

# Strata Plan of Lot B, District Lot 2424, Cariboo District, Plan EPP92289

BCGS 93J.006

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 Plan EPP92289.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9994864 which has been derived from Plan EPP92289.

Note:  
This plan shows one or more witness posts which are not set on the true corner(s).  
Some posts are exaggerated for clarity.

## Legend

- Denotes Found Standard Iron Post
- CSF Combined Scale Factor
- SL Strata Lot
- LCP Limited Common Property for the exclusive use of designated Strata Lot
- (C) Common Property
- 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 decks (LCP) 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.

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 28th day of June, 2019.

Scott A. Maguire BCLS 903

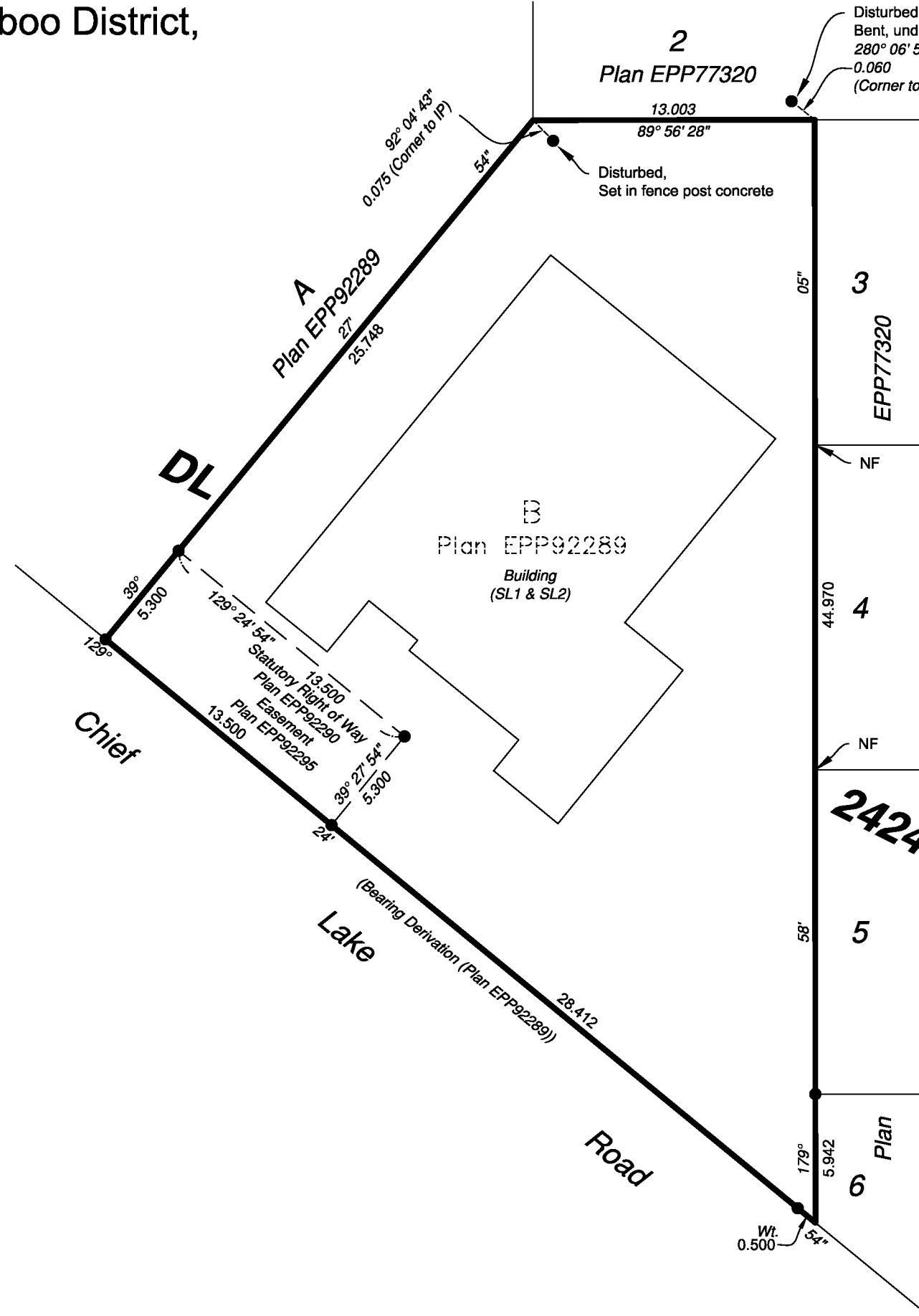
This plan lies within the Regional District of Fraser-Fort George.  
This plan lies within the City of Prince George.

File: 19046-STRATA

**Koehler Land Surveying Inc.**  
1698 Lyon Street  
Prince George, BC V2N 1T3  
Tel: (250) 614-9703

# Strata Plan EPS5922

SHEET 1 OF 5



**Civic Address:**  
SL1: 4650 Chief Lake Road, Prince George, BC  
SL2: 4648 Chief Lake Road, Prince George, BC

Scott A. Maguire, BCLS 903  
1st day of October, 2019

# Building Foundation

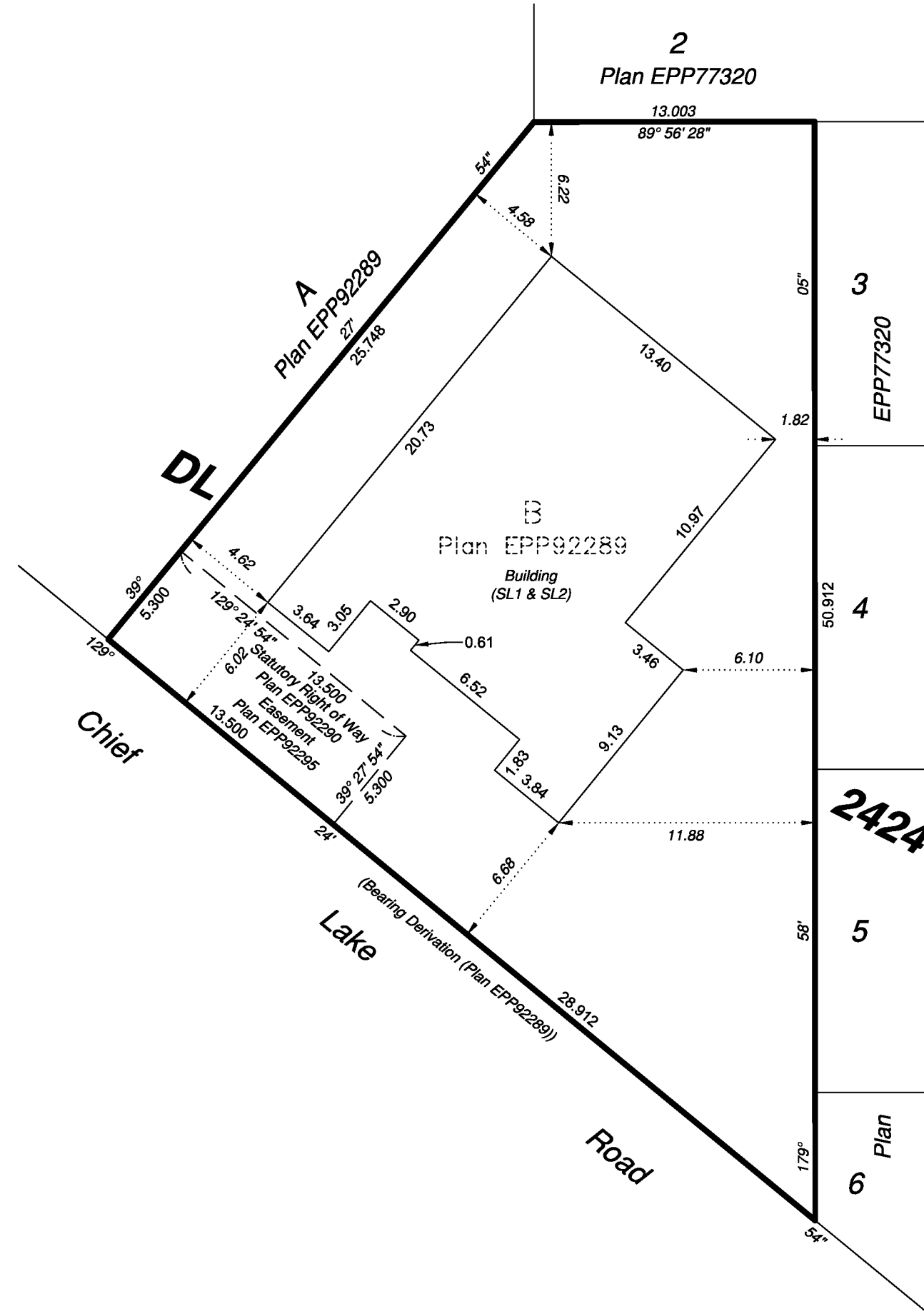
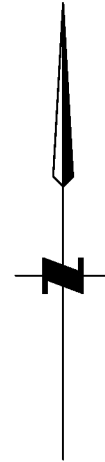


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## Legend

SL Strata Lot

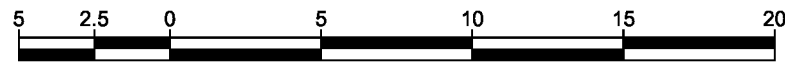


Note: Building dimensions shown on this sheet are shown to the exterior face of styrofoam on ICF foundation concrete. Offsets to property lines are perpendicular thereto and are measured from the outside face of ICF styrofoam.

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# Ground Floor

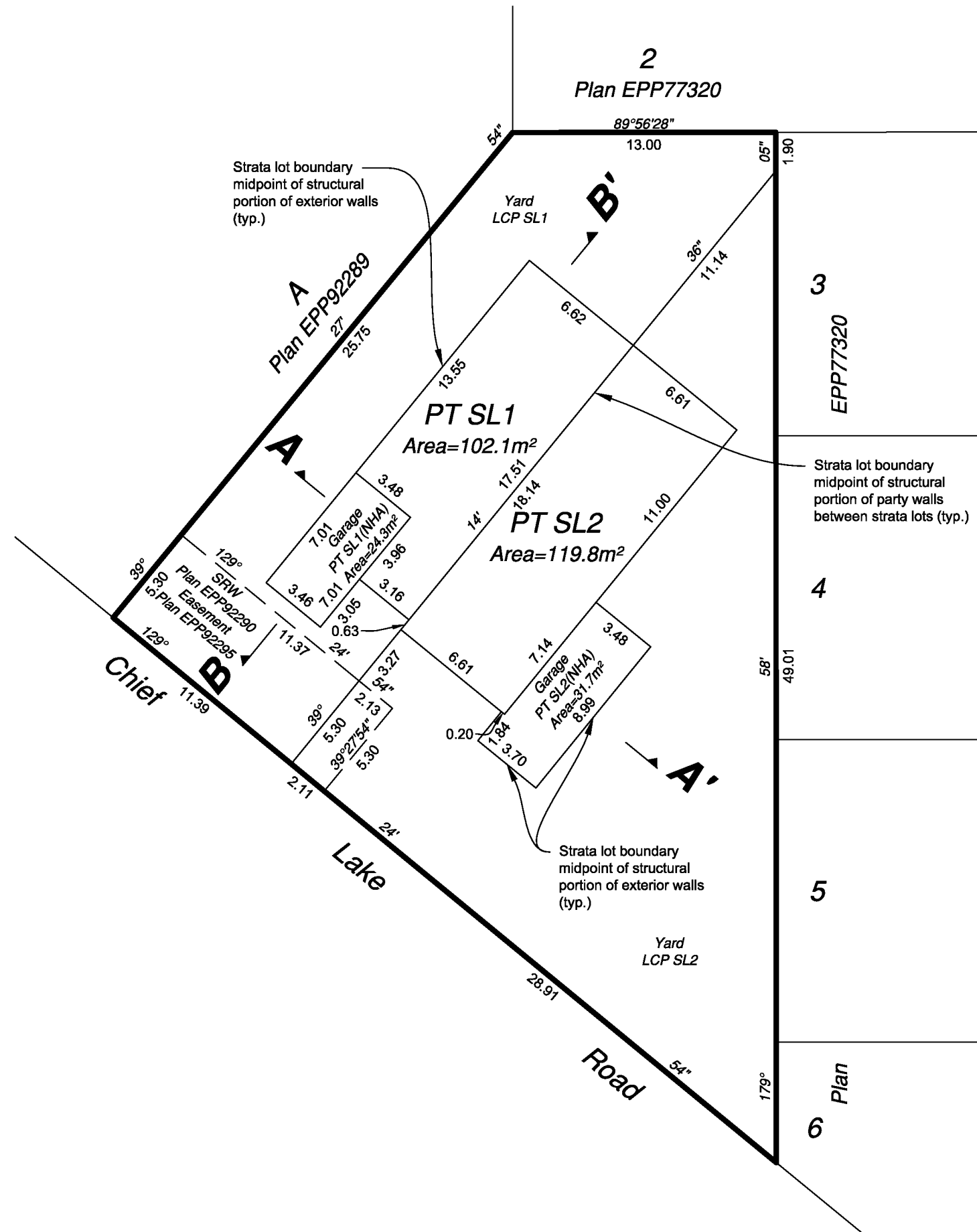
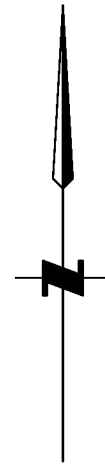


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### Legend

- SL Strata Lot
- LCP Limited Common Property for the exclusive use of designated Strata Lot
- HA Habitable Area
- NHA Non-Habitable Area



Strata lot boundary midpoint of structural portion of party walls between strata lots (typ.)

Strata lot boundary midpoint of structural portion of exterior walls (typ.)

Note: This sheet shows dimensions to centreline of all walls.

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# Building: Strata Lots 1 and 2 inclusive Second Floor

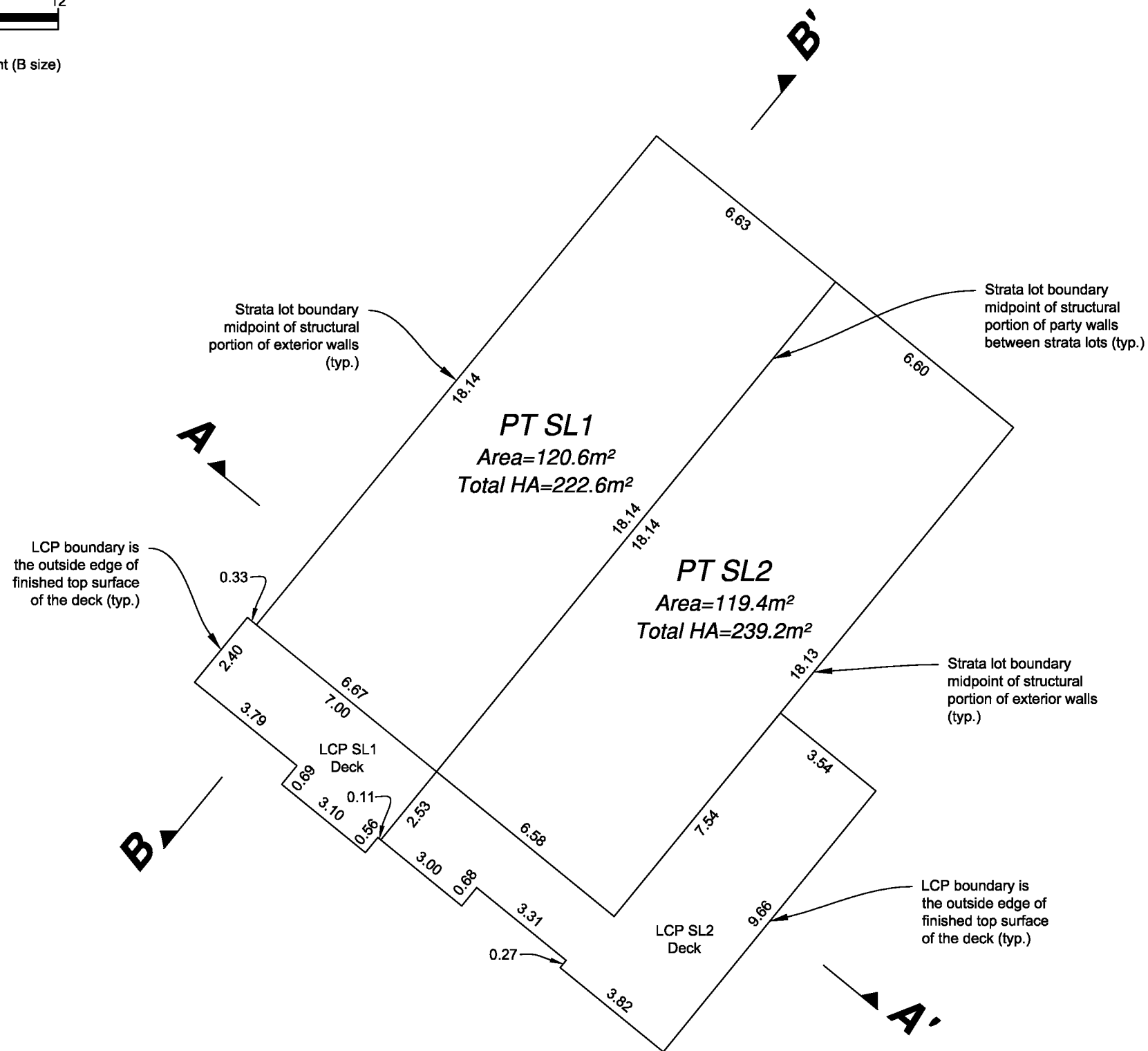
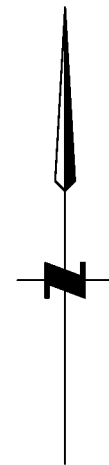


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

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
- HA Denotes Habitable Area



Note: This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

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# Building: Strata Lots 1 and 9 inclusive Sections

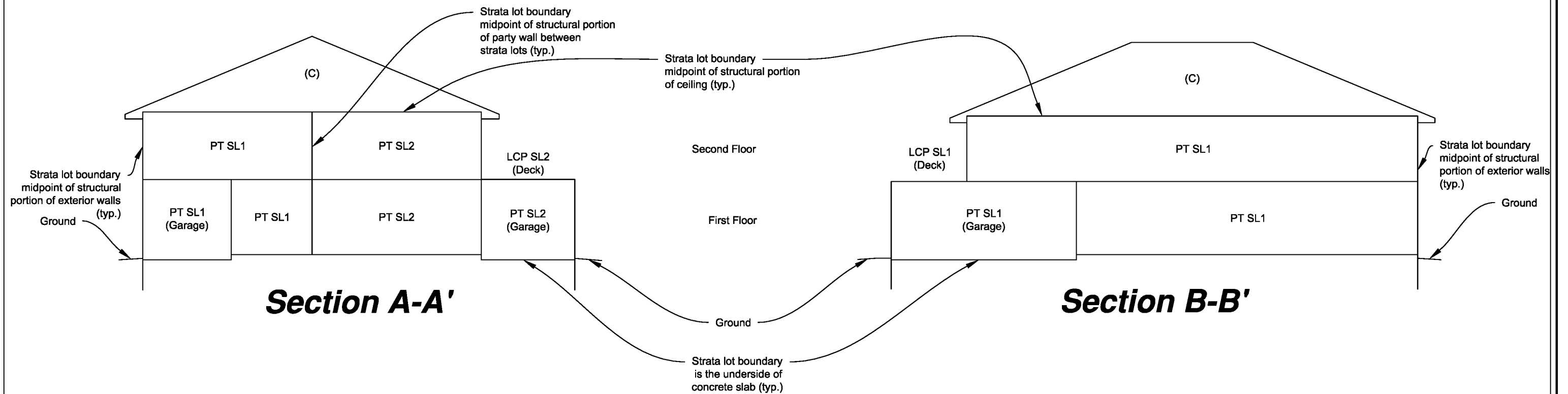


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## Legend

- SL Denotes Strata Lot
- (C) Denotes Common Property
- LCP Denotes Limited Common Property for the exclusive use of designated Strata Lot
- PT Denotes part of



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