

PLAN EPP96798

Reference Plan of Parcel B (PF12041), of Block 23, District Lot 417, Cariboo District, Plan 1409 and that part of Closed Lane in Block 23, District Lot 417, Cariboo District, as shown on Plan EPP96797.

Pursuant to Section 100(1)(b) 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 432mm in width by 559mm 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 observations between geodetic control monuments 383869 and 842435.

The UTM coordinates and estimated absolute accuracy achieved have been derived from mascof published coordinates and standard deviations for geodetic control monuments 383869 and 842435.

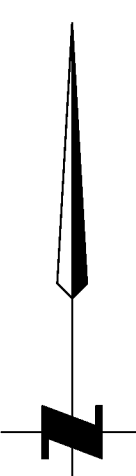
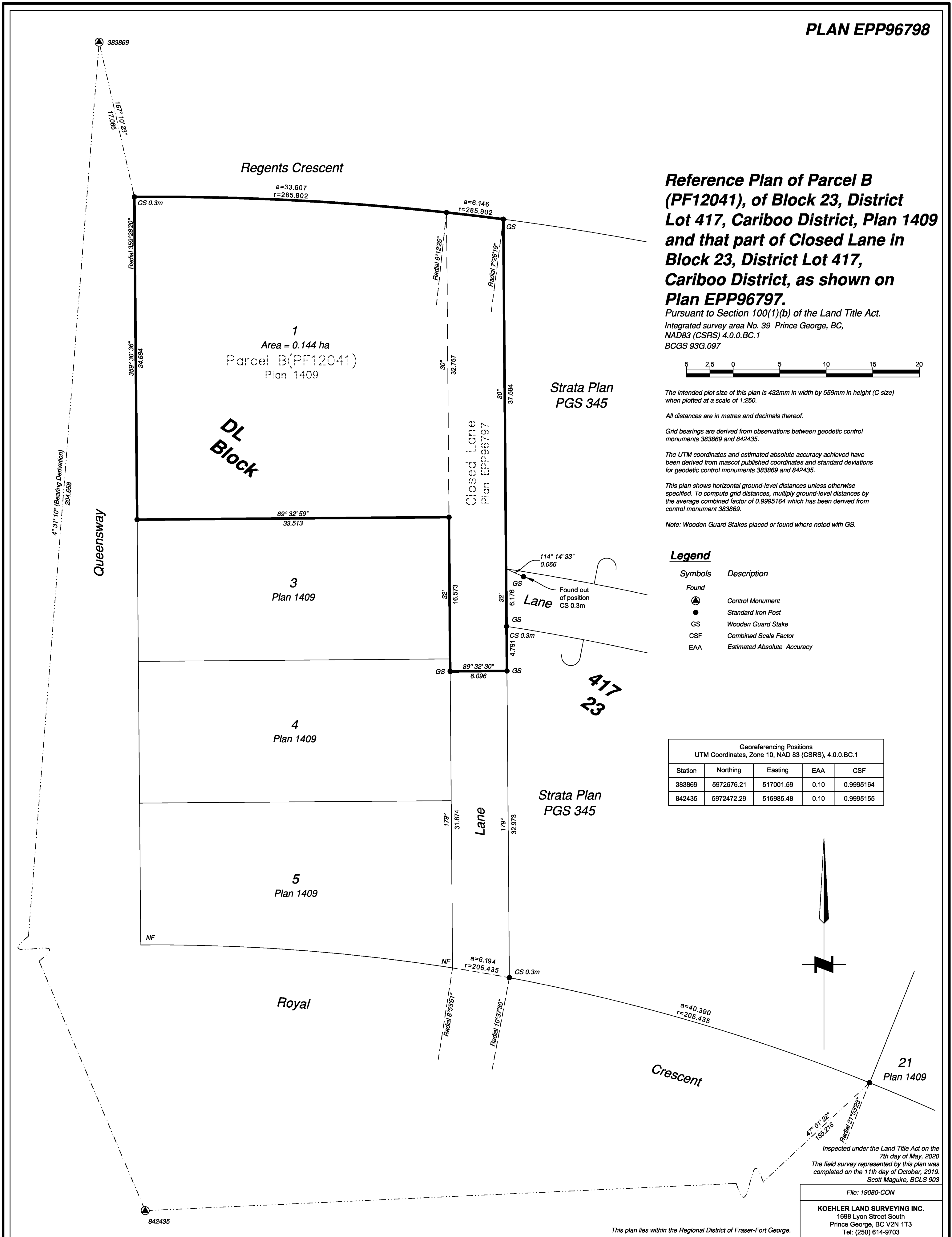
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995164 which has been derived from control monument 383869.

Note: Wooden Guard Stakes placed or found where noted with GS.

Legend

Symbols	Description
Found	
Control Monument	Control Monument
Standard Iron Post	Standard Iron Post
Wooden Guard Stake	Wooden Guard Stake
CSF	Combined Scale Factor
EAA	Estimated Absolute Accuracy

Georeferencing Positions				
UTM Coordinates, Zone 10, NAD 83 (CSRS), 4.0.0.BC.1				
Station	Northing	Easting	EAA	CSF
383869	5972676.21	517001.59	0.10	0.9995164
842435	5972472.29	516985.48	0.10	0.9995155



Inspected under the Land Title Act on the 7th day of May, 2020
 The field survey represented by this plan was completed on the 11th day of October, 2019.
 Scott Maguire, BCLS 903

File: 19080-CON
KOEHLER LAND SURVEYING INC.
 1698 Lyon Street South
 Prince George, BC V2N 1T3
 Tel: (250) 614-9703

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