

bennett

LAND SURVEYING LTD
22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

Client:
**Quantus
Development Ltd.**

Project:
**330 Seaview Drive,
Port Moody, BC**

PID:
010-554-688

Drawing Title:
**Topographic Survey
Plan of Lot 2 District
Lot 377 Group 1 New
Westminster District
Plan 19784**

Certified Correct
This 14th Day Of June, 2023

Michael Berneman
n ASCZV3
Mike Berneman, BCLS

Digitally signed by
Michael Berneman
ASCZV3
Date: 2023.01.30
13:36:30 -08'00'

Legend:

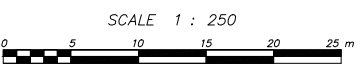
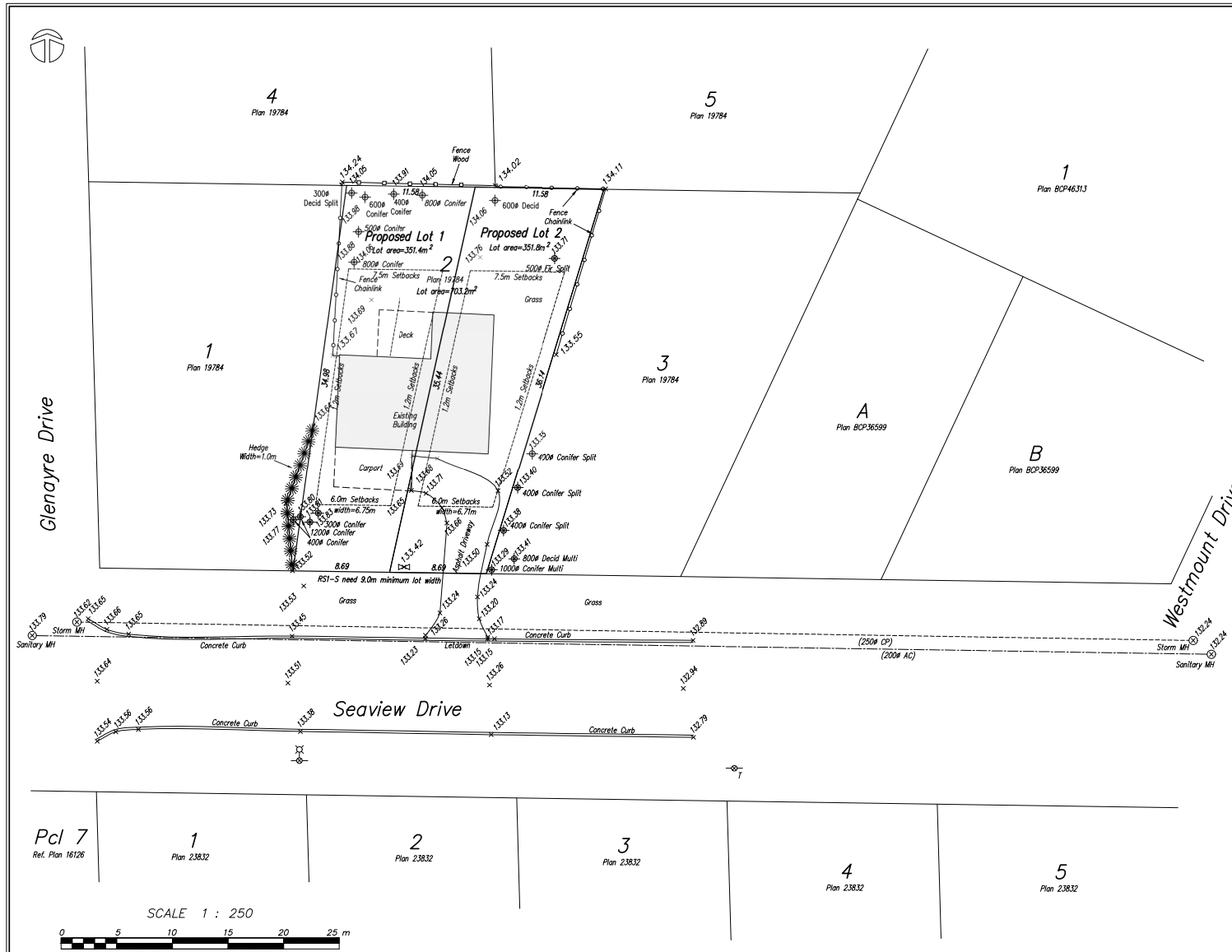
- ⊕ Tree (Tied At Point Of Entry Into The Ground)
- x Ground Elevation
- Manhole
- ⊕ Power Pole with Transformer
- ⊕ Power Pole With Light
- ⊕ Water Valve

Scale: 1:250

Date: June 5th, 2023

File: 150784Topo-Rev1

1
Of
1



Property:
Property dimensions and area shown are derived from Plan 19784 and may change with current legal survey. Refer to current certificate(s) of title for additional, existing or pending charges.

General:
This plan shows the location of visible features only, and does not indicate buried services that may exist on or around the subject site. Features shown without dimensions should be confirmed with Bennett Land Surveying Ltd. Building location based on survey ties to visible exterior surfaces unless otherwise noted. Trees species and dimensions should be confirmed by qualified arborist. Shaded area is not an indication of drip line location unless specifically labeled. The location of Trees and Hedges shown is not an indication of ownership. A more detailed survey of the trunk location would be required to confirm exact location with reference to property lines.

Notes:
Storm and Sanitary Pipe Sizes shown are taken from the Assults as shown on the City of Port Moody GIS map.

Current Zoning: R51
Proposed Zoning: R51-S
But R51-S need 9.0m minimum lot width

Benchmark Notes:
Elevations Are Geodetic
Referred to Monument: 80H3202
Monument Elevation: 132.928m
Located At: the Intersection of Mount Royal Drive and Westmount Drive
Vertical Datum: CVD288C

This lot is Subject To The Following
Non-financial Charges and Interests:
RESTRICTIVE COVENANT 134278C