SKETCH PLAN OF PROPOSED SUBDIVISION

OF LOT A SECTION 19 TOWNSHIP 4 RANGE 5 COAST DISTRICT
PLAN 7195 EXCEPT PLANS PRP14792 AND EPP874

PID: 006-925-260
Street Address: 2882 Railway Ave, Smithers, BC
Client: West Fraser – Pacific Inland Resources

This plan shows horizontal ground level distances in metres and decimals thereof.

Parcel boundary dimensions are derived from Land Title Office Records and the following unregistered plans EPP1071 and EPP951. All boundaries and areas are subject to change upon legal survey.

This parcel is subject to the following non-financial charges and interests:
Pacific Northern Gas Ltd. Right of Way – 32553D
Easement Appurtenant to Lots A and B Plan 6269 – BX566600

This parcel is within the Town of Smithers.
This parcel is within the Regional District of Bulkley-Nechako.

The permanent features on this property have not been measured or surveyed. They are shown in approximate locations based on aerial mapping.

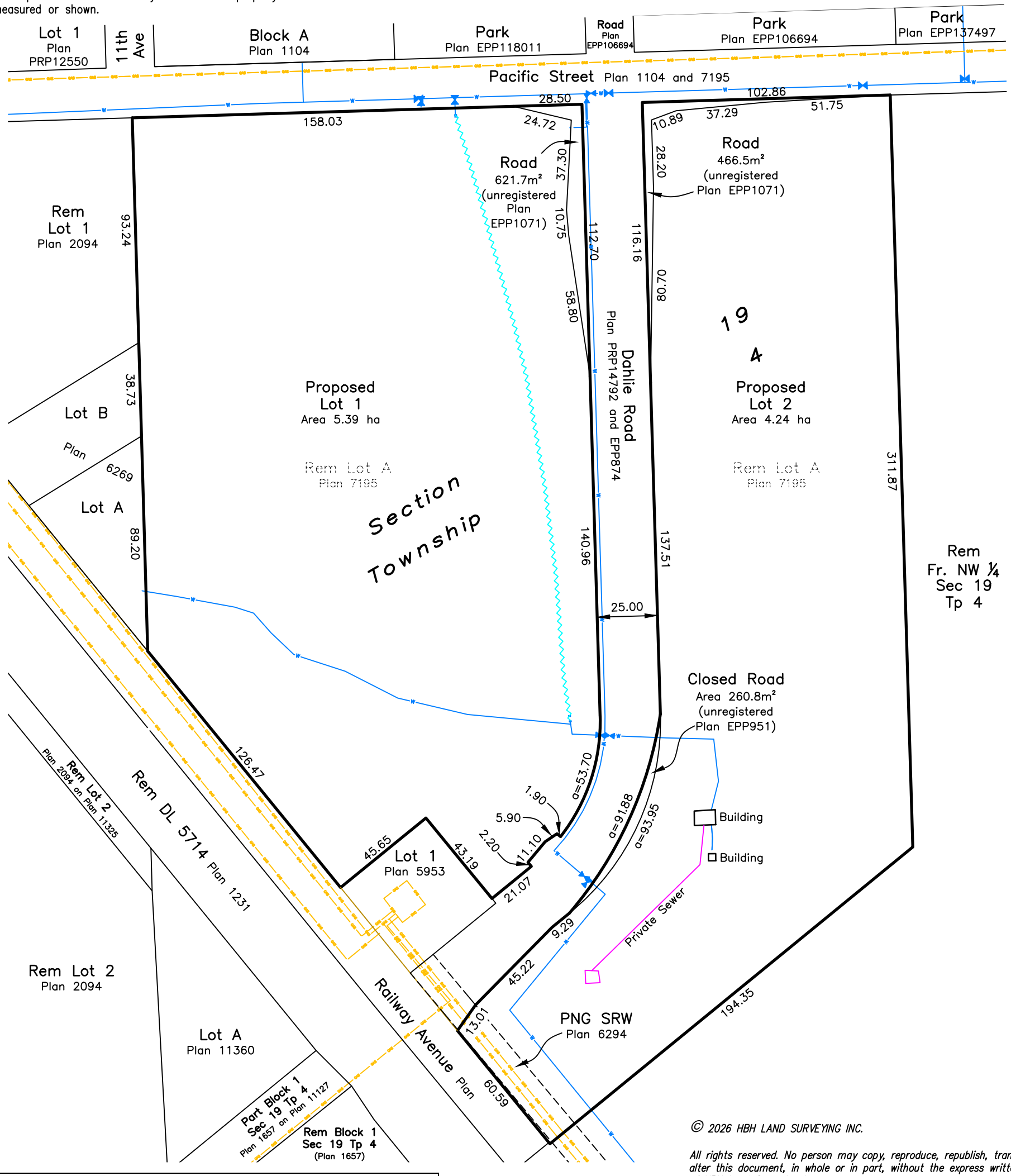
Other permanent features may exist on this property which have not been measured or shown.

SCALE:
0 17.5 35 52.5 70 87.5m

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:1750.

LEGEND:
Proposed Bounaries
Utility Gas
Utility Water
Utility Water Valve
Utility Water Abandoned
Utility Sanitary – Private System

**Utilities are approximate from mapping provided by The Town of Smithers.



HBH LAND SURVEYING INC.

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