

SITE PLAN OF PARCEL A (D.D. 16373N), SECTION 29, RANGE 8, PLAN 630 AND PART OF SECTION 29, RANGE 8, PLAN 630, LYING EAST OF PARCEL A (D.D.16373N) THEREOF, NORTH OF PLAN 3217 AND TO THE SOUTH EAST OF HAREWOOD ROAD, AND LOT A, PLAN 3217, ALL OF SECTION 1, NANAIMO DISTRICT.



ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 279 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

PARCEL DIMENSIONS SHOWN HEREON ARE DERIVED FROM POSTING PLAN 3772PP ON FILE AT THE LAND TITLE OFFICE IN VICTORIA.

ELEVATION DATUM IS GEODETIC AND IS DERIVED FROM OBSERVATIONS TO CONTROL MONUMENT 77H5255. CONTROL MONUMENT ELEVATION = 58.357.

SETBACKS ARE DERIVED FROM FIELD SURVEY COMPLETED ON FEBRUARY 27, 2025.

THIS SITE PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF PAYLESS PROPERTY DEVELOPMENT LTD AND THE PROPERTY OWNERS.

THESE PARCELS MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLES NO: CA6449790, EE123084 AND EE123085.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

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.

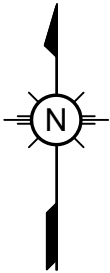
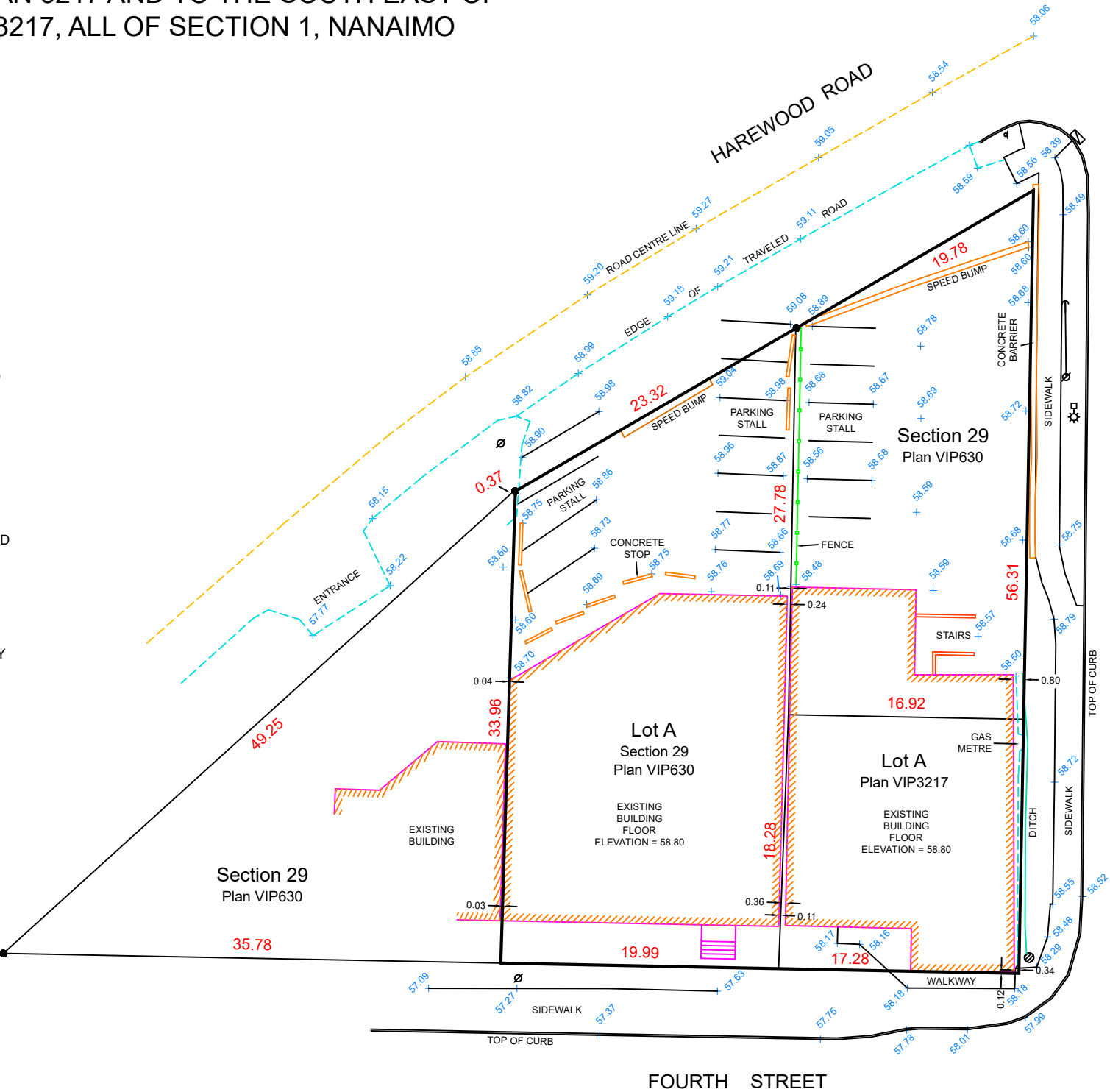
THE CIVIC ADDRESSES OF THE PROPERTIES ARE: 202 AND 210 FOURTH STREET, NANAIMO.

PIDS: 000-912-051, 006-255-582 AND 008-751-463.

ZONING: CC1.

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LEGEND

- STANDARD IRON POST FOUND
- ▣ CATCH BASIN
- ROUND CATCH BASIN
- ∅ UTILITY POLE
- POLE ANCHOR
- ⊙ STREET SIGN
- ⊙ LAMP POST
- + SPOT ELEVATION
- DITCH
- CONCRETE BARRIER - SPEED BUMP
- STRUCTURE
- FENCE
- RETAINING WALL
- - - EDGE OF PAVEMENT AND TRAVELED ROAD
- - - CENTRE LINE OF TRAVELED ROAD

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED HEREON. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THIS SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IT IS CERTIFIED CORRECT AS OF March 5, 2025.

Harbour City Land Surveying Ltd.
1825 LATIMER ROAD
NANAIMO BC V9S 5H2
PHONE: 250-758-4180
DRAWING: 25014 SITE PLAN MARCH 5 2025.DWG
BP: 25014 BASE PLAN.DWG
LAYOUT: 3

RECEIVED
DVP491
2025-NOV-21
Current Planning

ANDRE MCNICOLL, BCLS
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