

EPS1354

**SURVEY PLAN CERTIFICATION  
PROVINCE OF BRITISH COLUMBIA**

0468

PAGE 1 OF 6 PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you

(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and

(b) certify the matters set out in section 168.73 (4) of the Land Title Act, Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

Dale Keown 4VQBG7	Digitally signed by Dale Keown
	4VQBG7
	DN: c=CA, cn=Dale Keown 4VQBG7,
	o=BC Land Surveyor, ou=Verify ID at
	www.juricert.com/LKUP.cfm?
	id=4VQBG7
	Date: 2013.10.17 11:43:02 -07'00'

1. BC LAND SURVEYOR: (Name, address, phone number)

Dale Keown

McElhanney Associates Land Surveying Ltd.

1633 First Avenue

Prince George

BC V2L 2Y8

(250) 561 2229

pgmals@mcelhanney.com

File 5983 Phase 1

Surveyor General Certification [For Surveyor General Use Only]

Fee Collected for Document: \$33.30

2. PLAN IDENTIFICATION:

Control Number: **138-203-5382**

Plan Number: **EPS1354**

This original plan number assignment was done under Commission #: **468**

3. CERTIFICATION:

Form 9     Explanatory Plan     Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on:	2013	March	12	(YYYY/Month/DD)	The checklist was filed under ECR#:
The plan was completed and checked on:	2013	March	13	(YYYY/Month/DD)	146727

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2013 March 13 (YYYY/Month/DD)  None  Strata Form S

None  Strata Form U1  Strata Form U1/U2

I am a British Columbia land surveyor and certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan

Certification Date: 2013 March 13 (YYYY/Month/DD)

Arterial Highway

4. ALTERATION:

LTO Document Reference: **CA3326681**

This is an alteration to a previous version of this plan identified by control number: **136-441-0327**

DESCRIPTION OF ALTERATION: SEE SCHEDULE

**4. DESCRIPTION OF ALTERATION (continued)**PAGE 2 OF 6 PAGES

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-TITLE ALTERED BY INSERTING 'PART OF'. TO NOW READ AS FOLLOWS STRATA PLAN OF PART OF LOT A, DL 2507, CARIBOO DISTRICT, PLAN BCP41838.

-TOGGLED STRATA FORM U1.

-REVISED NOTE TO READ PHASE ONE OF SIX PHASE STRATA....

# STRATA PLAN OF PART OF LOT A, DL 2507, CARIBOO DISTRICT, PLAN BCP41838.

Sheet 1 of 4 Sheets

## STRATA PLAN EPS1354 Phase 1

BCGS 93G.096

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



ALL DISTANCES ARE HORIZONTAL GROUND-LEVEL AND ARE SHOWN IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE INDICATED.

This plan lies within Integrated Survey Area No. 39, City of Prince George, NAD83 (CSRS).

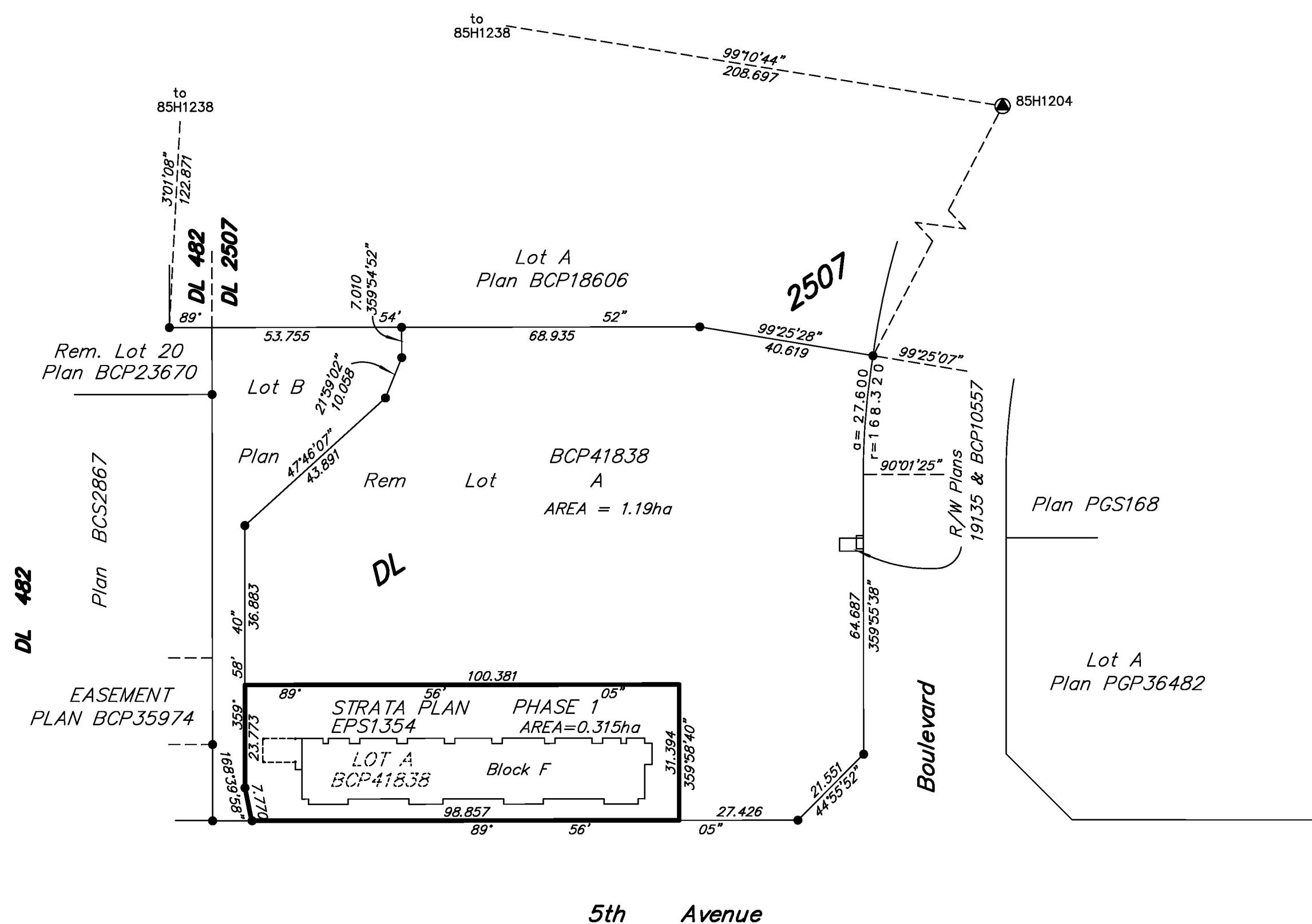


### LEGEND

Grid bearings are derived from observations between geodetic control monuments 85H1204 and 85H1238.

- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- ⊙ Denotes Common Property
- SL Denotes Strata Lot
- LCP Denotes Limited Common Property
- PT Denotes Part
- B Denotes Balcony - LCP of adjacent SL
- G Denotes Garage - PT of adjacent SL
- E Denotes Electrical Room - Common Property
- CP Denotes Carport - Part of Adjacent SL

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995092 which has been derived from 85H1204 and 85H1238.



Civic Address  
4334 5TH AVENUE  
PRINCE GEORGE, BC

This Plan is Phase One of a six phase strata plan under Section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Prince George.

All angles deflect by multiples of 45 degrees unless otherwise indicated.  
The buildings included in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is subject of the strata plan.

The field survey represented by this plan was completed by Dale Keown, BCLS, on the 12th day of March, 2013.

This plan lies within the City of Prince George, B.C.

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

**McElhanney**  
McElhanney Associates  
Land Surveying Ltd.  
Prince George, B.C.  
E-mail: pgmals@mcElhanney.com  
Ph: (250) 561-2229 Fax: (250) 563-1941

D.L. 2507

File No. 5983-ST-F-P1

# FOUNDATION PLAN

Sheet 2 of 4 Sheets

## STRATA PLAN EPS1354 Phase 1

BCGS 93G.096

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500



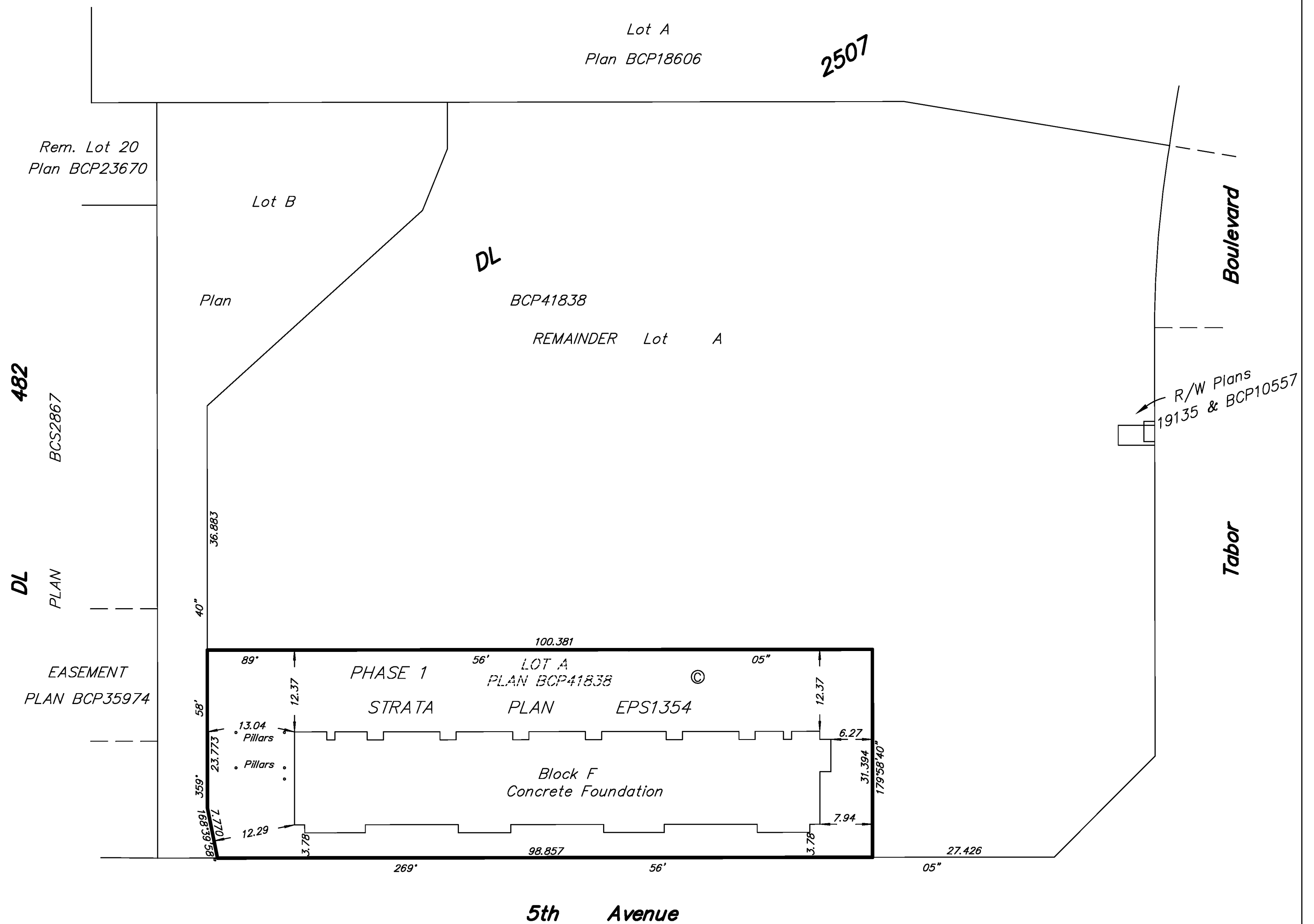
ALL DISTANCES ARE HORIZONTAL GROUND-LEVEL AND ARE SHOWN IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE INDICATED.



**LEGEND**

© Denotes Common Property

THIS PLAN SHOWS DIMENSIONS TO THE EXTERIOR OF CONCRETE FOUNDATION WALLS.



# BLOCK F FLOOR PLANS

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



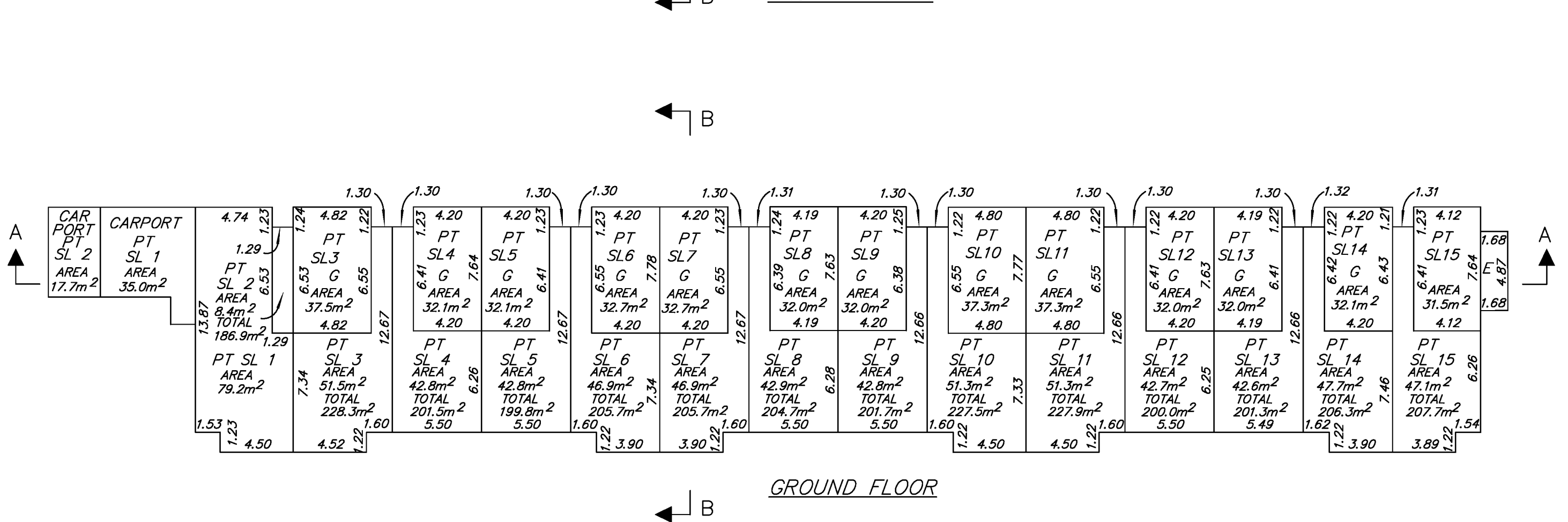
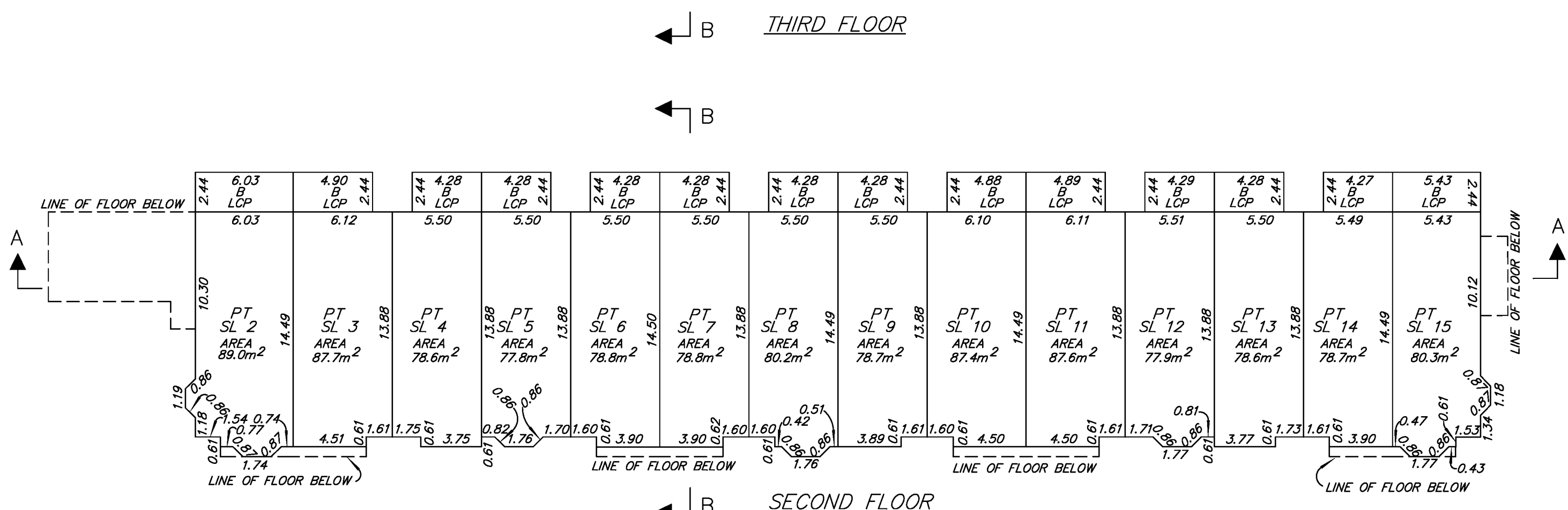
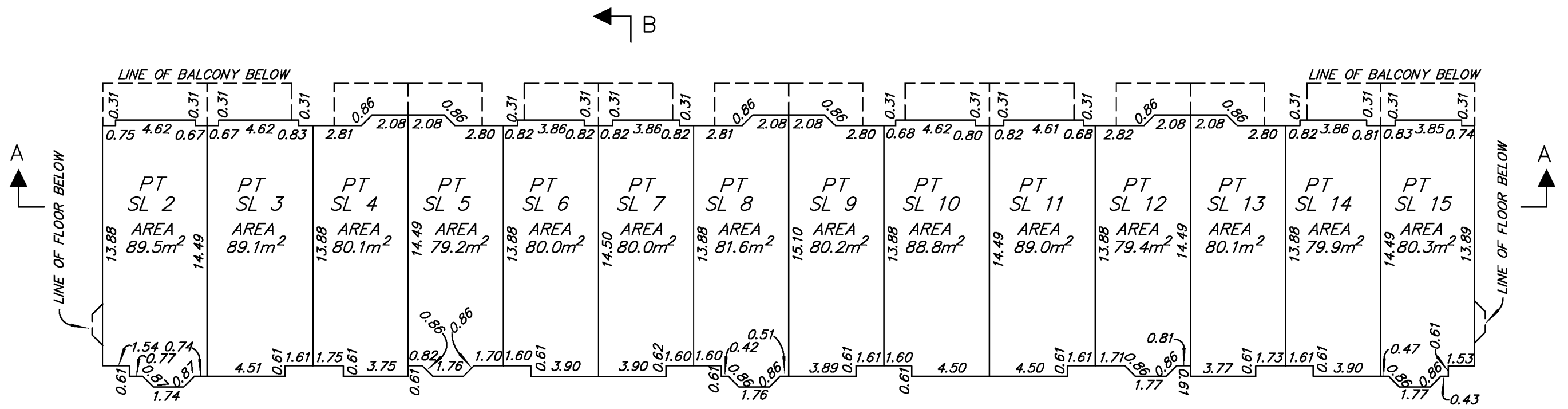
ALL DISTANCES ARE HORIZONTAL GROUND-LEVEL AND ARE SHOWN IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE INDICATED.

Strata Lot boundaries as shown are to the midpoint of the structural portion of walls.



Sheet 3 of 4 Sheets

# STRATA PLAN EPS1354 PHASE 1



# SECTIONS

Sheet 4 of 4 Sheets

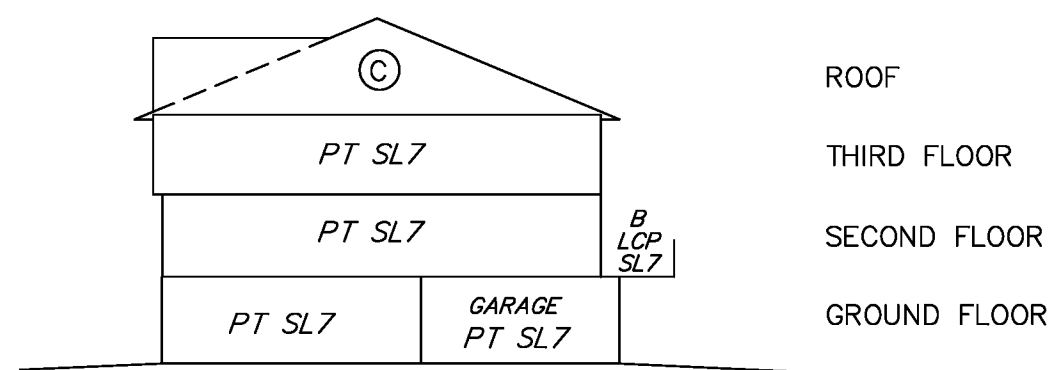
## STRATA PLAN EPS1354 PHASE 1

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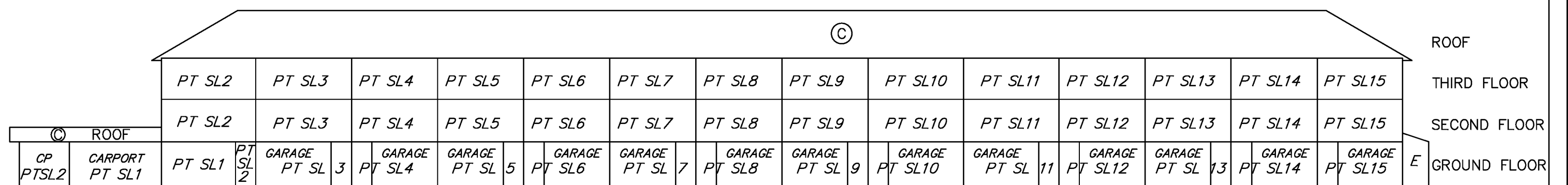


ALL DISTANCES ARE HORIZONTAL GROUND-LEVEL AND ARE SHOWN IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE INDICATED.

Strata Lot boundaries as shown are to the midpoint of the structural portion of walls.



**SECTION B-B**



**SECTION A-A**

# STRATA PLAN OF PART OF LOT A, DL 2507, CARIBOO DISTRICT, PLAN BCP41838 EXCEPT PHASE ONE STRATA PLAN EPS1354.

Sheet 1 of 4 Sheets

## STRATA PLAN EPS1354 Phase 2

BCGS 93G.096

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY  
560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



ALL DISTANCES ARE HORIZONTAL GROUND-LEVEL AND ARE SHOWN  
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This plan lies within Integrated Survey Area No. 39,  
City of Prince George, NAD83 (CSRS).

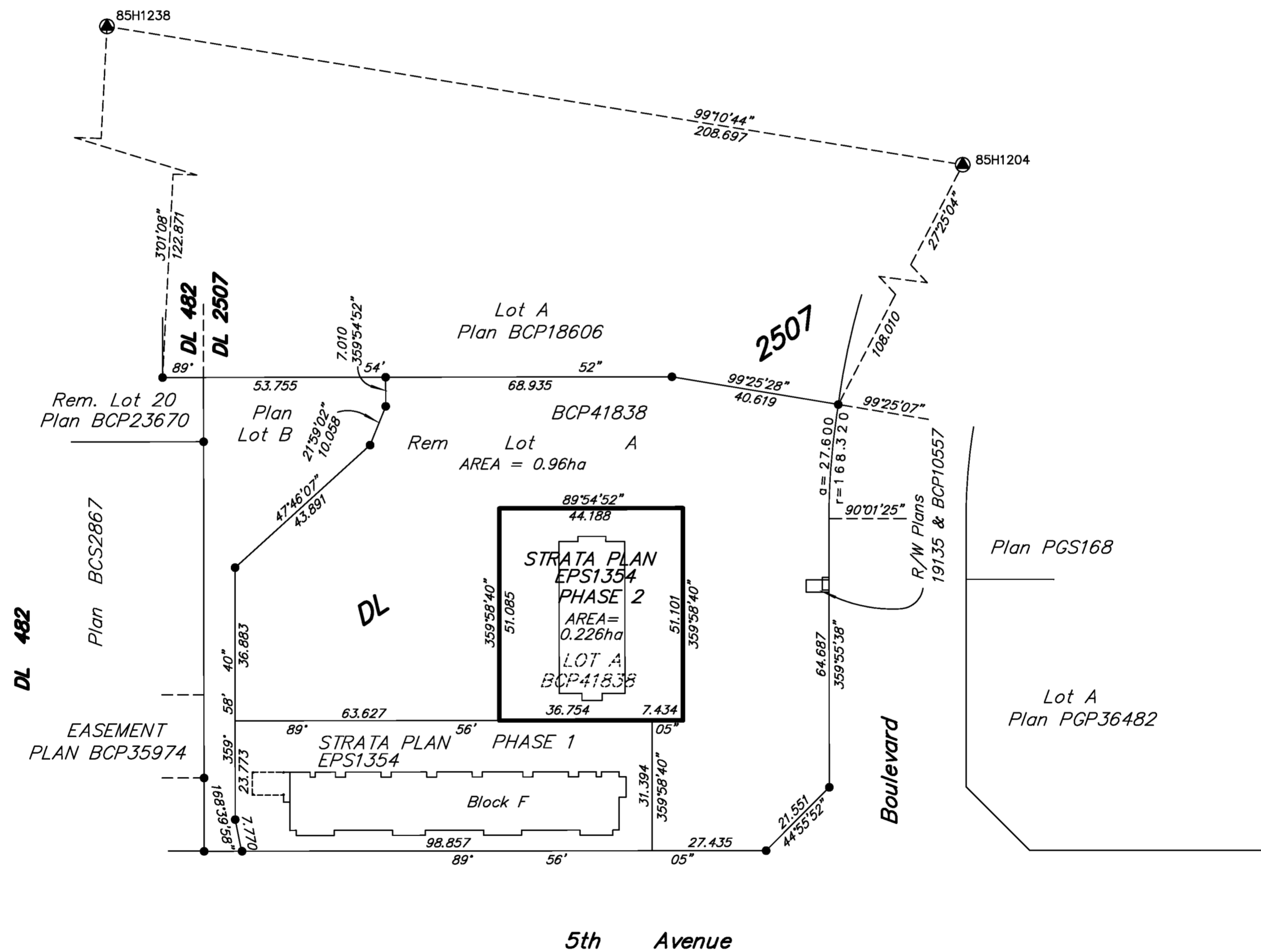
**LEGEND**

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geodetic control monuments 85H1204 and 85H1238.

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- Denotes Standard Iron Post Found
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- SL Denotes Strata Lot
- LCP Denotes Limited Common Property
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- G Denotes Garage - PT of adjacent SL
- E Denotes Electrical Room - Common Property



This plan shows horizontal ground-level distances unless otherwise  
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by the average combined factor of 0.9995092 which has been derived  
from 85H1204 and 85H1238.



Civic Address  
4334 5TH AVENUE  
PRINCE GEORGE, BC

This Plan is Phase Two of a six phase strata plan under Section 224  
of the Strata Property Act lying within the jurisdiction of the Approving Officer  
for the City of Prince George.

Balcony Height extends only to the height of the adjacent strata lot.

All angles deflect by multiples of 45 degrees unless otherwise indicated.  
The buildings included in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land  
that is subject of the strata plan.

The field survey represented by this plan was completed on the 30th day of October, 2013  
Dale Keown, BCLS 468

This plan lies within the City of Prince George, B.C.

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

**McElhanney**  
McElhanney Associates  
Land Surveying Ltd.  
Prince George, B.C.  
E-mail pgmals@mcElhanney.com  
Ph: (250) 561-2229 Fax: (250) 563-1941

D.L. 2507 File No. 5983-ST-D-P1

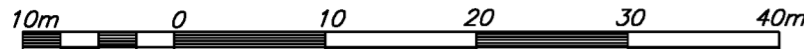
# FOUNDATION PLAN

Sheet 2 of 4 Sheets

## STRATA PLAN EPS1354 Phase 2

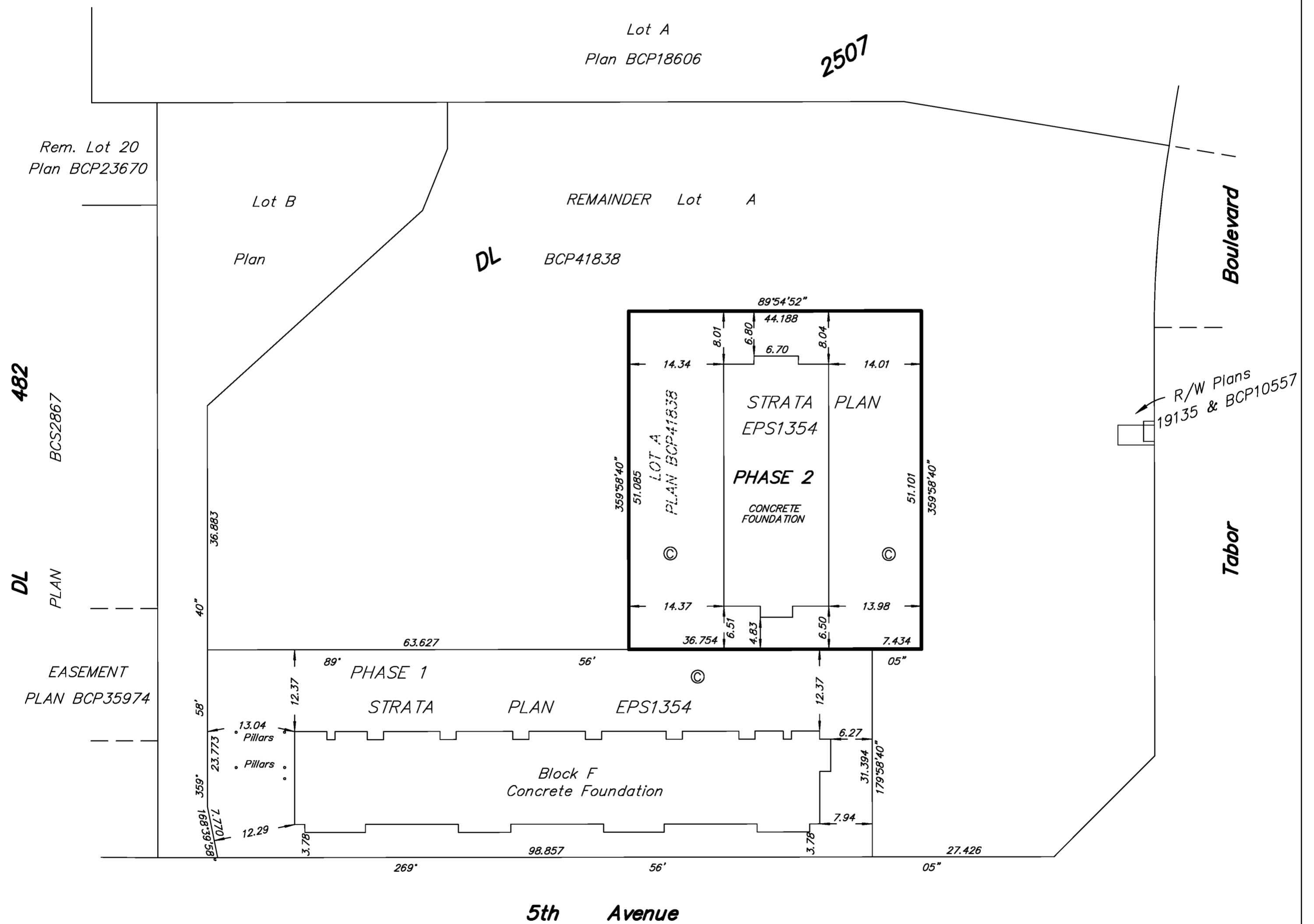
BCGS 93G.096

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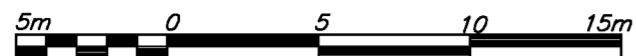
THIS PLAN SHOWS DIMENSIONS TO THE EXTERIOR OF CONCRETE FOUNDATION WALLS.





# BLOCK D FLOOR PLANS

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

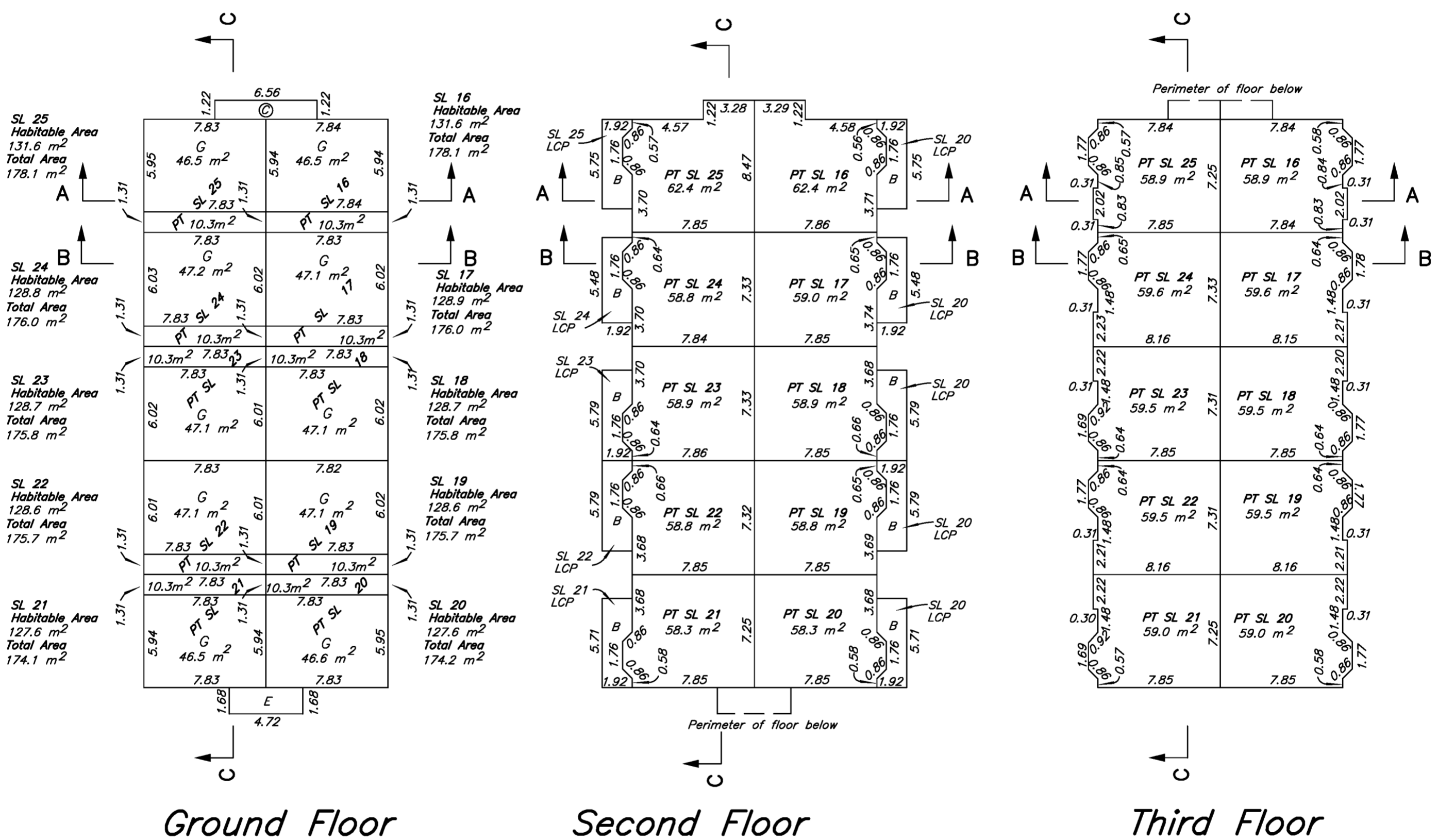


ALL DISTANCES ARE HORIZONTAL GROUND-LEVEL AND ARE SHOWN IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE INDICATED.



Sheet 3 of 4 Sheets

## STRATA PLAN EPS1354 PHASE 2

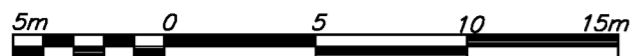


This sheet shows dimensions to the centerline of all walls.

Section arrows on the plan point in the direction of view.

# BLOCK D SECTIONS

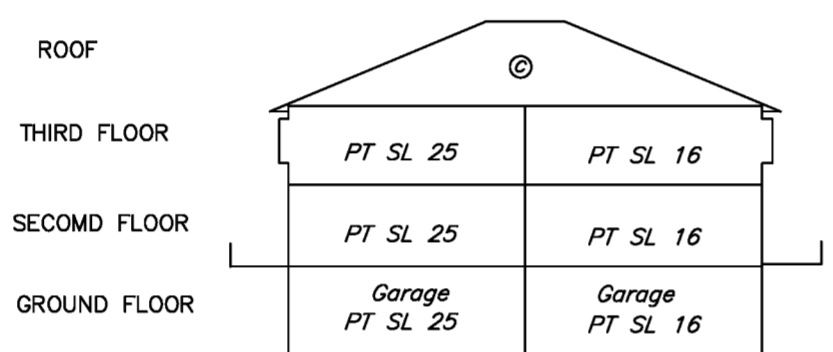
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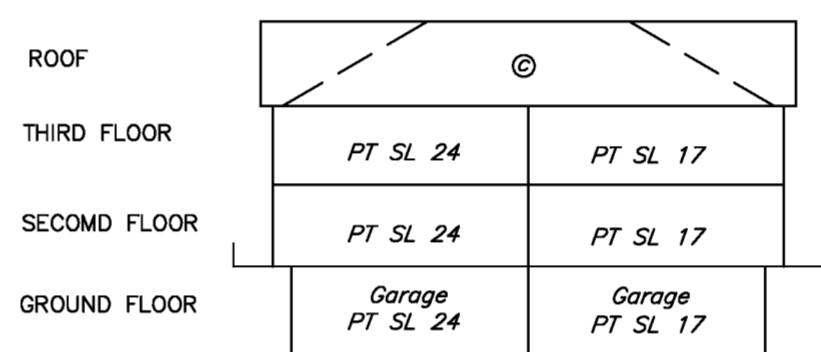
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Sheet 4 of 4 Sheets

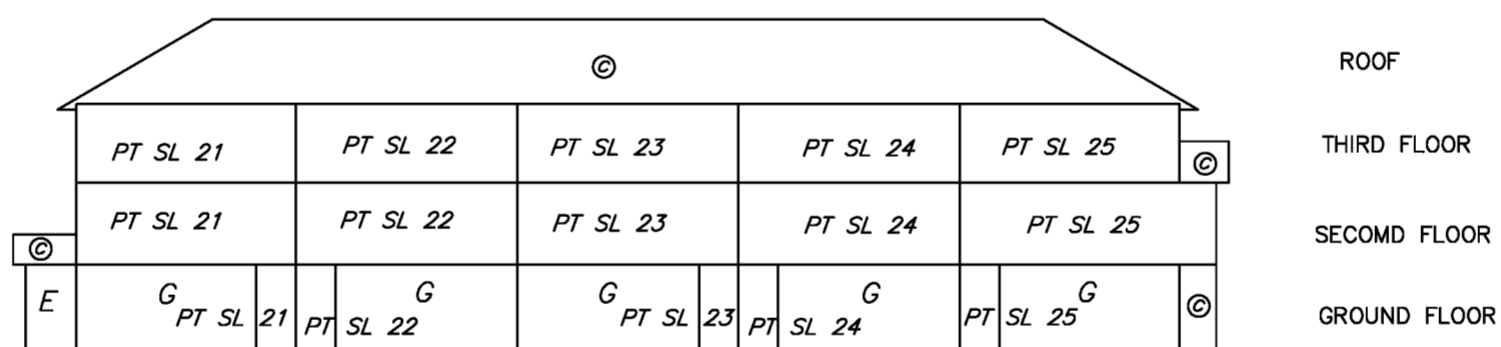
## STRATA PLAN EPS1354 PHASE 2



**SECTION A-A**



**SECTION B-B**



**SECTION C-C**