

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This plan is intended for use as a topographic site plan. It is based on Land Title Office records and ties to surrounding survey evidence and does not represent a boundary survey. Critical lot dimensions, lot areas and building setbacks should be confirmed by a legal cadastral survey.

third party as a result of any decision made, or actions taken based on this document.

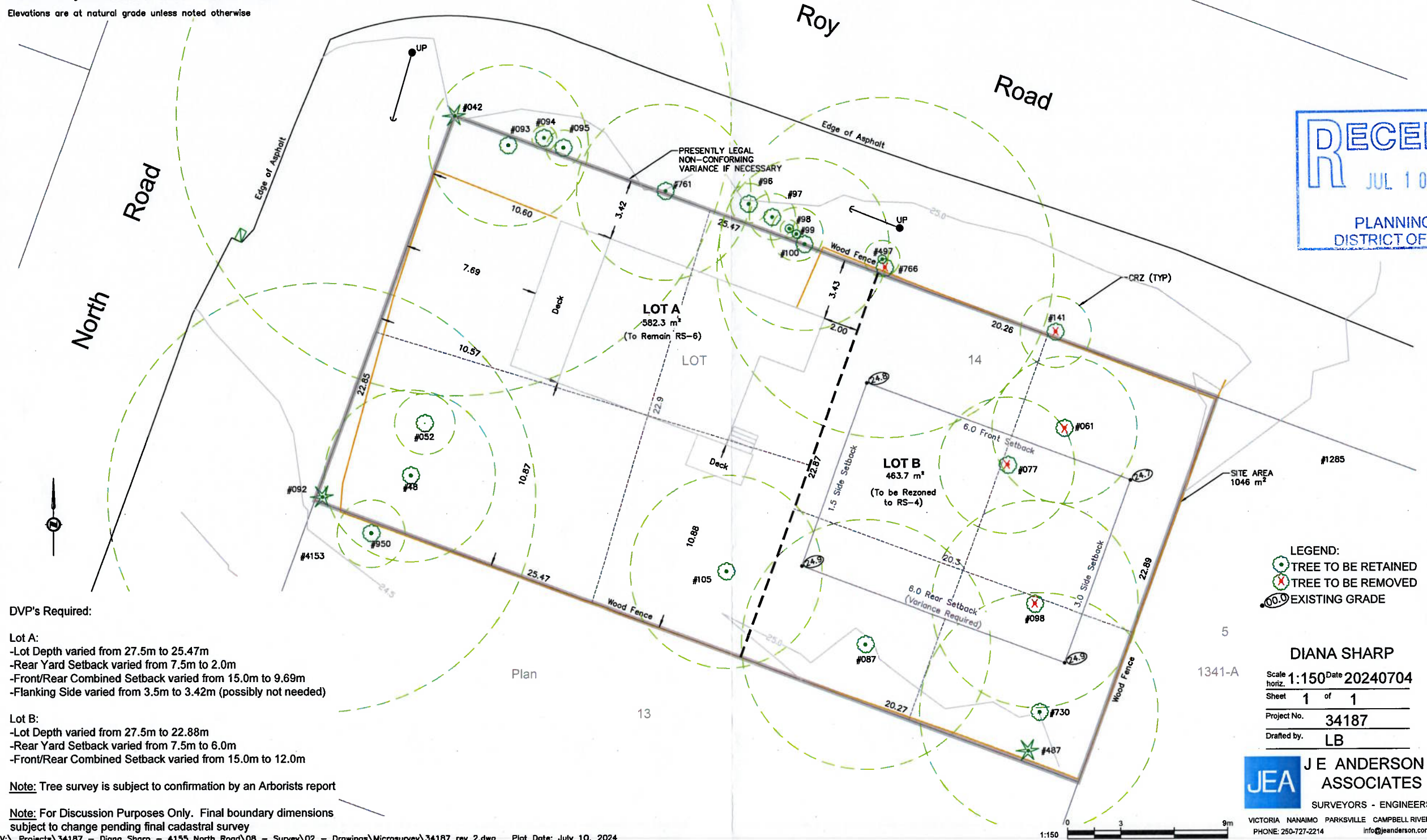
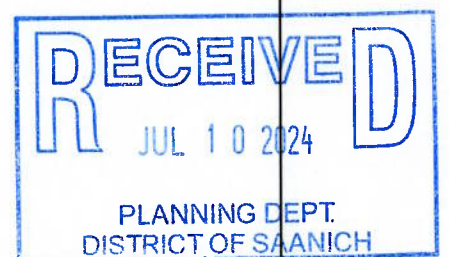
Subject to charges, legal notations, and interests shown on: Title No. CA2674003 (P.I.D.007-517-491)

Distances and elevations are in metres

Elevations are geodetic based on control monument 79H8915

Elevations are at natural grade unless noted otherwise

TENTATIVE PLAN OF
SUBDIVISION OF
LOT 14, BLOCK H, SECTION 5,
PLAN 1341-A
4155 NORTH ROAD



DVP's Required:

Lot A:

- Lot Depth varied from 27.5m to 25.47m
- Rear Yard Setback varied from 7.5m to 2.0m
- Front/Rear Combined Setback varied from 15.0m to 9.69m
- Flanking Side varied from 3.5m to 3.42m (possibly not needed)

Lot B:

- Lot Depth varied from 27.5m to 22.88m
- Rear Yard Setback varied from 7.5m to 6.0m
- Front/Rear Combined Setback varied from 15.0m to 12.0m

Note: Tree survey is subject to confirmation by an Arborists report

Note: For Discussion Purposes Only. Final boundary dimensions subject to change pending final cadastral survey

V:\Projects\34187 - Diana Sharp - 4155 North Road\08 - Survey\02 - Drawings\Microsurvey\34187 rev 2.dwg Plot Date: July 10, 2024

LEGEND:
● TREE TO BE RETAINED
✗ TREE TO BE REMOVED
--- EXISTING GRADE

DIANA SHARP

Scale 1:150 Date 20240704
horiz.
Sheet 1 of 1

Project No. 34187

Drafted by. LB

JEA J E ANDERSON &
ASSOCIATES

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com