

# Strata Plan of Lot 16, District Lot 2433, Cariboo District, Plan 17020

BCGS 93J.007  
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 625558 and 775668.

The UTM coordinates and estimated horizontal positional accuracy achieved have been derived from mascot published coordinates and standard deviations for geodetic control monuments 625558 and 775668.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9994862 which has been derived from control monument 775668(86H1803).

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 Control Monument
- 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
- AHA Absolute Horizontal Accuracy
- ICF Insulated Concrete Forms

Strata Lot boundaries are defined by the centreline of the structural portion of walls 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 15th day of July, 2019.

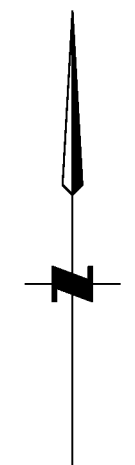
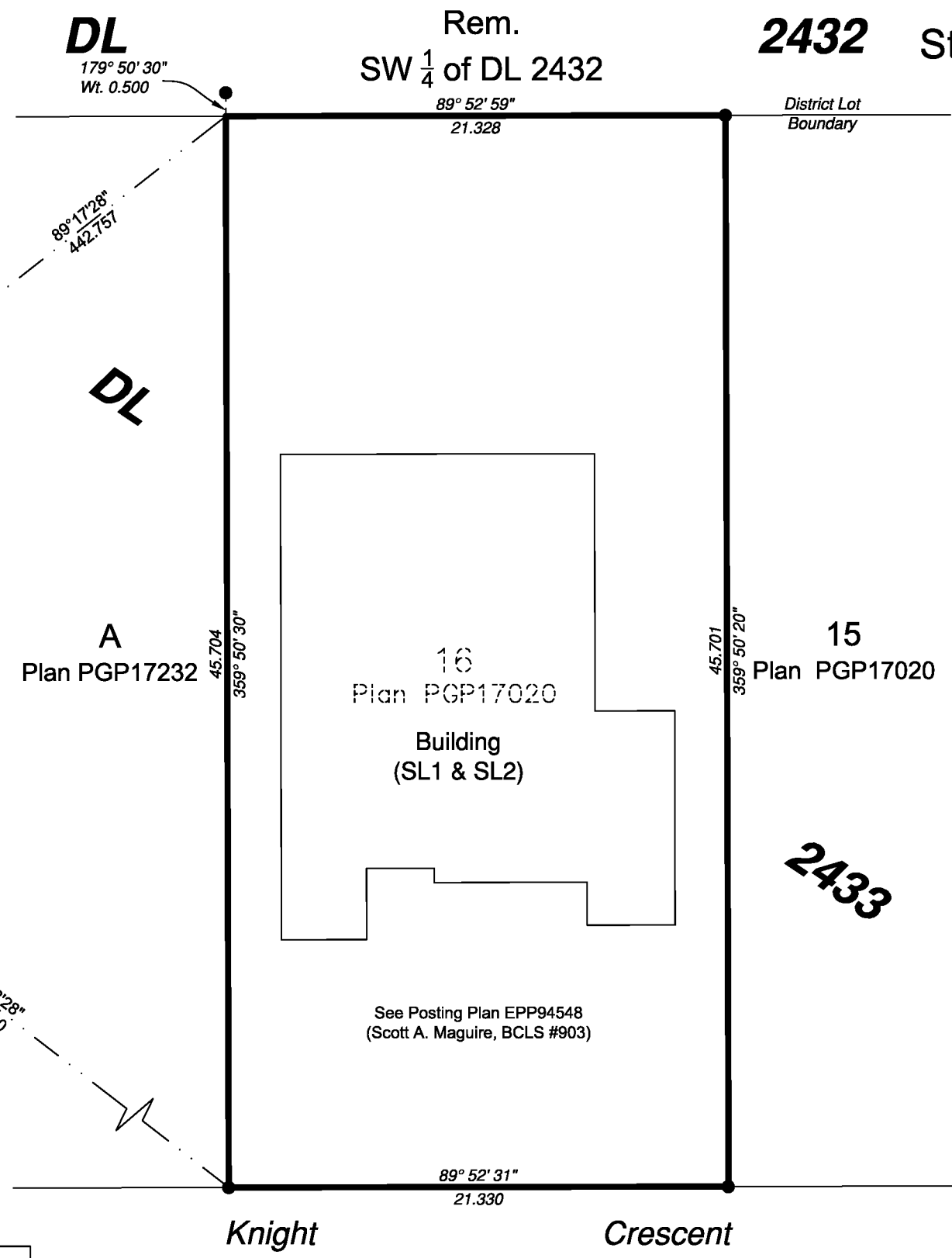
Scott A. Maguire BCLS 903

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

Georeferencing Positions UTM Coordinates, Zone 10, NAD83 (CSRS), 4.0.0.BC.1				
Station	Northing	Easting	AHA	CSF
775668	5984718.32	513039.12	0.08	0.9994862
625558	5984336.71	513031.83	0.08	0.9994865

File: 19085-STRATA

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



**Civic Address:**  
4016(SL1) & 4014(SL2) Knight Cres., Prince George, BC

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16th day of July, 2019

### Building Foundation

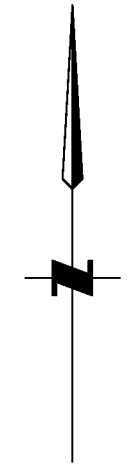
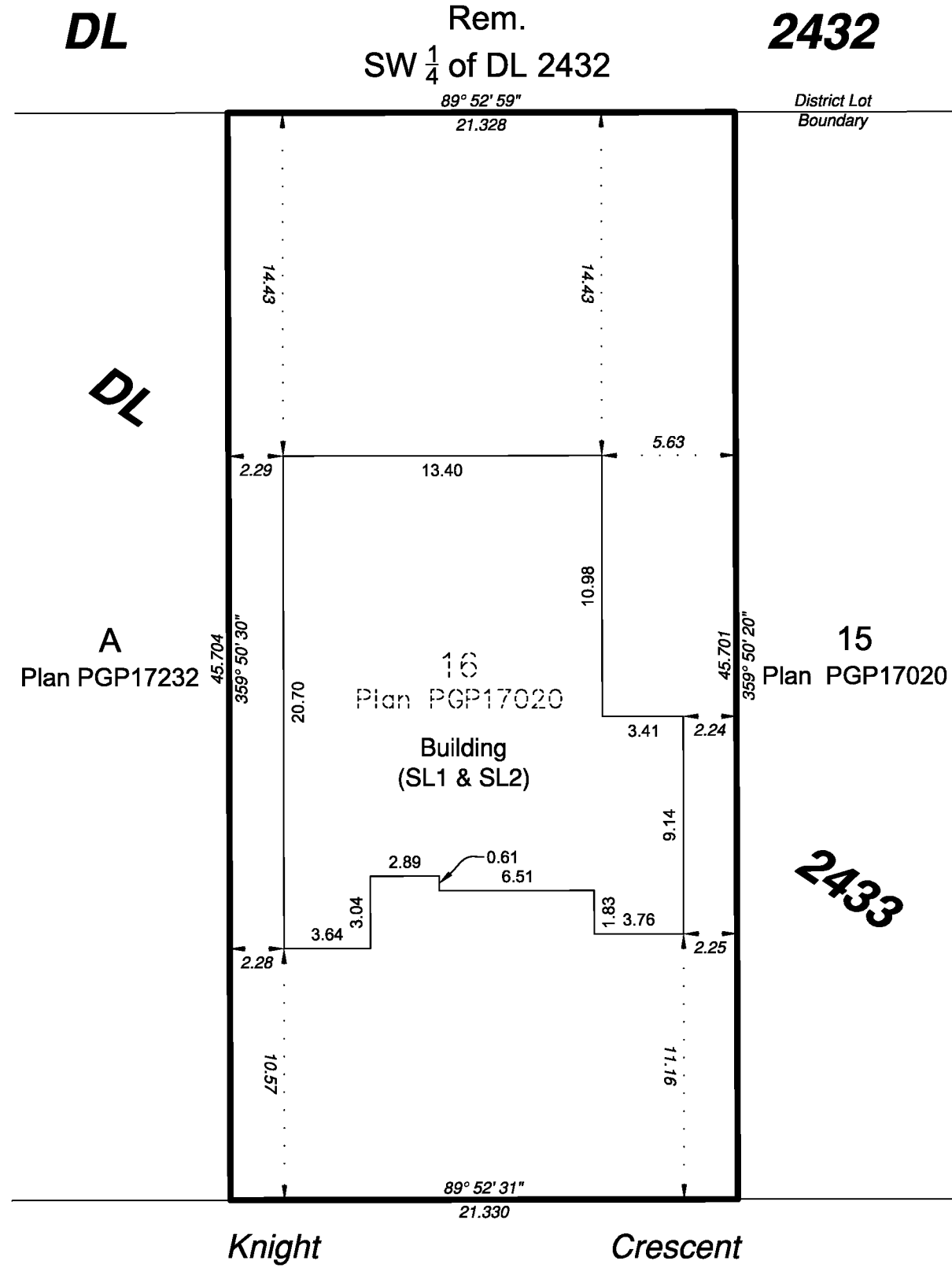


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#### Legend

SL    Strata Lot



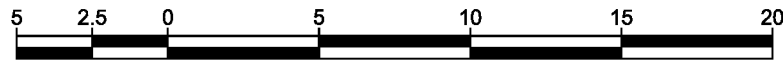
Note: Building dimensions shown on this sheet are shown to the exterior face styrofoam on ICF foundation. Offsets to property lines are perpendicular thereto and are measured from the outside face of ICF styrofoam.

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# Ground Floor

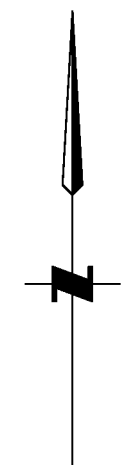
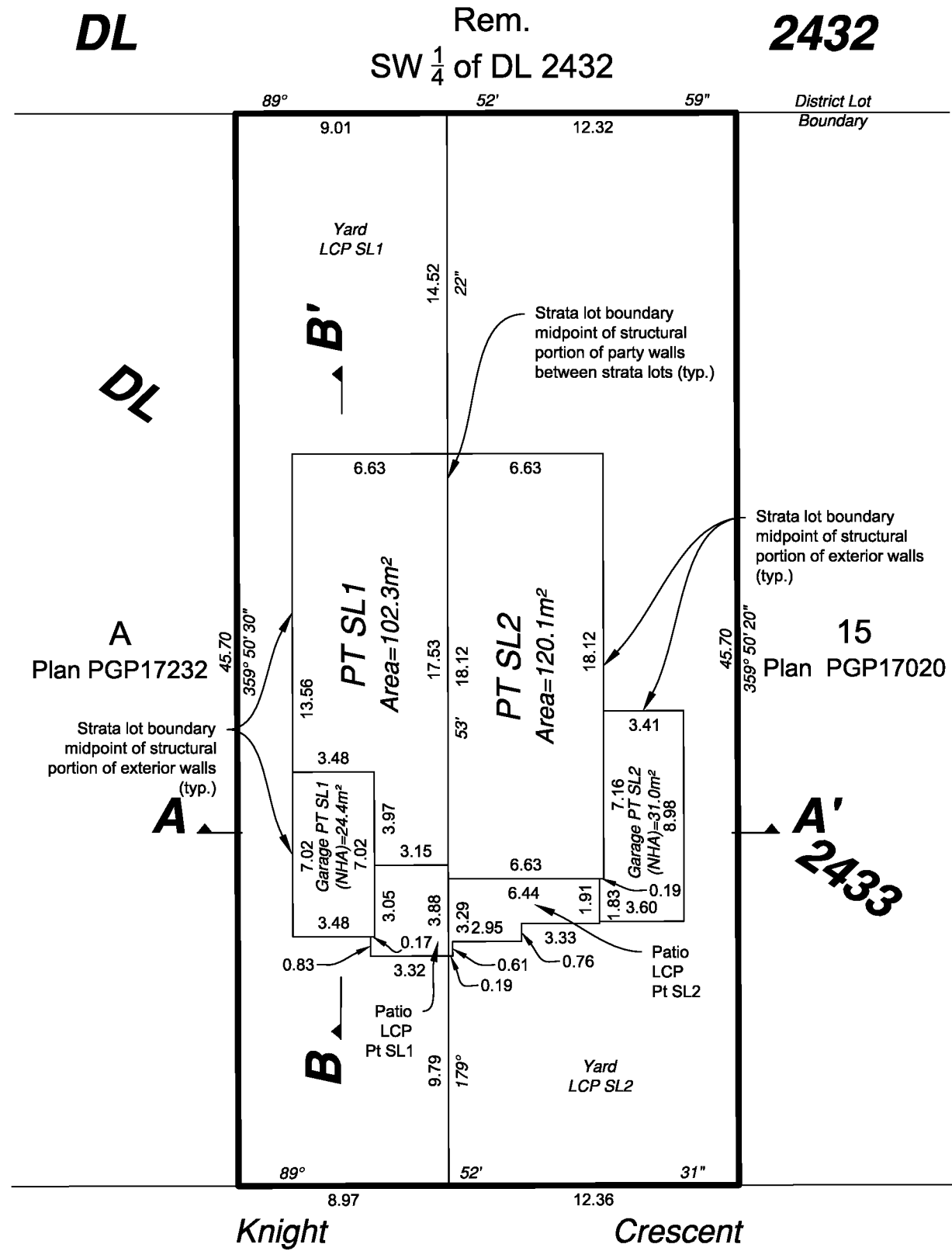


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All distances are in metres and decimals thereof.

### Legend

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

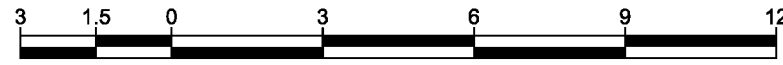


Note: This sheet shows dimensions to centreline of all walls

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# Building: Strata Lots 1 and 2 inclusive Second Floor

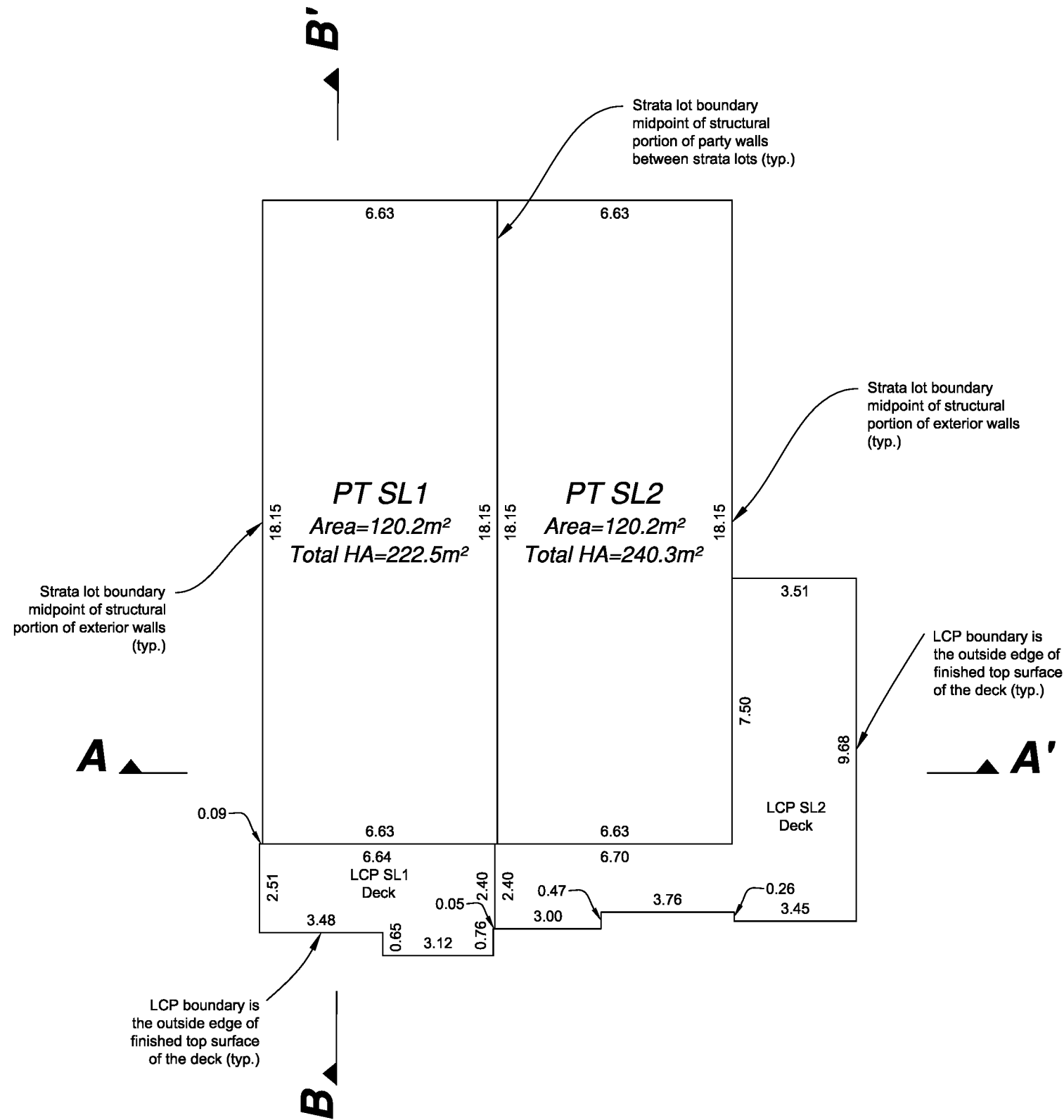
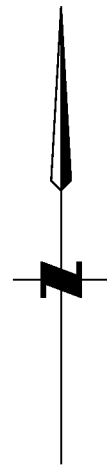


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

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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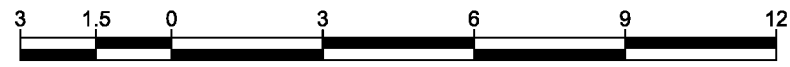
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# Building: Strata Lots 1 and 2 inclusive Sections

# Strata Plan EPS6097

Sheet 5 of 5

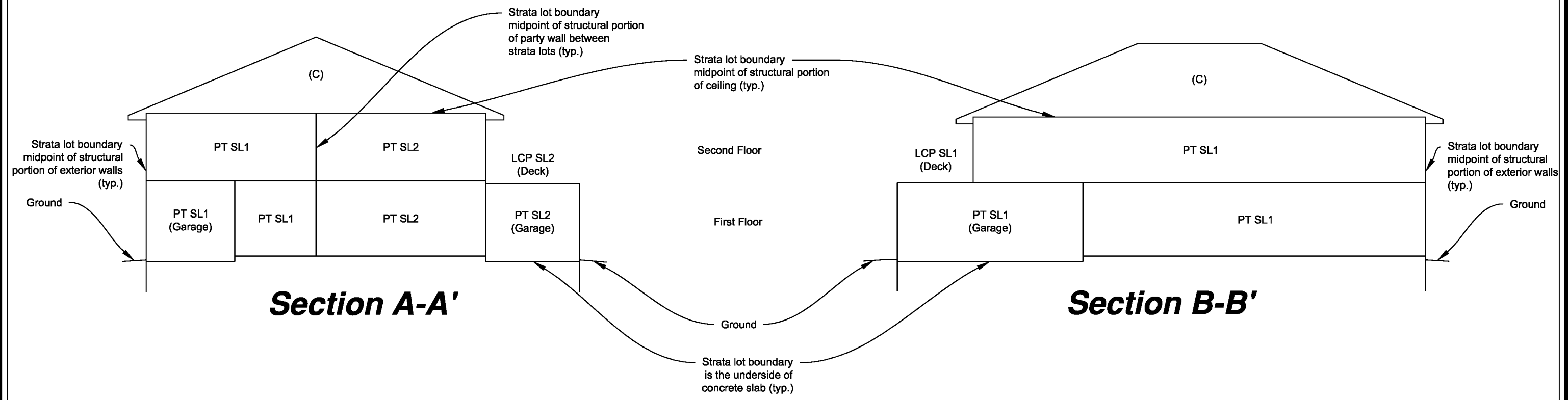


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## Legend

- 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



File: 19085-STRATA

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