDED PLOT SIZE OF PLAN

DETAIL D

SCALE OF ENLARGEMENT IS 1:200 AT INTENDED PLOT SIZE OF PLAN

DETAIL C

SCALE OF ENLARGEMENT IS 1:200 AT INTENDED PLOT SIZE OF PLAN

CITY OF COQUITLAM
3000 GUILDFORD WAY
COQUITLAM, B.C.
V3B 7N2
PHONE 604-927-3500
ehearman@coquitlam.ca

File: 20[SI-SA07095701LS0-SUB(VISION - E

FB 5668, 5660

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT.

EOM# 247086

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 15th DAY OF FEBRUARY, 2021
ERIK T.O. PRERAUH, BCLS 868