## REFERENCE PLAN OF EASEMENT OVER PART OF PLAN EPP58500 LOT 23, EXCEPT PLAN EPP4750, LOTS 24, 25 AND 26, ALL IN DISTRICT LOT 4377, CARIBOO DISTRICT, PLAN 1329 PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT INTEGRATED SURVEY AREA NUMBER 39, PRINCE GEORGE, NAD83(CSRS) CLUBHOUSE DRIVE 79<sup>2</sup>6<sup>3</sup>04<sup>7</sup>79<sup>2</sup>6<sup>3</sup>04<sup>7</sup> BCGS 93G.097 101.438 THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:750 LOT 23 ALL DISTANCES ARE HORIZONTAL GROUND-LEVEL AND ARE SHOWN IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE INDICATED. 96**\***57'25" GRID BEARINGS ARE DERIVED FROM GNSS OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 86H1568 AND 86H1527 r=10.000 a=11.398 r=4.000 a=4.559 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995043. THE AVERAGE COMBINED FACTOR HAS BEEN DERIVED 38.791 FROM GEODETIC CONTROL MONUMENTS 86H1568 AND 86H1527. 10' THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL 38.791 J 16.856 22.321 ACCURACY ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES 89'31'46" 42.297 AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENT 86H1568. **LEGEND** PART OF REM. BLOCK A GEODETIC CONTROL MONUMENT STANDARD IRON POST FOUND STANDARD IRON POST PLACED AREA 2 =500.6m<sup>2</sup> PART DRIVE BLOCK B BOOK OF REFERENCE **DESCRIPTION** AREA LOT 23, PLAN 1329 EXCEPT PLAN EPP4750 752.0m<sup>2</sup> LOT 24 3 LOT 24, PLAN 1329 500.6m² LOT 25, PLAN 1329 603.9m<sup>2</sup> LOT 26, PLAN 1329 85.6m<sup>2</sup> 6.000~ V TOTAL 0.194ha - 6.029 Œ 34.537 26.066 NF **DETAIL** Q NOT TO SCALE **EASEMENT** Dr TOTAL AREA = 0.194ha93**'**36'46" LOT 25 39.426 AREA 3 =603.9m<sup>2</sup> SEE DETAIL 39.317 39.426 00' AREA 4 $=85.6m^{2}$ GEOREFERENCING POSITIONS UTM COORDINATES, ZONE 10, NAD83(CSRS) EPOCH V 4.0.0.BC.1 LOT 26 ESTIMATED HORIZONTAL STA TION **NORTHING EASTING** POSITIONAL ACCURACY Fd.IP'A' 5977983.04 516162.30 0.05m Fd.IP'B' 5977822.27 516122.32 0.05m 107.935 32" 89, **●** 86H1568 LOT 27 McElhanney McElhanney Associates Land Surveying Ltd. THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 23rd DAY OF DECEMBER, 2015. Prince George, B.C. SHAUNA C. GOERTZEN, BCLS 798 E-mail: pgmals@mcelhanney.com Ph: (250) 561-2229 THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF FRASER-FORT GEORGE. DL 4377 File No. 2341-6396-E1