

BARE LAND STRATA PLAN OF LOT A, DISTRICT LOT 1433, CARIBOO DISTRICT, PLAN EPP56939

PLAN EPS3078

PURSUANT TO THE STRATA PROPERTY ACT
BCGS 93G.087

INTEGRATED SURVEY AREA No. 39, PRINCE GEORGE, NAD83 (CSRS) ZONE 10



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

GRID BEARINGS ARE DERIVED FROM PREVIOUSLY INTEGRATED PLAN EPP56939

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995032 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 86H1817 AND 86H1544.

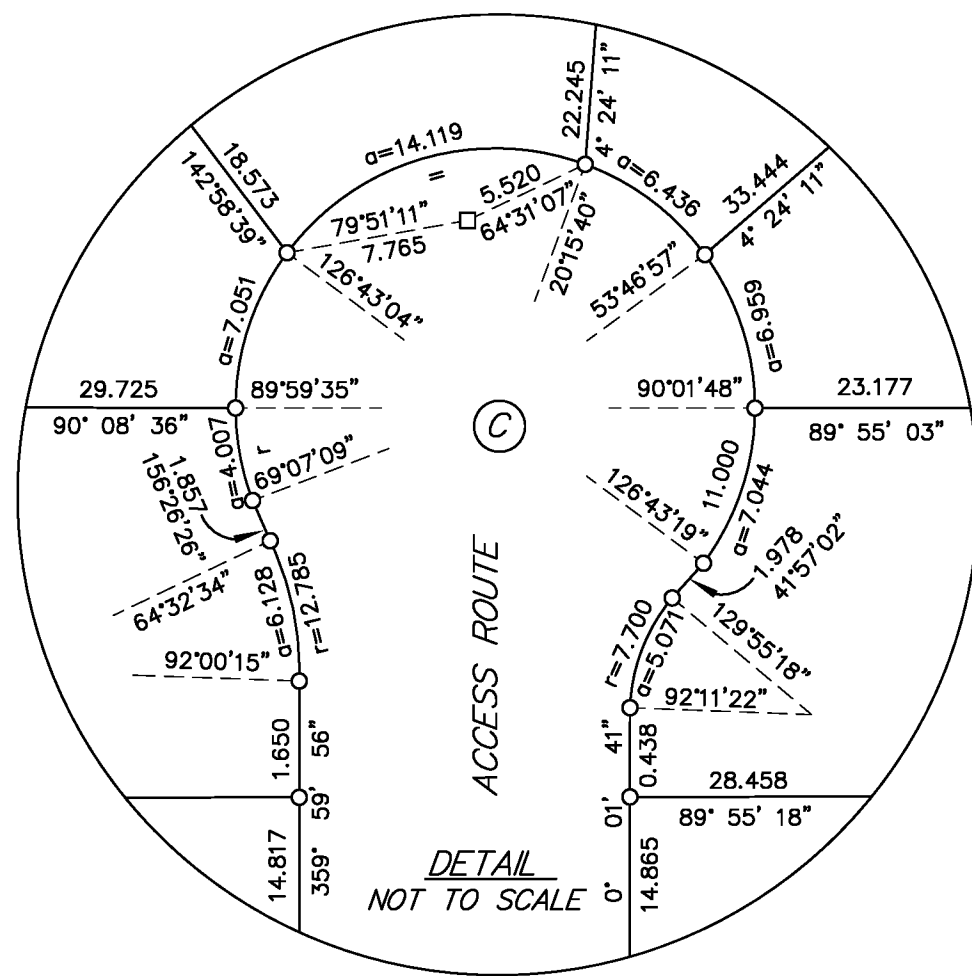
THE UTM COORDINATES AND ESTIMATED NETWORK HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM CONTROL MONUMENT 86H1817.

LEGEND

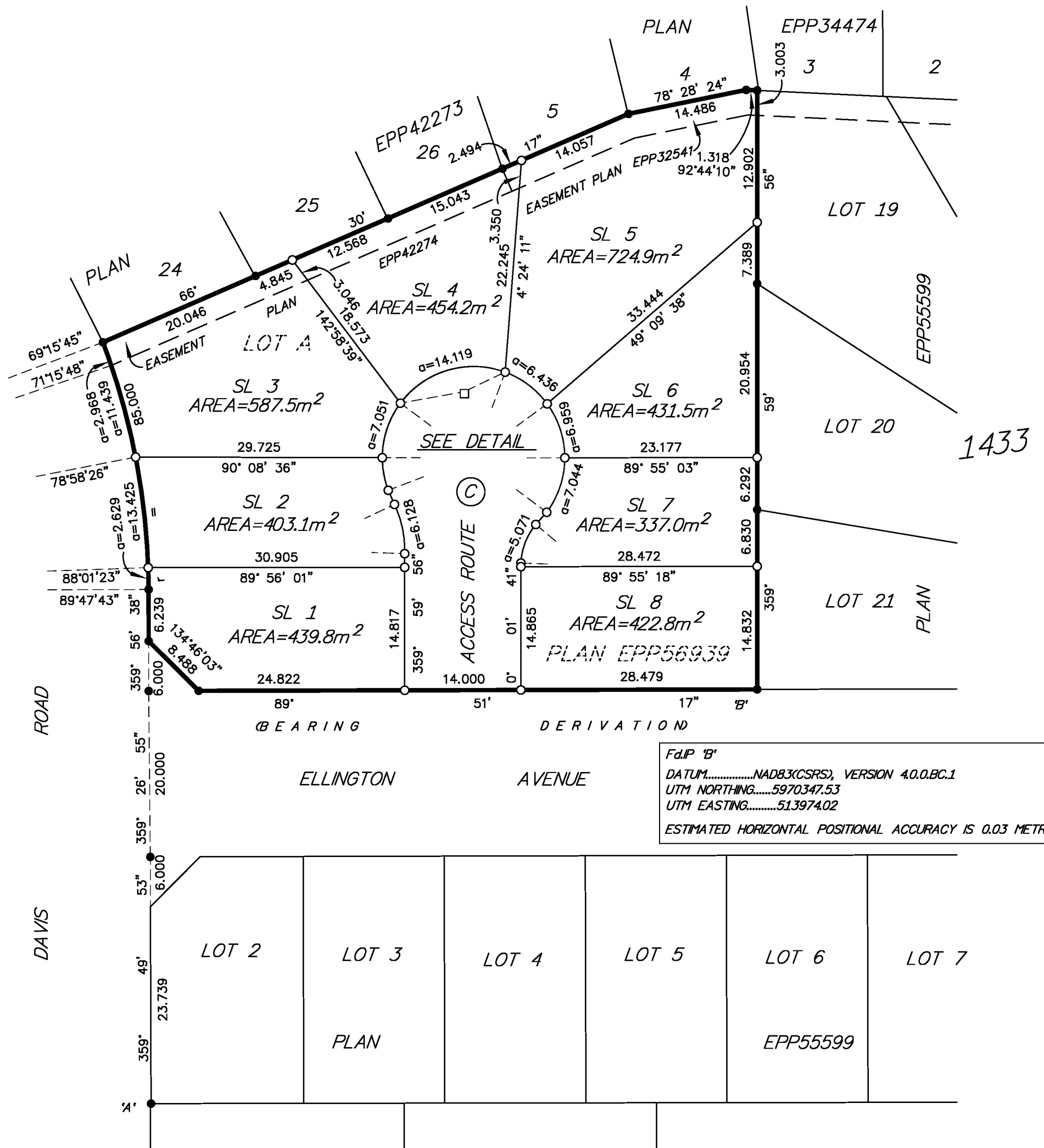
- STANDARD IRON POST FOUND
- STANDARD IRON POST PLACED
- STANDARD LEAD PLUG PLACED
- SL DENOTES STRATA LOT
- ⊙ DENOTES COMMON PROPERTY

NOTE: COMMON PROPERTY TOTAL AREA = 663.6m²

DESCRIPTION	CIVIC ADDRESS
SL 1, Plan EPS3078	101 - 2980 ELLINGTON AVENUE
SL 2, Plan EPS3078	102 - 2980 ELLINGTON AVENUE
SL 3, Plan EPS3078	103 - 2980 ELLINGTON AVENUE
SL 4, Plan EPS3078	104 - 2980 ELLINGTON AVENUE
SL 5, Plan EPS3078	105 - 2980 ELLINGTON AVENUE
SL 6, Plan EPS3078	106 - 2980 ELLINGTON AVENUE
SL 7, Plan EPS3078	107 - 2980 ELLINGTON AVENUE
SL 8, Plan EPS3078	108 - 2980 ELLINGTON AVENUE



DL



FdP 'B'
DATUM.....NAD83(CSRS), VERSION 4.0.0.BC.1
UTM NORTHING.....5970347.53
UTM EASTING.....513974.02
ESTIMATED HORIZONTAL POSITIONAL ACCURACY IS 0.03 METRES.

FdP 'A'
DATUM.....NAD83(CSRS), VERSION 4.0.0.BC.1
UTM NORTHING.....5970297.63
UTM EASTING.....513901.01
ESTIMATED HORIZONTAL POSITIONAL ACCURACY IS 0.03 METRES.

McElhanney
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DL - 1433 File No. 2341-6354-BS
CPG File No. SD100470

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF PRINCE GEORGE
CPG File: SD100470

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 22nd DAY OF OCTOBER, 2015.
SHAUNA C. GOERTZEN, BCLS 798

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