

EXPLANATORY PLAN TO ACCOMPANY LEASE OF PARTS OF THE PARKING LEVEL IN A BUILDING ON LOT 1, DISTRICT LOT 417, CARIBOO DISTRICT, PLAN PGP40994 EXCEPT STRATA PLAN PGS239, PHASES 1, 2 AND 3.

PLAN EPP65010

PURSUANT TO SECTION 99(1)(k) OF THE LAND TITLE ACT. FOR LEASE PURPOSES

INTEGRATED SURVEY AREA No. 39 PRINCE GEORGE, BC
BCGS 93G.097



THE INTENDED PLOT SIZE OF THIS PLAN IS 560 mm IN WIDTH BY 432 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

GRID BEARINGS ARE DERIVED FROM PREVIOUSLY INTEGRATED PLAN PGP40994.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995158 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 85H1047 AND 85H1349.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED HAVE BEEN DERIVED FROM MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENT 85H1349.

LEGEND:
PARCEL DIMENSIONS ARE DERIVED FROM PLAN PGP40994.

OFFSETS TO PROPERTY LINES ARE PERPENDICULAR THERETO AND MEASURED TO THE EXTERIOR OF THE FOUNDATION WALL

LEASE DIMENSIONS ARE MEASURED TO CENTERLINE OF INTERIOR WALLS.

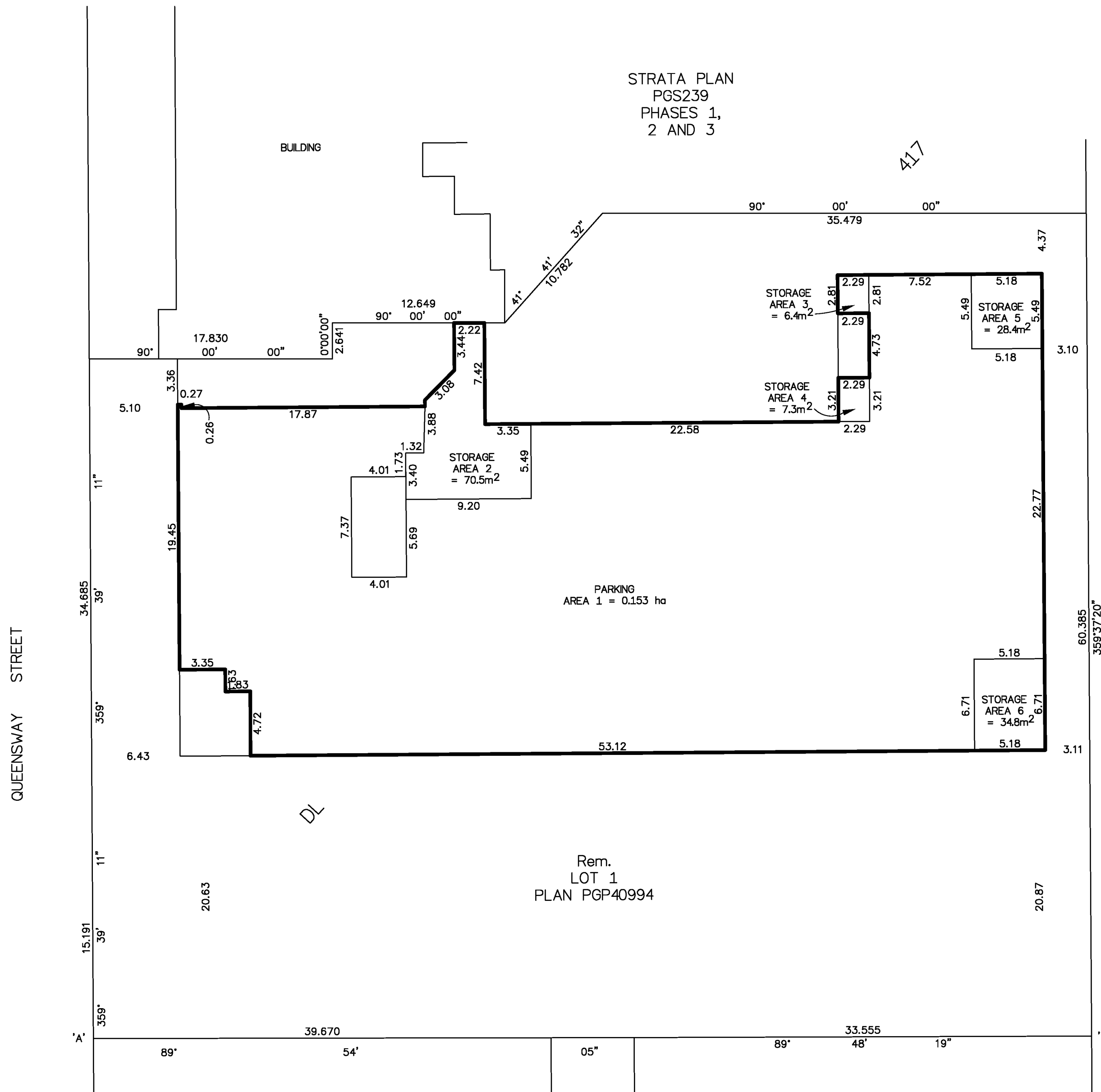
GEOREFERENCING POSITIONS			
UTM COORDINATES, ZONE 10, NAD 83 (CSRS), 4.0.0.BC.1			
STATION	NORTHING	EASTING	ESTIMATED HORIZONTAL POSITIONAL ACCURACY
'A'	5972900.86	516944.98	0.05m
'B'	5972901.04	517018.17	0.05m

BOOK OF REFERENCE	
DESCRIPTION	AREA
PARKING	1 = 0.153 ha
STORAGE	2 = 70.5m ²
STORAGE	3 = 6.4m ²
STORAGE	4 = 7.3m ²
STORAGE	5 = 28.4m ²
STORAGE	6 = 34.8m ²



THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS:
PGP40994

SHAUNA C. GOERTZEN, BCLS 798
ON THE 11th DAY OF AUGUST, 2016



THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF FRASER-FORT GEORGE

McElhanney
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