

STRATA PLAN OF LOT B, DISTRICT LOT 343, CARIBOO DISTRICT, PLAN 21614

EPS5428
SHEET 1 OF 6

BCGS 93G.097

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



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B 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 85H1297 AND 85H1266.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED HAVE BEEN DERIVED FROM MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 85H1297 AND 85H1266.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.999515 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENT 85H1297.

LEGEND

- ⊙ DENOTES FOUND CONTROL MONUMENT
- DENOTES FOUND STANDARD IRON POST
- CSF COMBINED SCALE FACTOR
- EHPA ESTIMATED HORIZONTAL POSITIONAL ACCURACY
- SL STRATA LOT
- LCP LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF DESIGNATED STRATA LOT
- (C) COMMON PROPERTY
- (P) PARKING LCP
- HA HABITABLE AREA

STRATA LOT BOUNDARIES ARE DEFINED BY THE CENTRELINE OF THE STRUCTURAL PORTION OF WALLS AND THE MIDDLE OF ALL CEILINGS BETWEEN UNITS.

ALL PATIOS AND BALCONIES ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE, OR ITS EXTENSIONS OR WHERE THERE IS NO FLOOR ABOVE BY THE AVERAGE HEIGHT OF A STRATA LOT WITHIN THE SAME BUILDING UNLESS OTHERWISE INDICATED.

SEE SHEET 2 FOR PARKING LCP

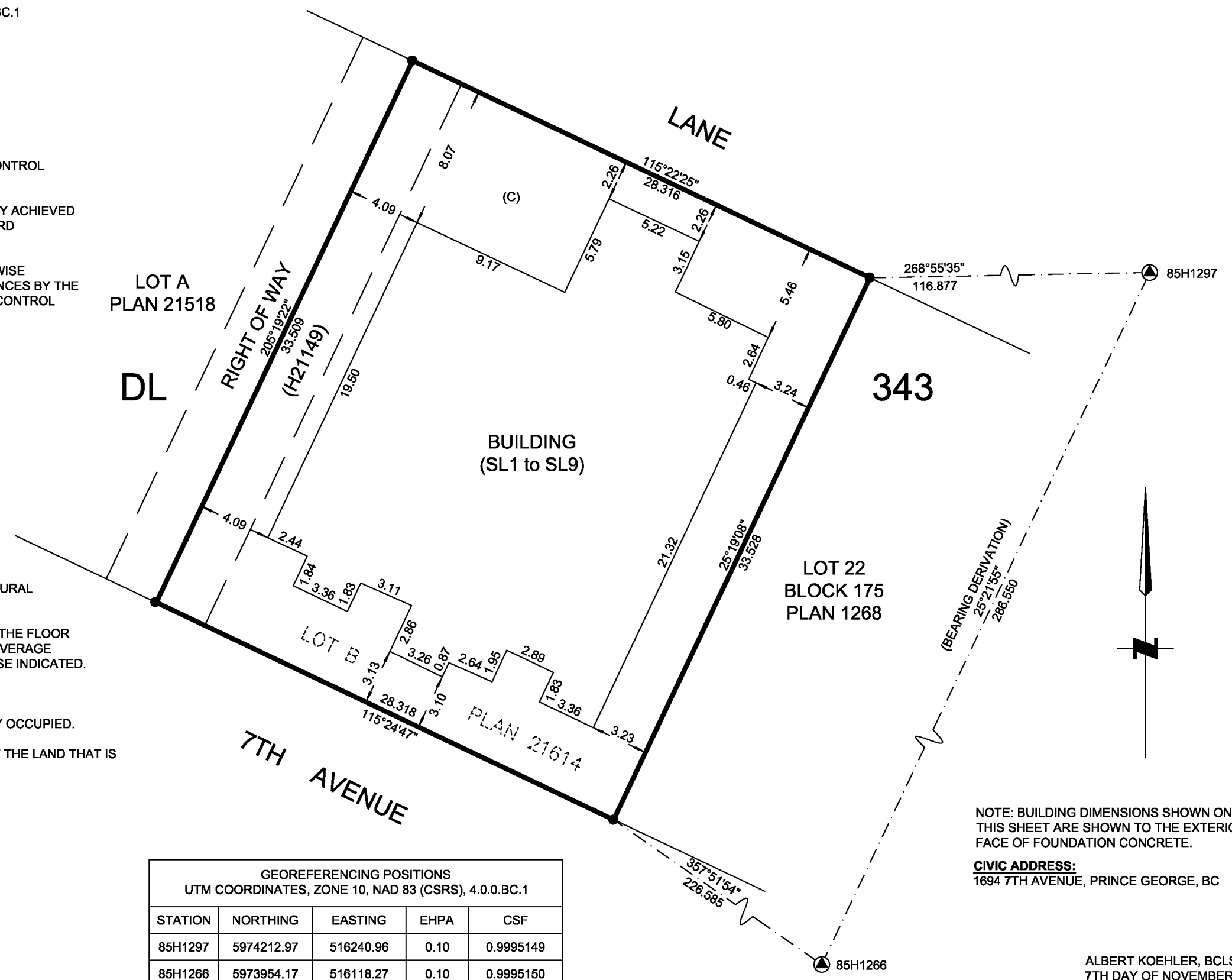
THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED.

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 27TH DAY OF SEPTEMBER, 2018

ALBERT KOEHLER, BCLS 974

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



NOTE: BUILDING DIMENSIONS SHOWN ON THIS SHEET ARE SHOWN TO THE EXTERIOR FACE OF FOUNDATION CONCRETE.

CIVIC ADDRESS:
1694 7TH AVENUE, PRINCE GEORGE, BC

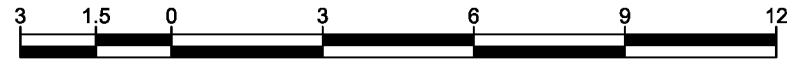
ALBERT KOEHLER, BCLS 974
7TH DAY OF NOVEMBER, 2018

GEOREFERENCING POSITIONS UTM COORDINATES, ZONE 10, NAD 83 (CSRS), 4.0.0.BC.1				
STATION	NORTHING	EASTING	EHPA	CSF
85H1297	5974212.97	516240.96	0.10	0.9995149
85H1266	5973954.17	516118.27	0.10	0.9995150

FILE: 20170008 STRATA
KOEHLER LAND SURVEYING INC. 1698 LYON STREET PRINCE GEORGE, BC V2N 1T3 TEL: (250) 614-9703

BUILDING: LIMITED COMMON PROPERTY FOR PARKING BASEMENT FLOOR (PARKADE)

EPS5428
SHEET 2 OF 6

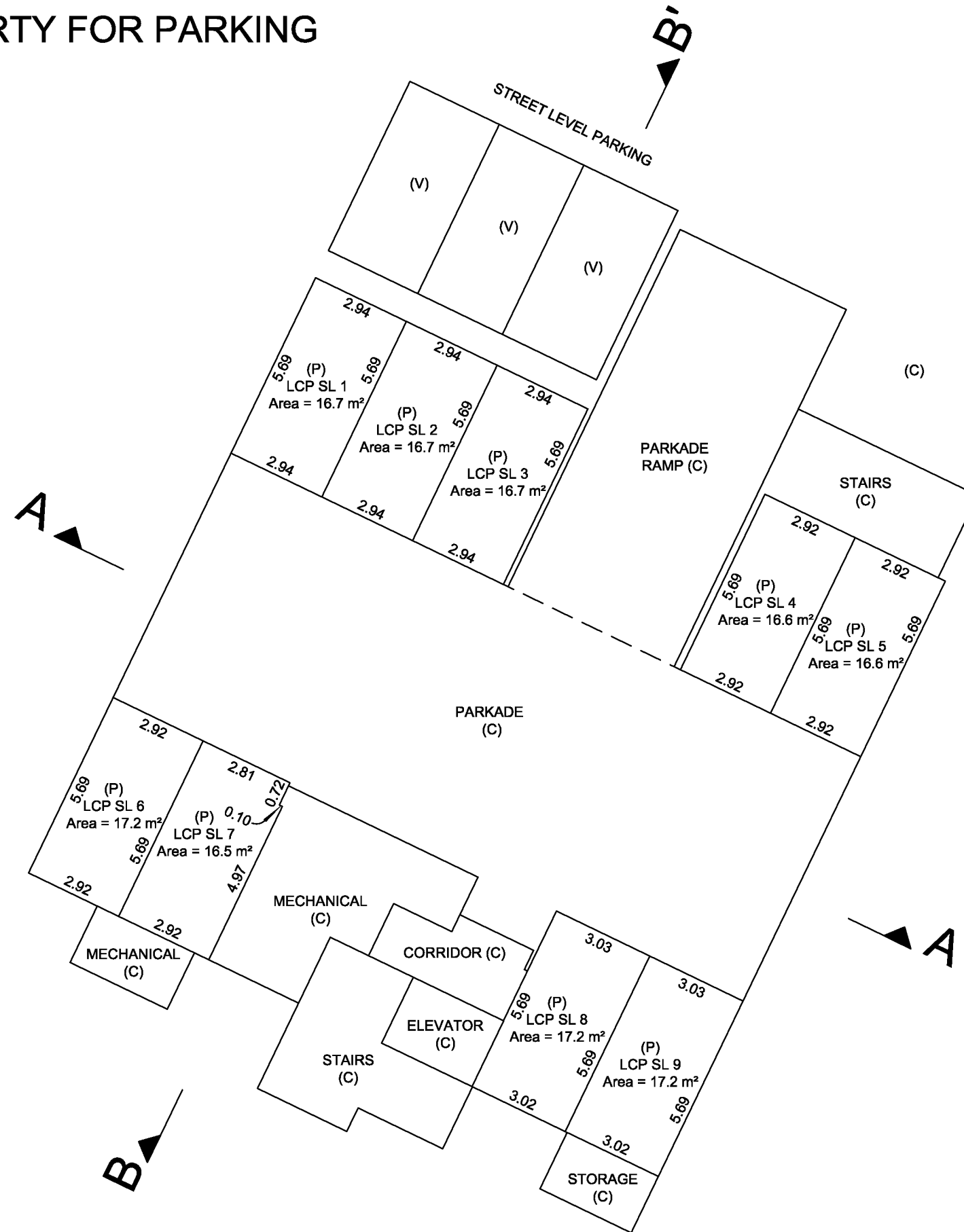
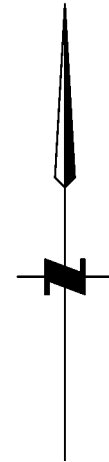


THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

LEGEND

- SL DENOTES STRATA LOT
- (C) DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF DESIGNATED STRATA LOT
- (P) DENOTES PARKING LCP
- (V) DENOTES VISITOR PARKING (C)



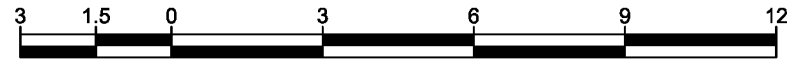
FILE: 20170008 STRATA

KOEHLER LAND SURVEYING INC.
1698 LYON STREET
PRINCE GEORGE, BC V2N 1T3
TEL: (250) 614-9703

NOTE: ALL AREAS SHOWN ON THIS SHEET ARE NONE HABITABLE.
ALBERT KOEHLER, BCLS 974
7TH DAY OF NOVEMBER, 2018

BUILDING: STRATA LOTS 1 THROUGH 3 INCLUSIVE FIRST FLOOR

EPS5428
SHEET 3 OF 6

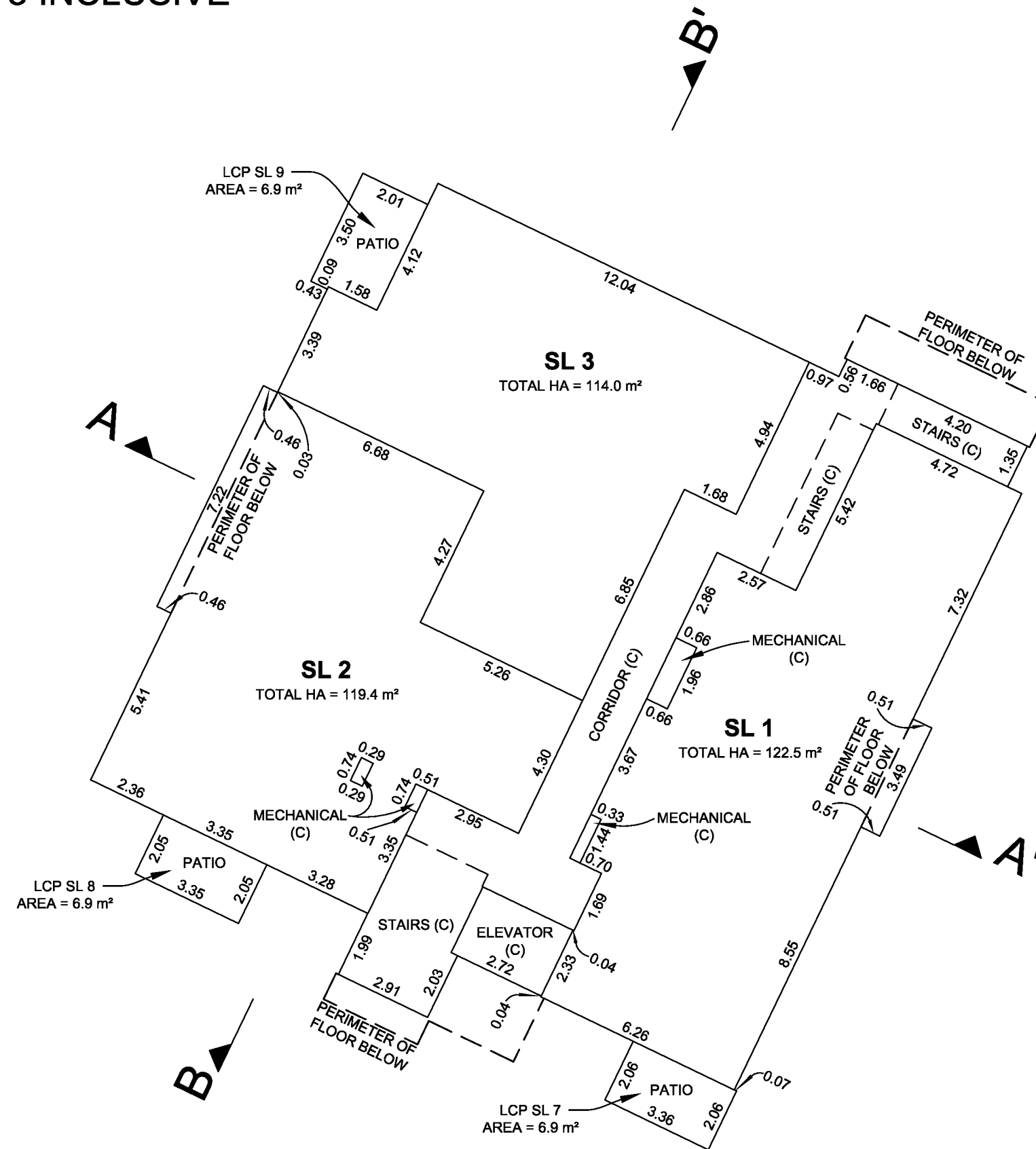
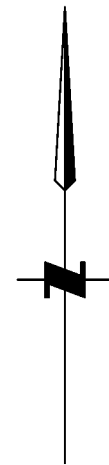


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LEGEND

- SL DENOTES STRATA LOT
- (C) DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF DESIGNATED STRATA LOT
- HA DENOTES HABITABLE AREA



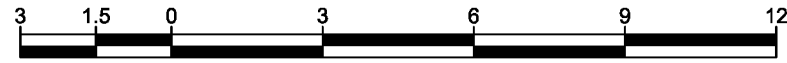
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ALBERT KOEHLER, BCLS 974
6TH DAY OF NOVEMBER, 2018

BUILDING: STRATA LOTS 4 THROUGH 6 INCLUSIVE SECOND FLOOR

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SHEET 4 OF 6

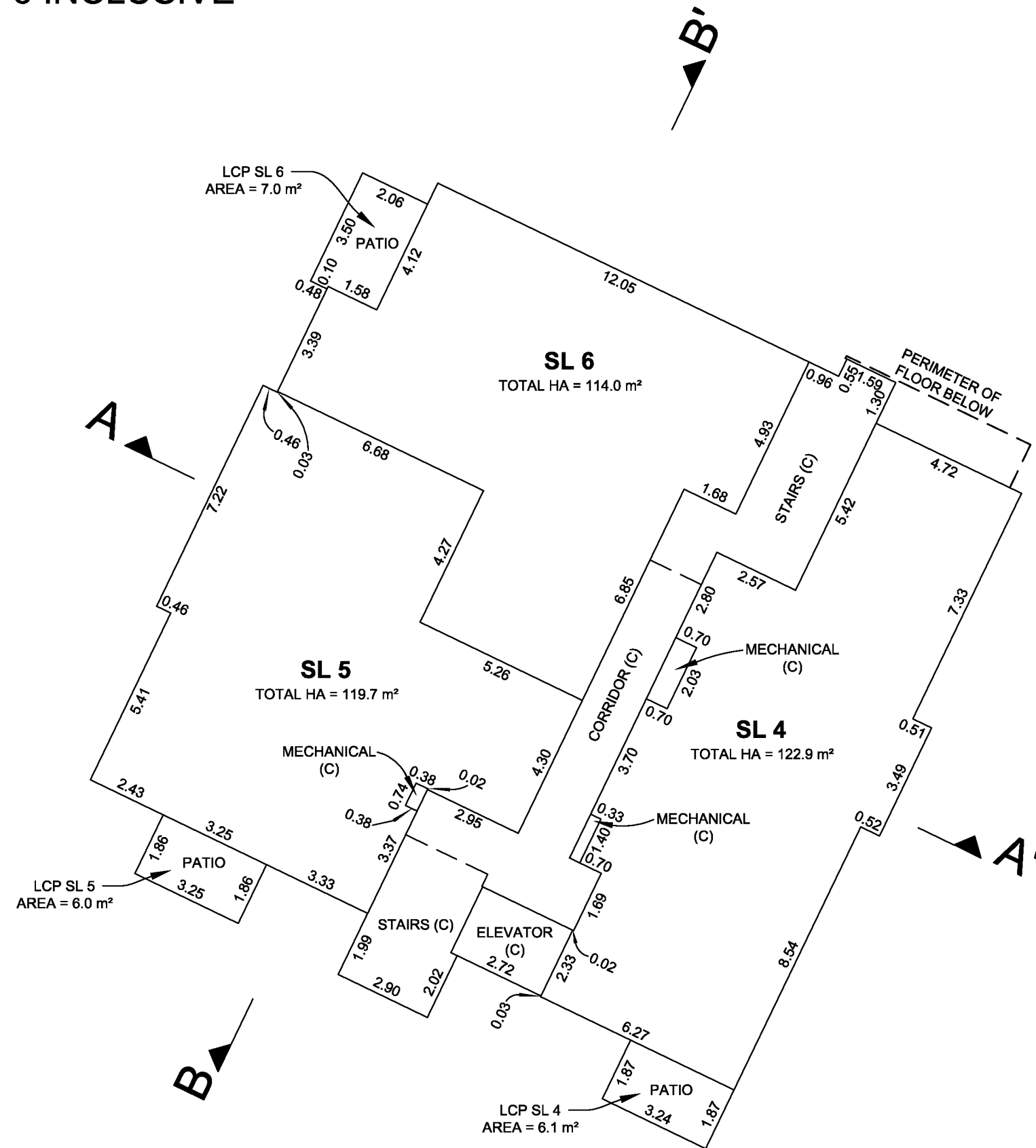
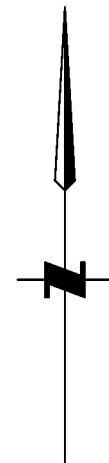


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LEGEND

- SL DENOTES STRATA LOT
- (C) DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF DESIGNATED STRATA LOT
- HA DENOTES HABITABLE AREA



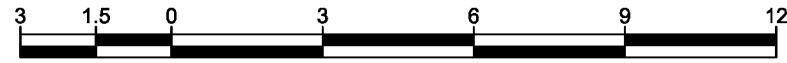
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ALBERT KOEHLER, BCLS 974
6TH DAY OF NOVEMBER, 2018

BUILDING: STRATA LOTS 7 THROUGH 9 INCLUSIVE THIRD FLOOR

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SHEET 5 OF 6

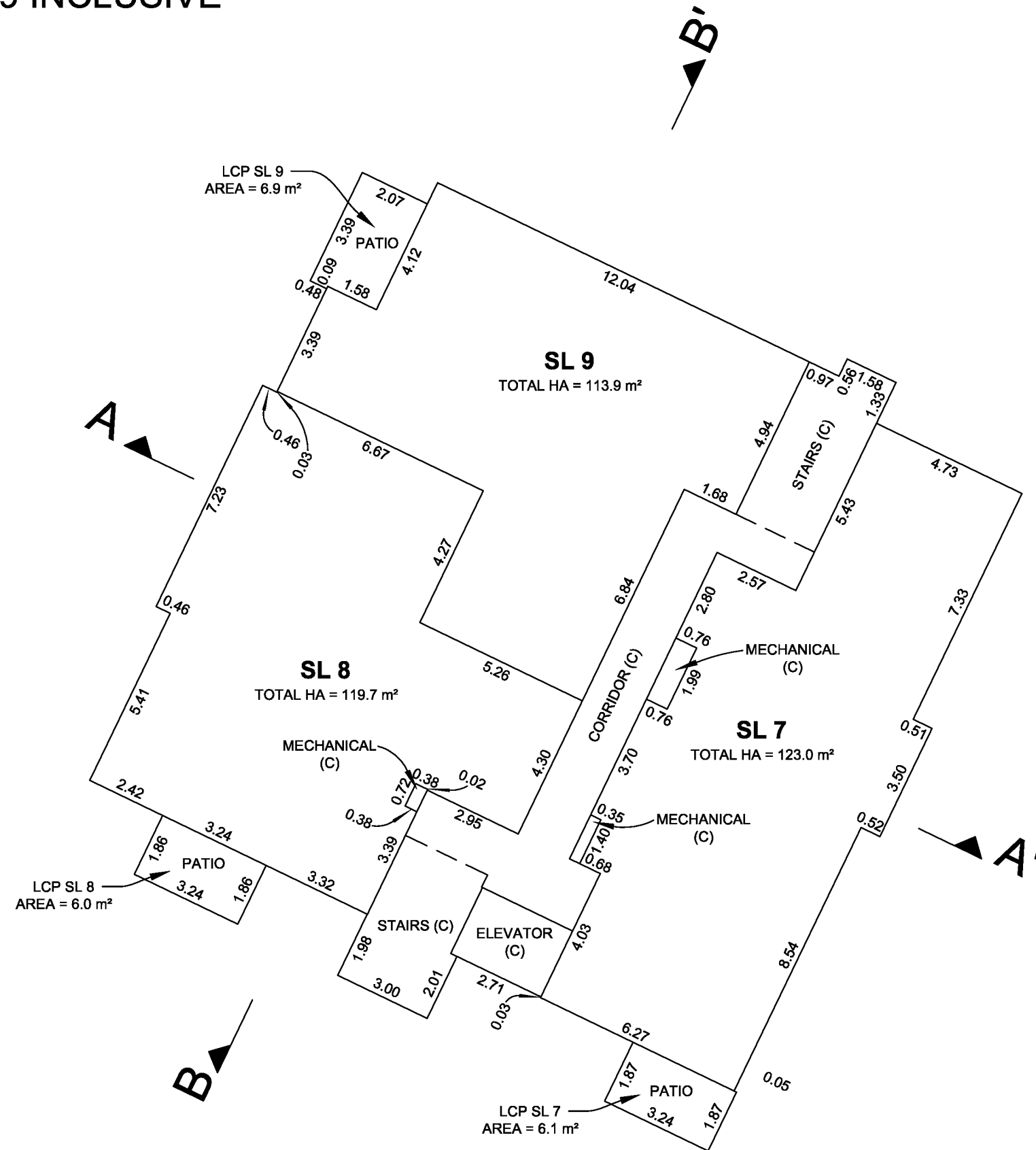
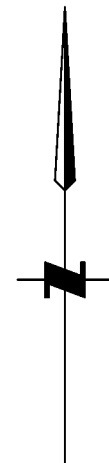


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LEGEND

- SL DENOTES STRATA LOT
- (C) DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF DESIGNATED STRATA LOT
- HA DENOTES HABITABLE AREA



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ALBERT KOEHLER, BCLS 974
6TH DAY OF NOVEMBER, 2018

BUILDING: STRATA LOTS 1 THROUGH 9 INCLUSIVE SECTIONS

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SHEET 6 OF 6

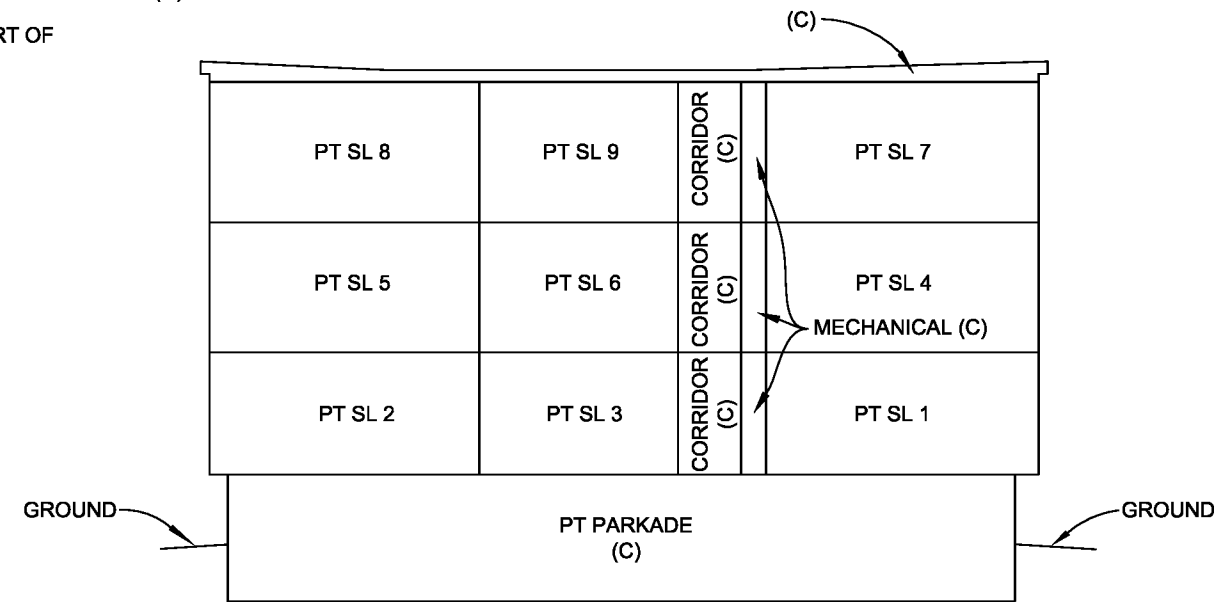


THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200.

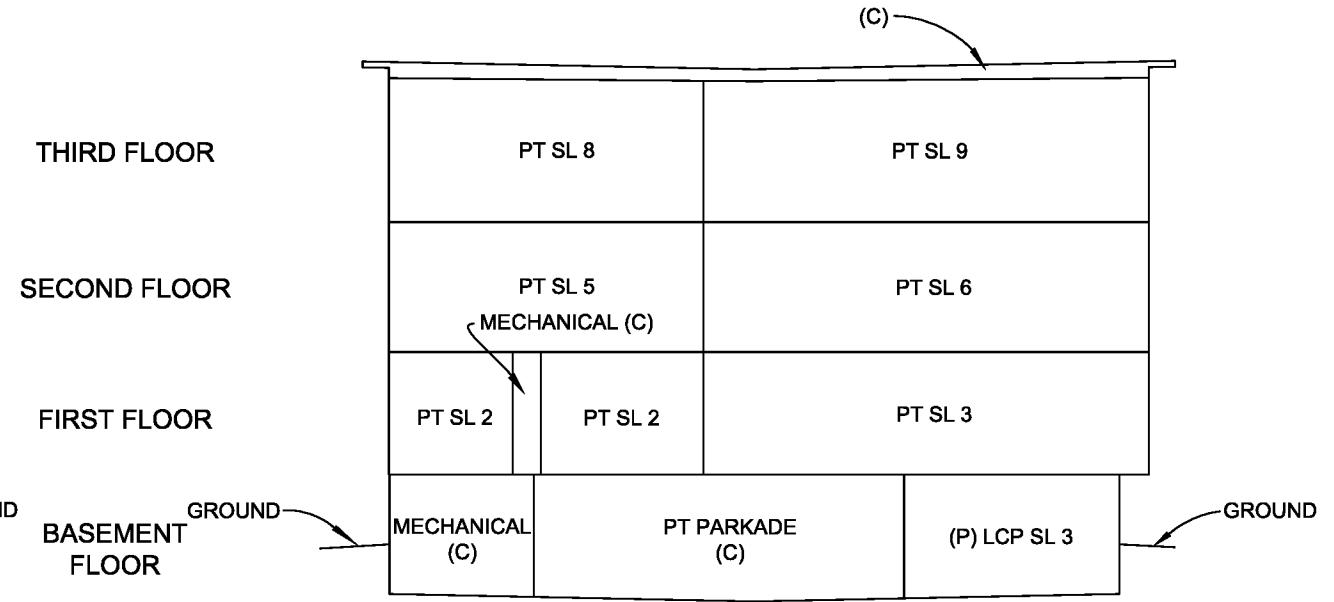
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

LEGEND

- SL DENOTES STRATA LOT
- (C) DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF DESIGNATED STRATA LOT
- (P) DENOTES PARKING LCP
- (V) DENOTES VISITOR PARKING (C)
- PT DENOTES PART OF



SECTION A-A'



SECTION B-B'

FILE: 20170008 STRATA

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ALBERT KOEHLER, BCLS 974
6TH DAY OF NOVEMBER, 2018