

REFERENCE PLAN OF EASEMENT OVER PART OF COMMON PROPERTY OF PHASE 1 OF STRATA PLAN EPS5879 AND PART OF LOT 35, DISTRICT LOT 2616, PLAN EPP72860 EXCEPT PLAN EPS5879, ALL IN CARIBOO DISTRICT.

PLAN EPP92548

PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT.
FOR EASEMENT PURPOSES

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA
No. 39 PRINCE GEORGE, BC, NAD83 (CSRS) 4.0.0.BC.1

BCGS 93G.086



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:750.
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

GRID BEARINGS ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED HAVE BEEN DERIVED FROM NATURAL RESOURCES CANADA PRECISE POINT POSITIONING SYSTEM.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE COMBINED FACTOR OF 0.9994890 WHICH HAS BEEN DERIVED BASED ON AN ELLIPSOIDAL ELEVATION OF 719.90m.

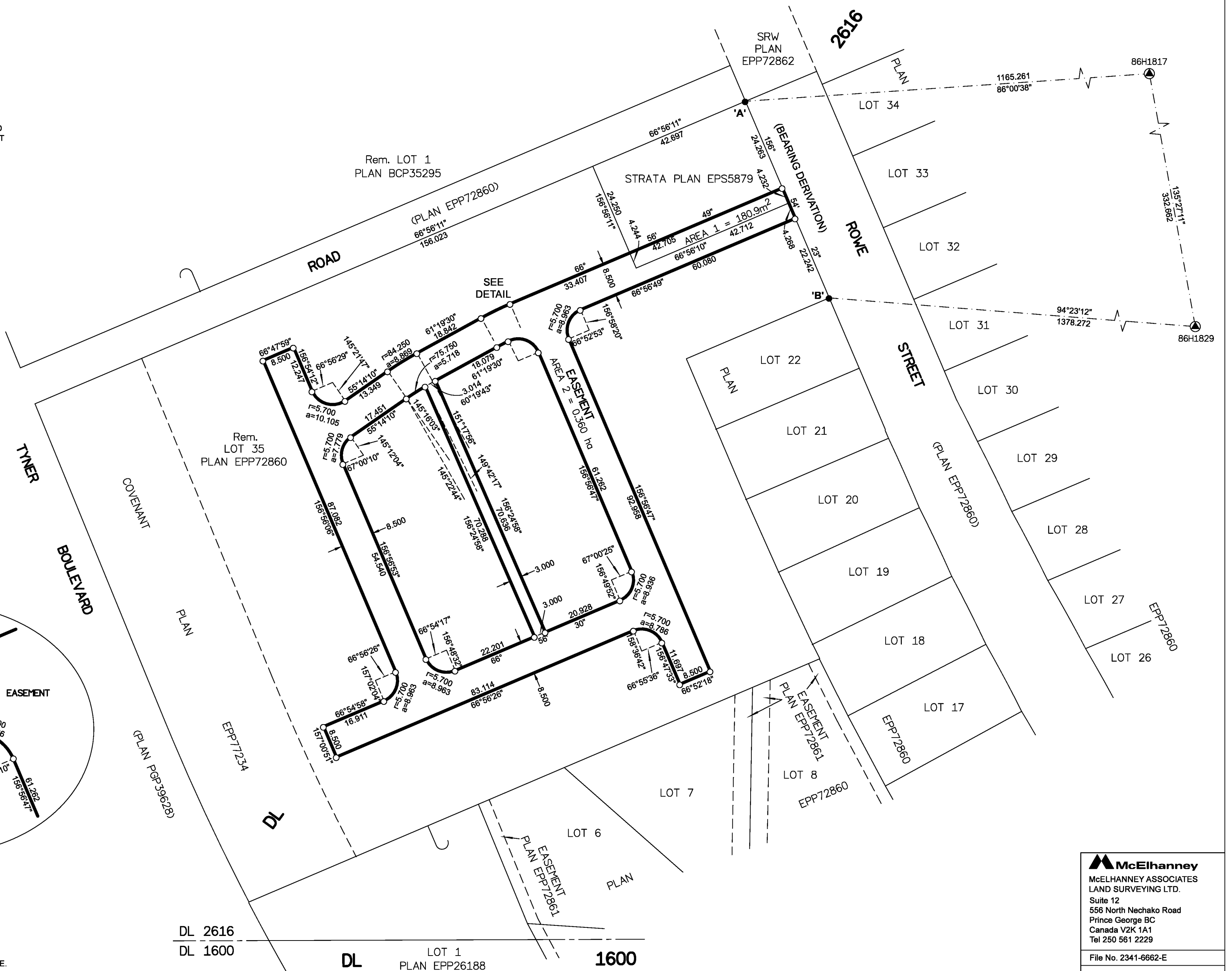
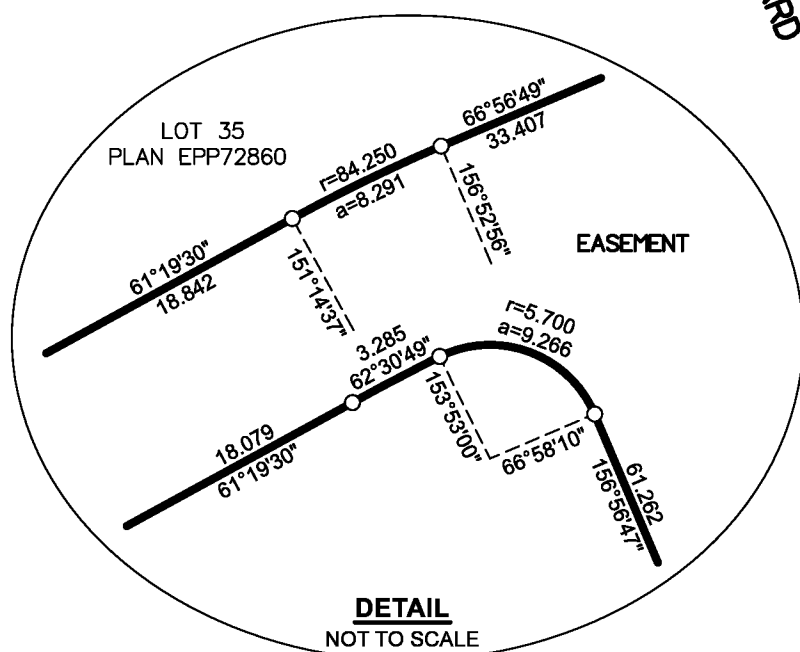
NOTE:
SOME LINES ARE EXAGGERATED FOR CLARITY.

LEGEND

SYMBOLS	DESCRIPTION
FOUND PLACED	
●	CONTROL MONUMENT
○	STANDARD IRON POST
CSF	COMBINED SCALE FACTOR
EAA	ESTIMATED ABSOLUTE ACCURACY

GEOREFERENCING POSITIONS				
UTM COORDINATES, ZONE 10, NAD 83 (CSRS), 2002.0				
STATION	NORTHING	EASTING	EAA	CSF
Fd. IP 'A'	5969720.63	513007.13	0.05	0.9995022
Fd. IP 'B'	5969670.06	513028.69	0.05	0.9995035

BOOK OF REFERENCE	
LEGAL DESCRIPTION	AREA
PHASE 1 STRATA PLAN EPS5879	AREA 1 = 180.9m ²
LOT 35, DL 2616, PLAN EPP72860	AREA 2 = 0.360ha
TOTAL AREA = 0.378ha	



THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 16th DAY OF MAY, 2019
SHAUNA C. GOERTZEN, BCLS 798

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

McElhanney
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