

PLAN EPP101719

Reference Plan over part of Lot A, Plan EPP99871, District Lot 2611, Cariboo District, Except Plan EPS6571, and Part of Common Property of Strata Plan EPS6571, District Lot 2611, Cariboo District.

Pursuant to Section 99(1)(e) of the Land Title Act
For Easement Purposes
BCGS 93G.096
Integrated survey area No. 39 Prince George, BC,
NAD83 (CSRS) 4.0.0.BC.1



The intended plot size of this plan is 432mm in width by 559mm in height (C size) when plotted at a scale of 1:500.

All distances are in metres and decimals thereof.

Grid bearings are derived from Plan EPP99871 and are referred to the central meridian of UTM Zone 10 (123° west longitude).

The UTM coordinates and estimated absolute accuracy achieved have been derived from Plan EPP99871

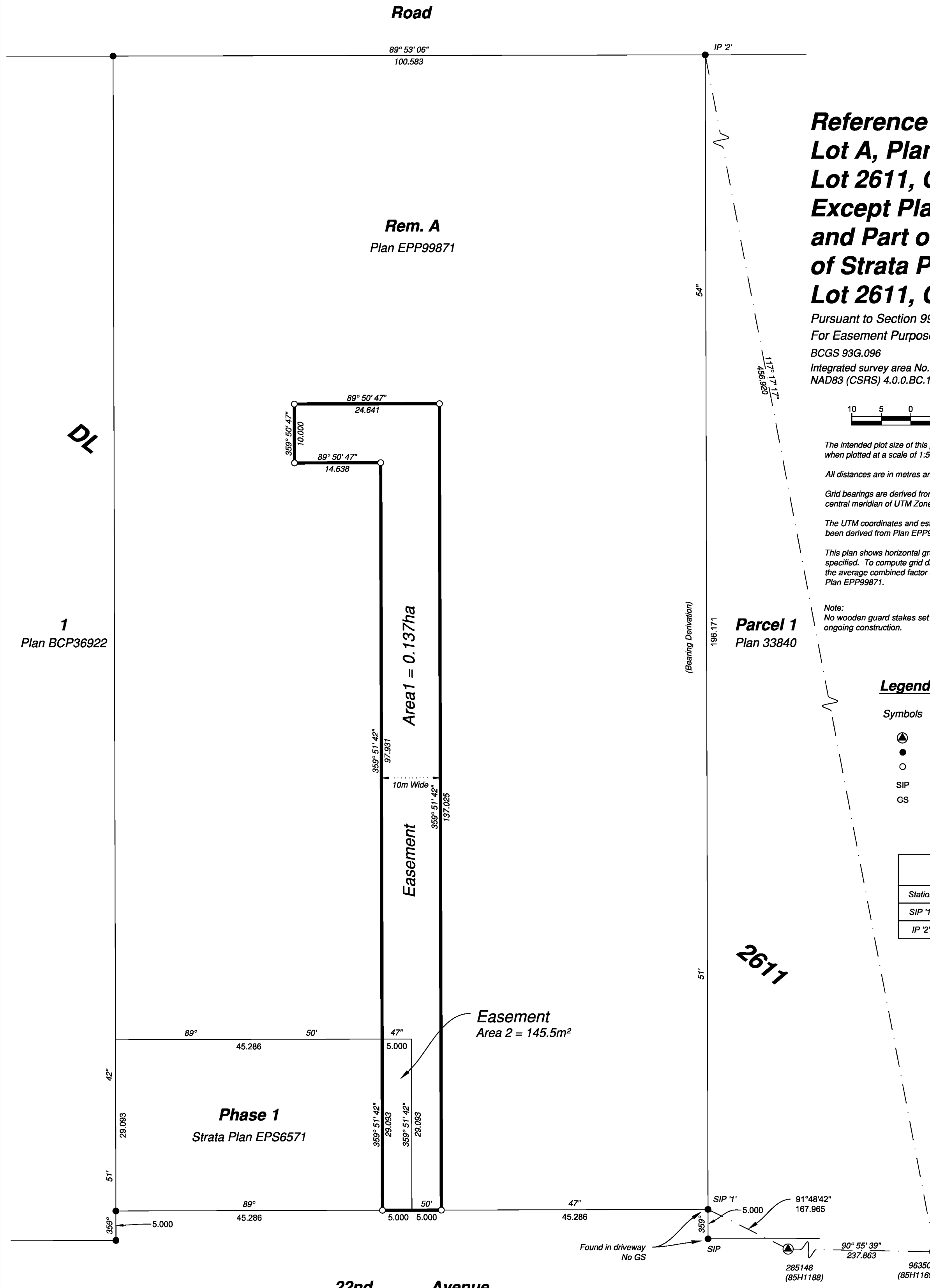
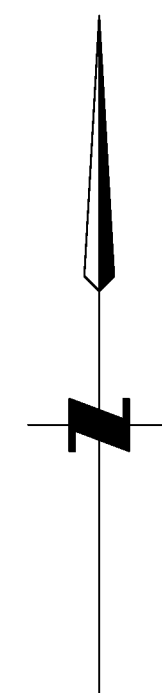
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995095 which has been derived from Plan EPP99871.

Note:
No wooden guard stakes set at new corner posts due to ongoing construction.

Legend

Symbols	Description
⊙	Found Control Monument
●	Found Standard Iron Post
○	Placed Standard Iron Post
SIP	Short Iron Post
GS	Wooden Guard Stake

Georeferencing Positions UTM Coordinates, Zone 10, NAD 83 (CSRS), 4.0.0.BC.1				
Station	Northing	Easting	EAA	CSF
SIP '1'	5972562.12	512827.56	0.10	0.9995095
IP '2'	5972758.20	512827.10	0.10	0.9995095



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Plan BCP36922

Rem. A
Plan EPP99871

Parcel 1
Plan 33840

Easement
Area 1 = 0.137ha

Easement
Area 2 = 145.5m²

Phase 1
Strata Plan EPS6571

22nd Avenue

BOOK OF REFERENCE		
Easement	DESCRIPTION	AREA REQUIRED
Area 1	Part of Lot A, District Lot 2611, Cariboo District, Plan EPP99871, Except Plan EPS6571	0.137 ha
Area 2	Part of Common Property, Strata Plan EPS6571, District Lot 2611, Cariboo District	145.5 m ²
Total Area		0.152 ha

CPG File No.: SD100638

The field survey represented by this plan was completed on the 13th day of July, 2020.

Scott Maguire, BCLS 903

This plan lies within the Regional District of Fraser-Fort George
This plan lies within the jurisdiction of the approving officer for the City of Prince George.

File: 18048-EASE-R2

KOEHLER LAND SURVEYING INC.
1698 Lyon Street South
Prince George, BC V2N 1T3
Tel: (250) 614-9703