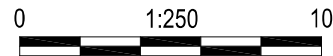


GRAFTON STREET

LOT 2
Plan VIP14827

Proposed Dwelling Footprint (cladding)
as per design dated: Dec12, 2025

SCALE:



All distances are in metres.
The intended plot size of this plan is 280mm in width
by 432mm in height (B size) when plotted at a scale of 1:250

15' EASEMENT
#297290-G

No: 445
Proposed Dwelling

COVENANT PLAN
EPP143336

LOT A
Plan VIP32070

Proposed 2.0m SRW

LOT A
Plan VIP34282

Easement (Gas line)
#258598G

Easement Area
(for driveway)
#258598G

RETAINING WALL

Present Natural
Boundary

Titled Boundary as per
Plan VIP32070

Explorer

Land Surveying Inc

B. C. Land Surveyor's Certificate of Location for:

LOT A, SUBURBAN LOT 30, ESQUIMALT
DISTRICT, PLAN 32070

LEGEND

Elevations are geodetic based on Integrated survey
monument 84H0237 in the MUNICIPALITY OF
ESQUIMALT at elevation 7.574m (CGVD28).

Note: SHOWING PROPOSED DWELLING FROM DESIGN
FOR DESIGN APPROVAL USE ONLY

Parcel Identification Number (PID)

001-105-248

MUNICIPALITY

Esquimalt

CIVIC ADDRESS

445 GRAFTON STREET
VICTORIA, BC

ZONING

RS-3

LOT B
Plan VIP32070

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This document was prepared for the exclusive
use of our client, MAC Reno

*This document is intended for use as a topographic plan.
It is based on Land Title Office records, and does not
represent a boundary survey. Critical lot dimensions
and areas must be confirmed by a proper cadastral survey.

Undersurface charges and covenant will not be shown on this
survey unless such documents are provided and can be shown in
two dimensional view.

Explorer Land Surveying Inc., accepts no responsibility
or liability for any damages that may be suffered
by a third party as a result of any decisions
made or actions taken based on this document.

CERTIFIED CORRECT

Lot dimensions are correct
according to Land Title Office
records.

Kenneth Ng
JQHMGU

Digitally signed by Kenneth Ng
JQHMGU
DN: cn=CA, c=Kenneth Ng
JQHMGU, o=BC Land Surveyor,
ou=Verify ID at www.juricert.com/
LQUP:2fmb6s-JQHMGU
Date: 2026.01.12 09:35:56 -08'00'

Kenneth KC Ng, BCLS

Field Survey - February 28, 2025

Revised with proposed design - January 12, 2026

Dated this 12th of January, 2026.

This document is not valid unless originally signed
and sealed or digitally signed with Juricert digital signature.
Info: <https://www.juricert.com>

FILE: 11971

DWG/DATE: 11971 445Grafton St/ 2026-1-12

Explorer

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