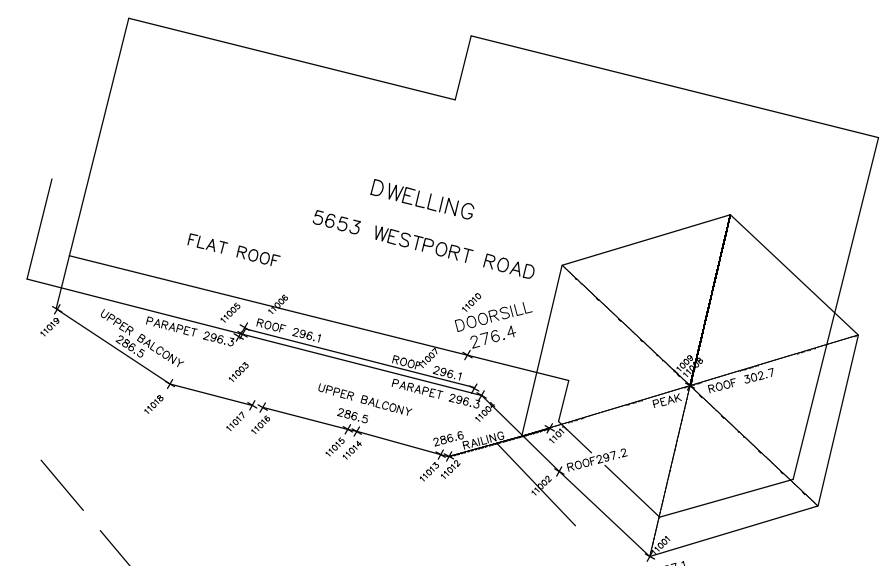


TOPOGRAPHIC PLAN OF  
 LOT 'K', BLOCK 'E'  
 DISTRICT LOT 1374  
 GROUP 1, NEW WESTMINSTER DISTRICT  
 PLAN 22883  
 P.I.D. 016-136-098  
 SCALE: 8 FEET TO 1 INCH  
 PLOT SCALE: 16 FEET TO 1 INCH

"SHOWING PROPOSED BARE LAND STRATA TITLE SUBDIVISION"

Proposed	Areas		Area within 5m setback		Net Area (Area - 50% 5m area)		Share of CP			Gross Area	
	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	%	ft <sup>2</sup>	m <sup>2</sup>
SL 1	8975	833.8			8975	833.8	3267	303.5	23.4	12242	1137.3
SL 2	8171	759.1			8171	759.1	2975	276.3	21.3	11146	1035.5
SL 3	10179	945.7	926	86.0	9716	902.7	3537	328.6	25.3	13253	1231.3
SL 4	12915	1199.8	2757	256.1	11537	1071.8	4200	390.2	30.0	15737	1462.0
CP A	1924	178.7			1924	178.7					
CP B	2983	277.2			2983	277.2					
CP C	17969	1669.4	17969	1669.4	8984	834.7					
CP D	88	8.1			88	8.1					
ROAD	4655	432.5			4655	432.5					
Overall Lot	67858	6304.3			Total Net Area of SL	57033	5298.5				
					Total CP	13979	1298.7				
					Total Net Area of SL	38399	3567.4				

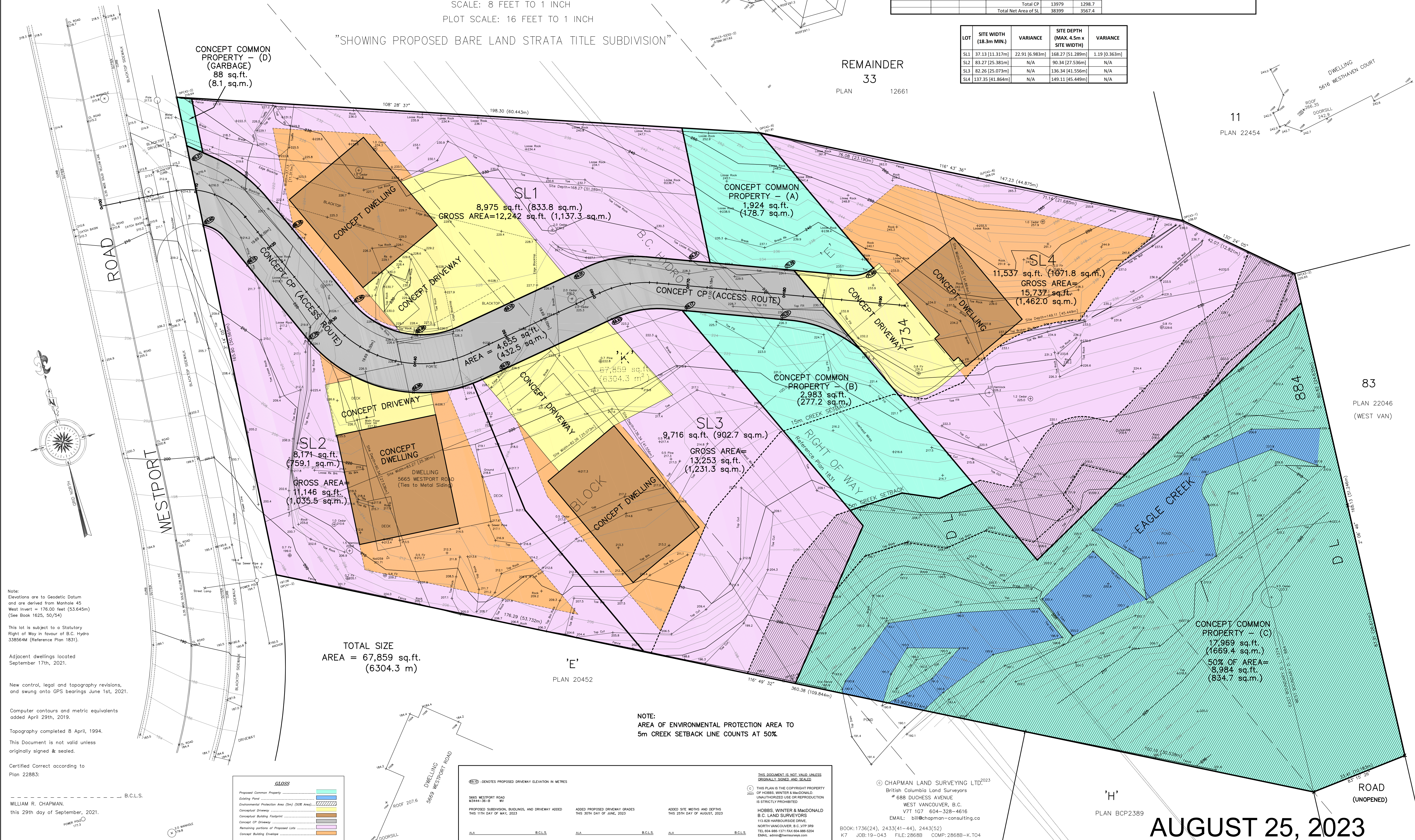
LOT	SITE WIDTH (18.3m MIN.)	VARIANCE	SITE DEPTH (MAX. 4.5m x SITE WIDTH)	VARIANCE
SL1	37.13 [11.317m]	22.91 [6.983m]	168.27 [51.289m]	1.19 [0.363m]
SL2	83.27 [25.381m]	N/A	90.34 [27.536m]	N/A
SL3	82.26 [25.073m]	N/A	136.34 [41.556m]	N/A
SL4	137.35 [41.864m]	N/A	149.11 [45.449m]	N/A



REMAINDER  
 33  
 PLAN 12661

11  
 PLAN 22454

83  
 PLAN 22046  
 (WEST VAN)



Note:  
 Elevations are to Geodetic Datum and are derived from Monhole 45  
 West Invert = 176.00 feet (53.645m)  
 (See Book 1625, 50/54)  
 This lot is subject to a Statutory Right of Way in favour of B.C. Hydro 338564M (Reference Plan 1831).  
 Adjacent dwellings located September 17th, 2021.  
 New control, legal and topography revisions, and swung onto GPS bearings June 1st, 2021.  
 Computer contours and metric equivalents added April 29th, 2019.  
 Topography completed 8 April, 1994.  
 This Document is not valid unless originally signed & sealed.  
 Certified Correct according to Plan 22883.

TOTAL SIZE  
 AREA = 67,859 sq.ft.  
 (6304.3 m)

NOTE:  
 AREA OF ENVIRONMENTAL PROTECTION AREA TO 5m CREEK SETBACK LINE COUNTS AT 50%.

**GLOSS**

Proposed Common Property	[Color swatch]
Existing Road	[Color swatch]
Environmental Protection Area (5m) (50% Area)	[Color swatch]
Conceptual Driveway	[Color swatch]
Conceptual Building Footprint	[Color swatch]
Conceptual CP Driveway	[Color swatch]
Remaining portions of Proposed Lots	[Color swatch]
Concept Bubbly Envelope	[Color swatch]

6830 DENOTES PROPOSED DRIVEWAY ELEVATION IN METRES

5665 WESTPORT ROAD  
 M5444-36-B WV

PROPOSED SUBDIVISION, BUILDINGS, AND DRIVEWAY ADDED THIS 11TH DAY OF MAY, 2023

ADDED PROPOSED DRIVEWAY GRADES THIS 30TH DAY OF JUNE, 2023

ADDED SITE WIDTHS AND DEPTHS THIS 23TH DAY OF AUGUST, 2023

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

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 EMAIL: bill@chapman-consulting.co

BOOK: 1736(24), 2433(41-44), 2443(52)  
 K7 JOB: 19-043 FILE: 2868B COMP: 2868B-K-T04

AUGUST 25, 2023