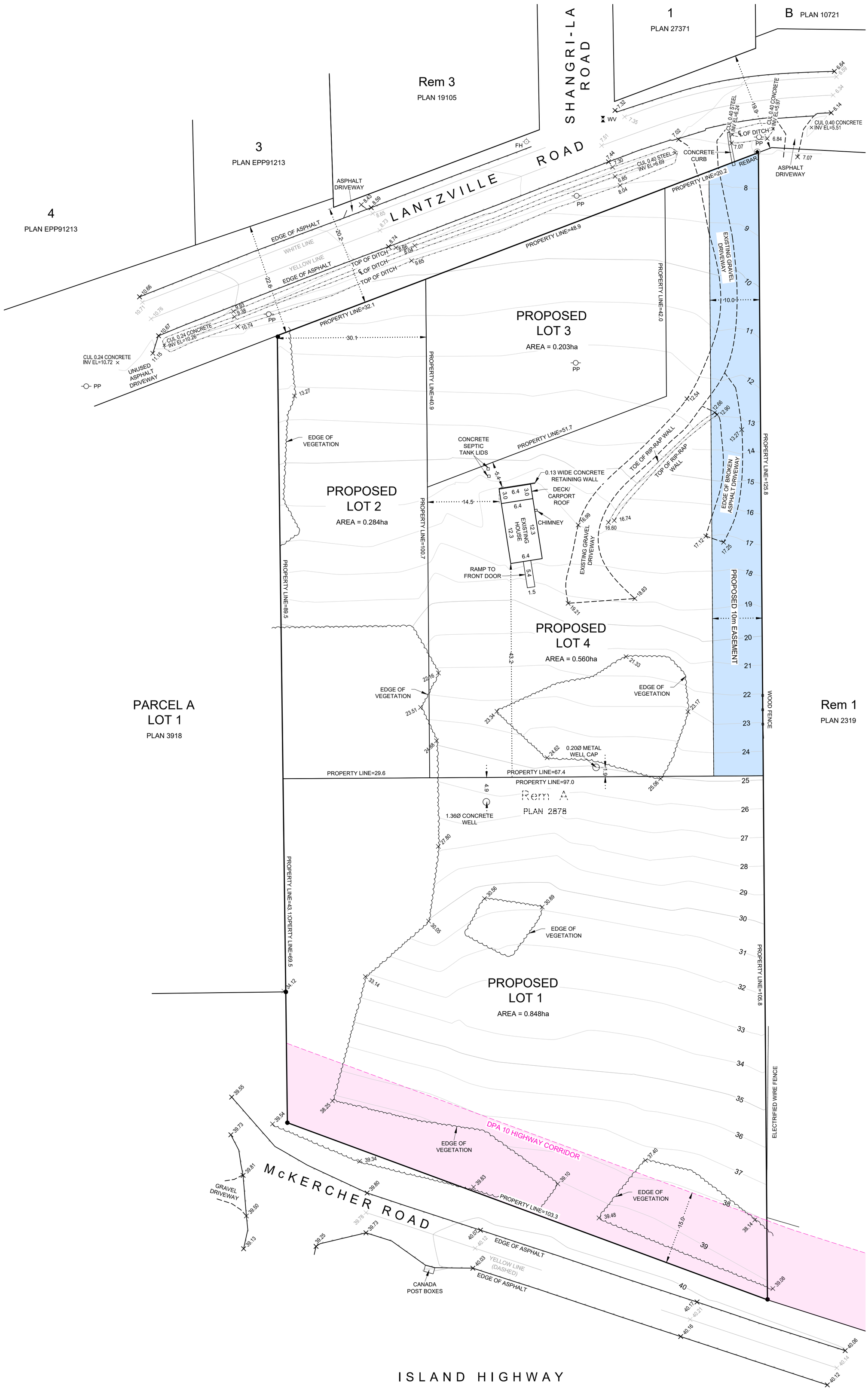

SKETCH PLAN OF PROPOSED SUBDIVISION ON LOT A, DISTRICT LOT 53, NANOOSE DISTRICT, PLAN 2878 EXCEPT THOSE PARTS IN PLANS 3918 AND 40250.

DISTRICT OF LANTZVILLE
CIVIC ADDRESS: 7835 LANTZVILLE ROAD
PID: 006-234-607
ZONE: R1
PARCEL AREA: 1.895ha
CLIENT: McDOUGALL, TODD

SCALE 1:400

5 0 5 10 25

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

bennett ©
LAND SURVEYING LTD.
BC LAND SURVEYORS
2339 - UNIT B DELINEA PLACE
NANAIMO, BC
V9T 5L9
TEL 250-754-5518
www.bennettsurveys.com

DATE:	BY:
2024-10-11	TDM
2024-11-19 (UPDATED LOT BOUNDARIES	DKV
REVISION:	2

LEGEND:

- 39.25 - DENOTES SPOT ELEVATION OF 39.25m (TYPICAL)
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES NONSTANDARD POST FOUND
- FH - DENOTES FIRE HYDRANT
- PP - DENOTES POWER POLE
- SIGN - DENOTES STREET SIGN
- WV - DENOTES WATER VALVE
- - DENOTES DEVELOPMENT PERMIT AREA (DPA) 10 HIGHWAY CORRIDOR

NOTE:

THIS PROPERTY IS SUBJECT TO DPA 10 AND THE FOLLOWING CHARGES, LIENS AND INTERESTS ON TITLE:

NATURE	REGISTRATION NUMBER
CERTIFICATE OF PENDING LITIGATION	CA9684196
CERTIFICATE OF PENDING LITIGATION	CA9879560
CERTIFICATE OF PENDING LITIGATION	CB452994
CLAIM OF BUILDERS LIEN	CA9700491
JUDGEMENT	CA8809855
JUDGEMENT	CB479936
JUDGEMENT	CB1434580

VERTICAL DATUM:

ELEVATIONS ARE GEODETIC (CGVD28) AND DERIVED FROM GNSS OBSERVATIONS.

CONTOUR INTERVAL = 1 METRE.

PROPERTY:

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: PLAN 40250.

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

NOTE:

THIS PLAN HAS BEEN PREPARED FOR PRELIMINARY PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.

BENNETT LAND SURVEYING LTD. 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

FIELD SURVEY COMPLETED ON THE 15TH DAY OF SEPTEMBER, 2024.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

G:\SHARED DRIVES\NANAIMO - JOBS\2024\110957.00-7835-LANTZVILLE-ROAD\110957.00-DRAWINGS\110957.00-SKETCHES\SK110957 2024-10-19.DWG