

PLAN EPP100061

**Reference Plan of Lot 24,
District Lot 4039, Cariboo District,
Plan PGP43199, Except
Plan PGP43806**

Pursuant to Section 100(1)(a) of the Land Title Act.

Integrated survey area No. 39 Prince George, BC,
NAD83 (CSRS) 4.0.0.BC.1

BCGS 93G.097



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:1500.

All distances are in metres and decimals thereof.

Grid bearings are derived from observations between geodetic control monuments 86H1581 and 86H1576 and are referred to the central meridian of UTM Zone 10N (123° west longitude).

The UTM coordinates and estimated absolute accuracy achieved have been derived from mascot published coordinates and standard deviations for geodetic control monuments 86H1581 and 86H1576.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9994967 which has been derived from control monument 86H1581.

Note:
This plan shows one or more witness posts which are not set on the true corner(s).

Some posts are exaggerated for clarity.
Bearings to bearing trees are magnetic.

Legend

Found	Placed	Description
		Control Monument
		Standard Capped Post
		Standard Iron Post
		Combined Scale Factor
		Estimated Absolute Accuracy
		Witness
		Nothing Found
		Strata Lot
		Unsuitable to Post

Georeferencing Positions				
UTM Coordinates, Zone 10, NAD 83 (CSRS), 4.0.0.BC.1				
Station	Northing	Easting	EAA	CSF
86H1581	5980882.91	515192.81	0.05	0.9994967
86H1576	5980027.76	514784.43	0.05	0.9995012

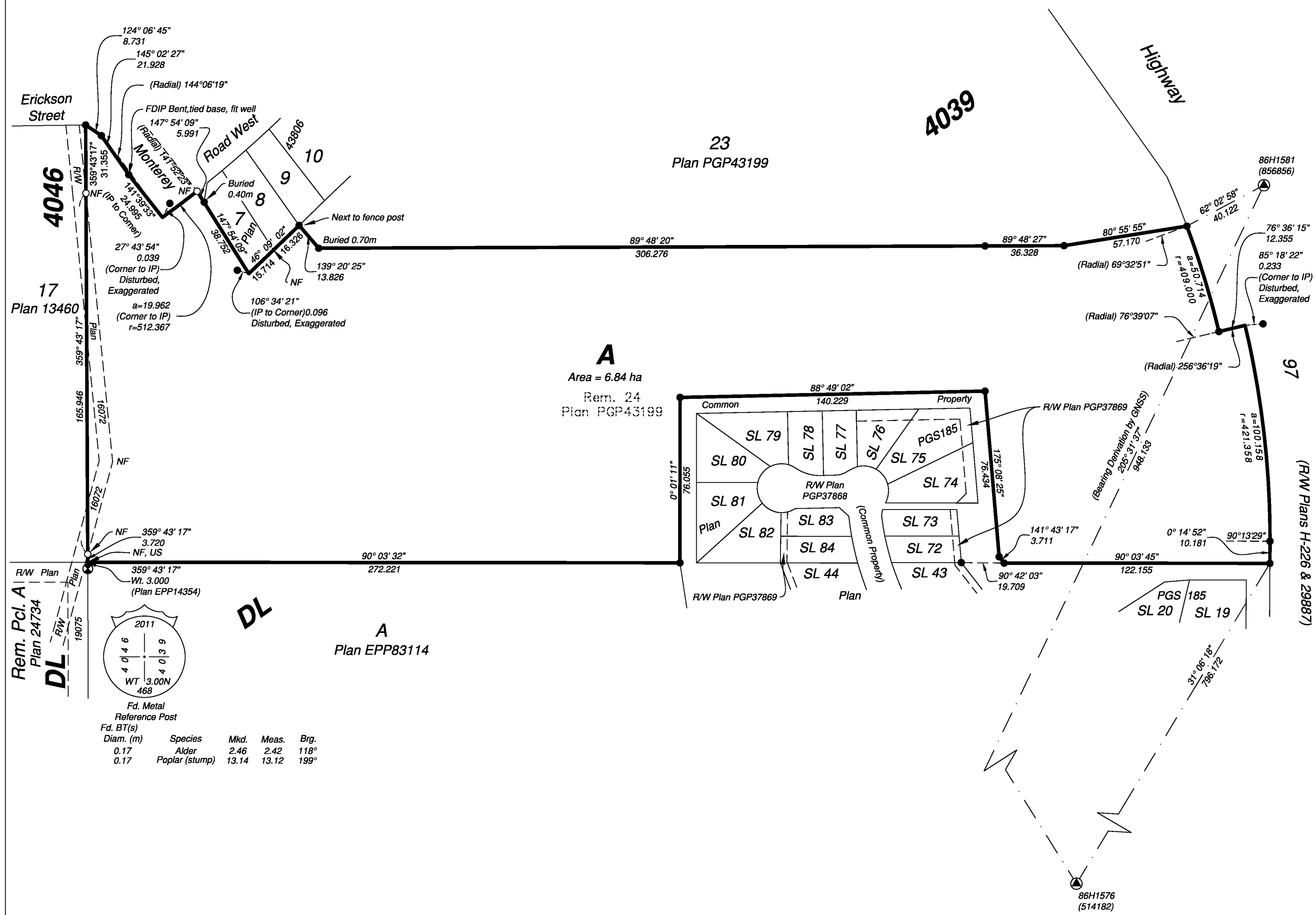
The field survey represented by this plan was completed on the 3rd day of March, 2020.

Albert Koehler, BCLS 974

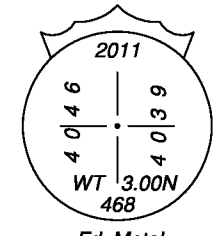
This plan lies within the Regional District of Fraser-Fort George

File: 19116-REF

KOEHLER LAND SURVEYING INC.
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A
Area = 6.84 ha
Rem. 24
Plan PGP43199



Fd. Metal Reference Post

Fd. BT(s)	Diam. (m)	Species	Mkd.	Meas.	Brg.
0.17	0.17	Alder	2.46	2.42	118°
0.17	0.17	Poplar (stump)	13.14	13.12	199°