

PLAN EPP98767

REFERENCE PLAN OF EASEMENT OVER PART OF STRATA LOTS 4 TO 7 INCLUSIVE, 11, 12, 19, 20, 25, AND COMMON PROPERTY, DISTRICT LOTS 4221 AND 4376, CARIBOO DISTRICT, PLAN EPS6462.

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.097



THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF. GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENT 86H1775 AND 86H1759.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED HAVE BEEN DERIVED FROM MASCOOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENT 86H1775.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE COMBINED FACTOR OF 0.9995090 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENT 86H1775.

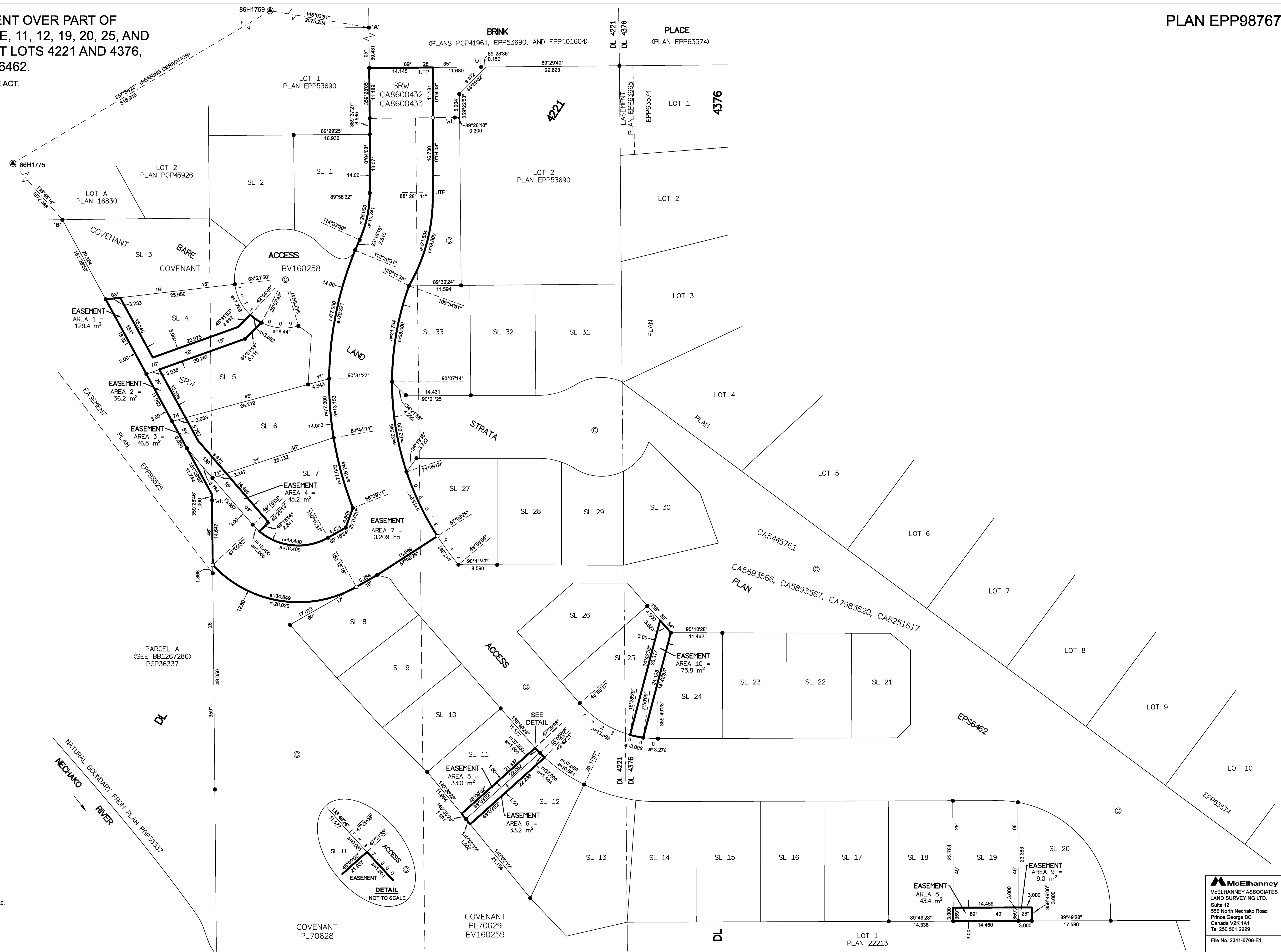
NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S). SOME POSTS AND LINES ARE EXAGGERATED FOR CLARITY.

LEGEND

SYMBOLS	DESCRIPTION
FOUND PLACED	
⊙	CONTROL MONUMENT
○	STANDARD IRON POST
UTP	UNSUITABLE TO POST
⊙	COMMON PROPERTY
SL	STRATA LOT
EAA	ESTIMATED ABSOLUTE ACCURACY

GEOREFERENCING POSITIONS			
UTM COORDINATES, ZONE 10, NAD 83 (CSRS), 4.0.0.BC.1			
STATION	NORTHING	EASTING	EAA
Fd. IP 'A'	5977160.99	513389.07	0.09
Fd. IP 'B'	5977087.87	513321.27	0.09

BOOK OF REFERENCE	
DESCRIPTION	AREA
SL 4, DL 4221 AND 4376, CARIBOO DISTRICT, PLAN EPS6462.	AREA 1 = 129.4 m <sup>2</sup>
SL 5, DL 4221 AND 4376, CARIBOO DISTRICT, PLAN EPS6462.	AREA 2 = 36.2 m <sup>2</sup>
SL 6, DL 4221 AND 4376, CARIBOO DISTRICT, PLAN EPS6462.	AREA 3 = 46.5 m <sup>2</sup>
SL 7, DL 4221 AND 4376, CARIBOO DISTRICT, PLAN EPS6462.	AREA 4 = 45.2 m <sup>2</sup>
SL 11, DL 4221 AND 4376, CARIBOO DISTRICT, PLAN EPS6462.	AREA 5 = 33.0 m <sup>2</sup>
SL 12, DL 4221 AND 4376, CARIBOO DISTRICT, PLAN EPS6462.	AREA 6 = 33.2 m <sup>2</sup>
COMMON PROPERTY, DL 4221 AND 4376, CARIBOO DISTRICT, PLAN EPS6462.	AREA 7 = 0.209 ha
SL 19, DL 4221 AND 4376, CARIBOO DISTRICT, PLAN EPS6462.	AREA 8 = 43.4 m <sup>2</sup>
SL 20, DL 4221 AND 4376, CARIBOO DISTRICT, PLAN EPS6462.	AREA 9 = 9.0 m <sup>2</sup>
SL 25, DL 4221 AND 4376, CARIBOO DISTRICT, PLAN EPS6462.	AREA 10 = 75.8 m <sup>2</sup>
TOTAL AREA	0.254 ha



INSPECTED UNDER THE LAND TITLE ACT ON THE 3rd DAY OF NOVEMBER, 2020.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 27th DAY OF MARCH, 2020 SHAUNA G. GOERTZEN, SCLS 788

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

**McElhanney**  
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