

NOTES:

PARCEL DIMENSIONS ARE DERIVED FROM FIELD SURVEYS AND EXISTING LAND TITLE OFFICE RECORDS, BEING PLAN 22490.

UNREGISTERED INTERESTED HAVE NOT BEEN INCLUDED OR CONSIDERED.

ALL MEASUREMENTS SHOWN ARE IN METRES.

OFFSET DIMENSIONS ARE TO EXTERIOR TRIM AND ARE PERPENDICULAR TO PROPERTY LINES, UNLESS OTHERWISE SHOWN.

PID NO.: 003-253-619.

PROPERTY TITLE SUBJECT TO: D28414 RESTRICTIVE COVENANT.

THIS PLAN LIES WITHIN THE CITY OF NANAIMO.

SURVEY DATA DERIVED FROM OBSERVATIONS TO GEODETIC CONTROL MONUMENTS 89H5626 AND 79H9188 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

HORIZONTAL DATUM : NAD83(CSRS) EPOCH 1997.0

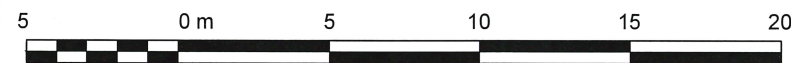
VERTICAL DATUM : CGVD28

BENCHMARK ELEV. : 111.60m AT MONUMENT 89H5626

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 20, (CITY OF NANAIMO)

LEGEND

x0.00 Finished Grade Elevation



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B-SIZE) WHEN PLOTTED AT A SCALE OF 1:250.



RECEIVED
BOV796
2026-APR-30
Current Planning

BUILDING ELEVATIONS	
SURVEYED AVERAGE FINISHED GRADE (SURVEYED APRIL 1, 2026)	= 101.27m
MAXIMUM BUILDING HEIGHT BY BYLAW	= 9.00 m
MAXIMUM ALLOWABLE ROOF PEAK ELEVATION	= 110.27 m
SURVEYED ROOF PEAK ELEVATION	= 105.47 m
SURVEYED ADDITION ROOF PEAK ELEVATION	= 105.39 m

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION SHOWING BUILDING ON LOT 6, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 22490

CERTIFIED CORRECT THIS APRIL 7, 2026



2026-04-07

TYSON QUOCKSISTER, BCLS #901
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

PREPARED FOR: WENDY MARIE ADDISON
CIVIC ADDRESS: 5686 BIG BEAR RIDGE, NANAIMO, BC
DATE OF FIELD SURVEY: APRIL 1, 2026
PLAN ID: 22320055528-V-PROP-001

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THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McELHANNEY ASSOCIATES AND OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY 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.



McElhanney

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