

Bare Land Strata Plan of
 Lot 1, Section 11,
 Esquimalt District, Plan EPP99613
 BCGS 92B.044

PRELIMINARY



Legend

Integrated Survey Area No. 38, Township of Esquimalt,
 NAD83(CSRS)3.0.0.BC.1.CRD.

Grid bearings are derived from geodetic control
 monuments 84H0261 and 84H0235 and are
 referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated absolute
 accuracy achieved are derived from the MASCO
 published coordinates and standard deviations for the
 geodetic control monuments 84H0261 and 84H0235.

This plan shows horizontal ground-level distances unless
 otherwise specified. To compute grid distances, multiply
 ground level distances by the average combined factor
 of 0.9996083 which has been derived from geodetic
 control monuments 84H0261 and 84H0235.

Found Set Denotes
 ● ○ Standard Iron Post
 ⊙ Control Monument
 SL Strata Lot

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

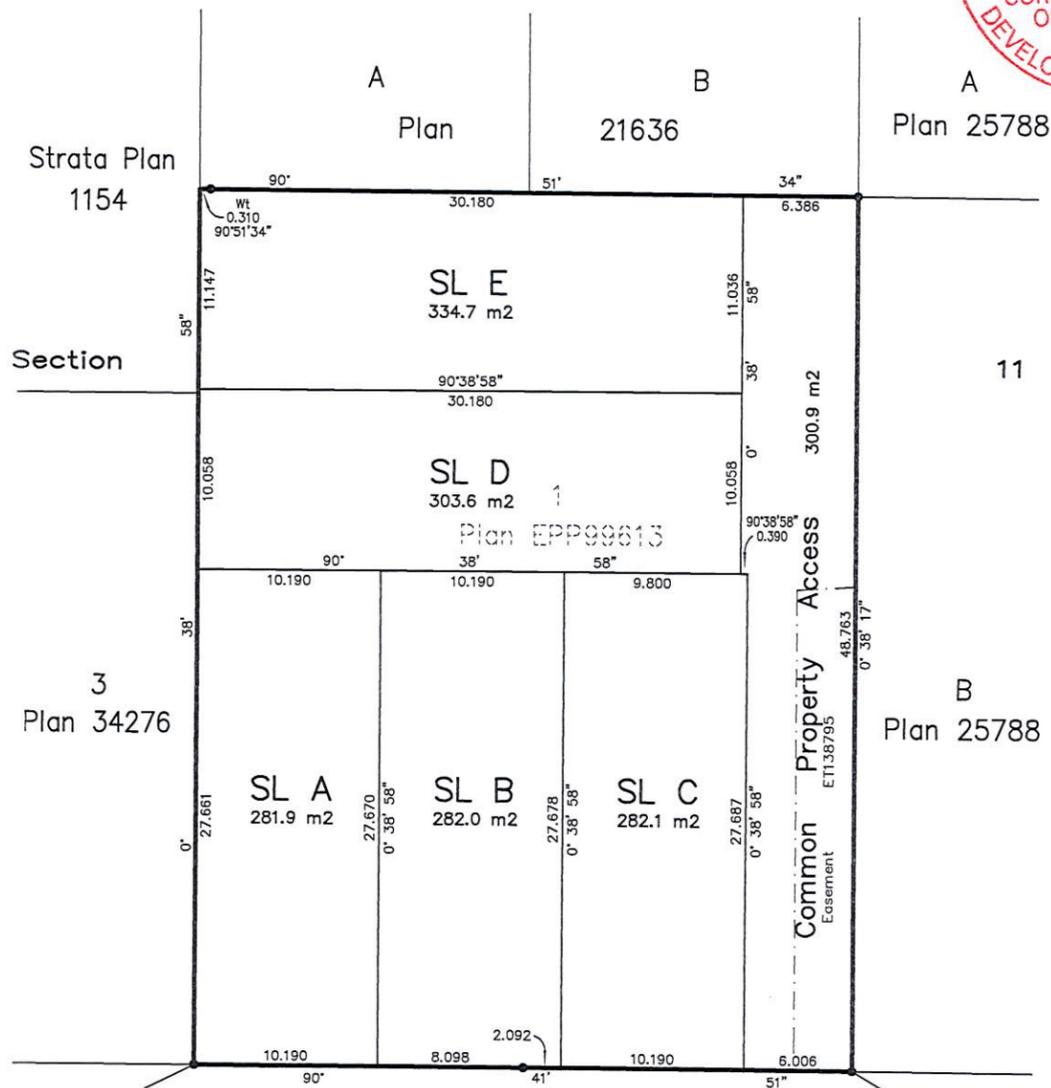
Civic Addresses:

Not available at this time.



All distances are shown in metres.

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



87° 25' 41"
 277.760

Old Esquimalt Road

84° 29' 23"
 207.799

90° 28' 01" 521.232

84H0261
 Datum: NAD83(CSRS)3.0.0.BC.1.CRD
 UTM Zone 10 coordinates
 UTM Northing 5,364,501.213
 UTM Easting 470,004.851
 Absolute accuracy 0.02

84H0235
 Datum: NAD83(CSRS)3.0.0.BC.1.CRD
 UTM Zone 10 coordinates
 UTM Northing 5,364,496.967
 UTM Easting 470,525.852
 Absolute accuracy 0.02

File 12511 - 18/19
 Drawing 2511 Bare Land Strata
 POWELL & ASSOCIATES
 B C Land Surveyors
 250-2950 Douglas Street
 Victoria, BC V8T 4N4
 Phone: (250) 382-8855

This bareland strata plan lies within the
 jurisdiction of the Approving Officer for
 the Township of Esquimalt.

This plan lies within the Capital Regional District
 and the Township of Esquimalt.

The field survey represented by this plan was
 completed on the th day of , 2020.
 Scott T. Pearce, BCLS 951