

**BARE LAND STRATA PLAN OF LOT A,
DISTRICT LOTS 4221 AND 4376,
CARIBOO DISTRICT, PLAN EPP101605.**

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

BCGS 93G.097



THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:750.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS 86H1775 AND 86H1759.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY
ACHIEVED HAVE BEEN DERIVED FROM MASCOT PUBLISHED
COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC
CONTROL MONUMENT 86H1775.

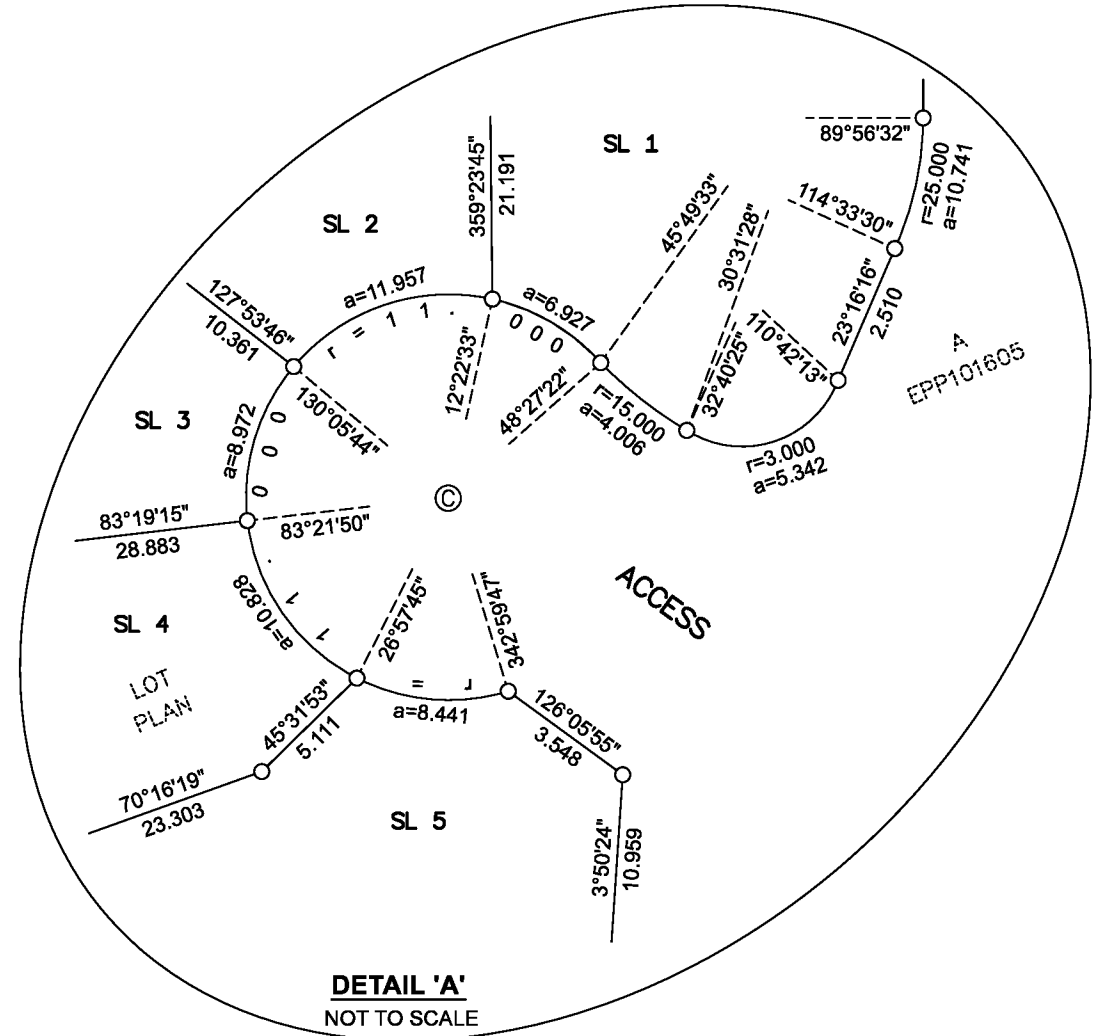
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES.
MULTIPLY GROUND-LEVEL DISTANCES BY THE COMBINED
FACTOR OF 0.995090 WHICH HAS BEEN DERIVED FROM CONTROL
MONUMENT 86H1775.

NOTE:
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE NOT SET ON THE TRUE CORNER(S).
SOME POSTS AND LINES ARE EXAGGERATED FOR CLARITY.

LEGEND

SYMBOLS	DESCRIPTION
FOUND PLACED	
●	CONTROL MONUMENT
○	STANDARD CAPPED POST
○	STANDARD IRON POST
BT	BEARING TREE
UT	UNABLE TO TIE
⊙	COMMON PROPERTY
513+	TITLED NATURAL BOUNDARY AND PRESENT NATURAL BOUNDARY
EAA	ESTIMATED ABSOLUTE ACCURACY

STATION	GEOREFERENCING POSITIONS		
	NORTHING	EASTING	EAA
Fd. IP 'A'	5977160.99	513389.07	0.09
Fd. IP 'B'	5976961.26	513355.14	0.09



POINT	NORTHING	EASTING
514	5976831.38	513447.52
515	5976931.21	513355.43
517	5976925.18	513362.23
518	5976908.30	513377.42
519	5976890.51	513384.17
520	5976879.95	513403.34
521	5976869.31	513412.74
522	5976861.26	513429.72
523	5976837.72	513441.87
524	5976832.67	513446.23

POINT	NORTHING	EASTING
5010	5976924.42	513355.49
5011	5976921.77	513357.24
5012	5976915.71	513359.33
5013	5976909.60	513361.95
5014	5976900.57	513367.70
5016	5976889.00	513373.93
5018	5976878.50	513380.19
5020	5976869.67	513384.91
5022	5976863.02	513389.04
5023	5976859.44	513392.38
5024	5976853.03	513395.22
5026	5976844.84	513400.22
5027	5976841.55	513403.09
5029	5976832.64	513411.98
5030	5976830.53	513414.36
5043	5976825.36	513447.57
5044	5976826.32	513445.50
5045	5976827.65	513439.81
5046	5976828.44	513433.89
5047	5976827.97	513426.39
5048	5976830.36	513415.95

CIVIC ADDRESS:
4087 BRINK PLACE
PRINCE GEORGE, BC

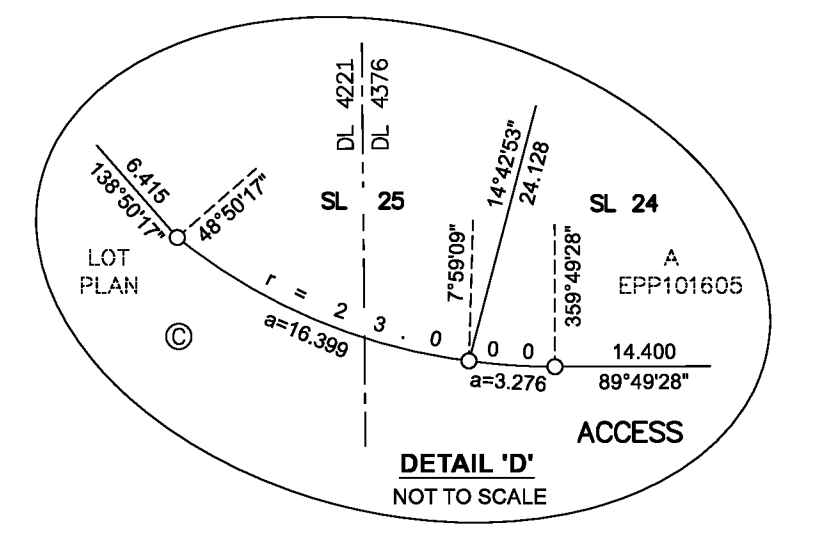
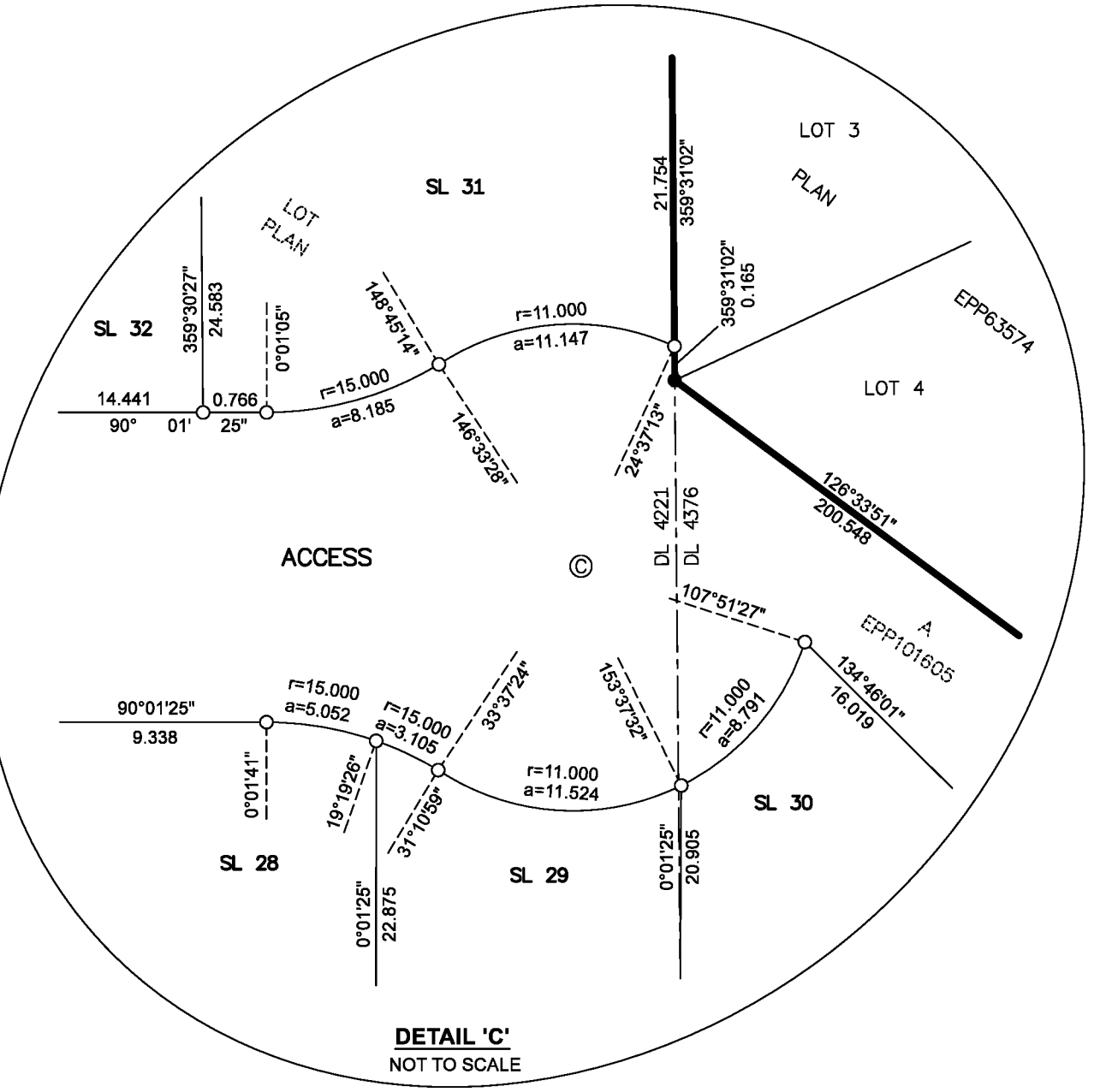
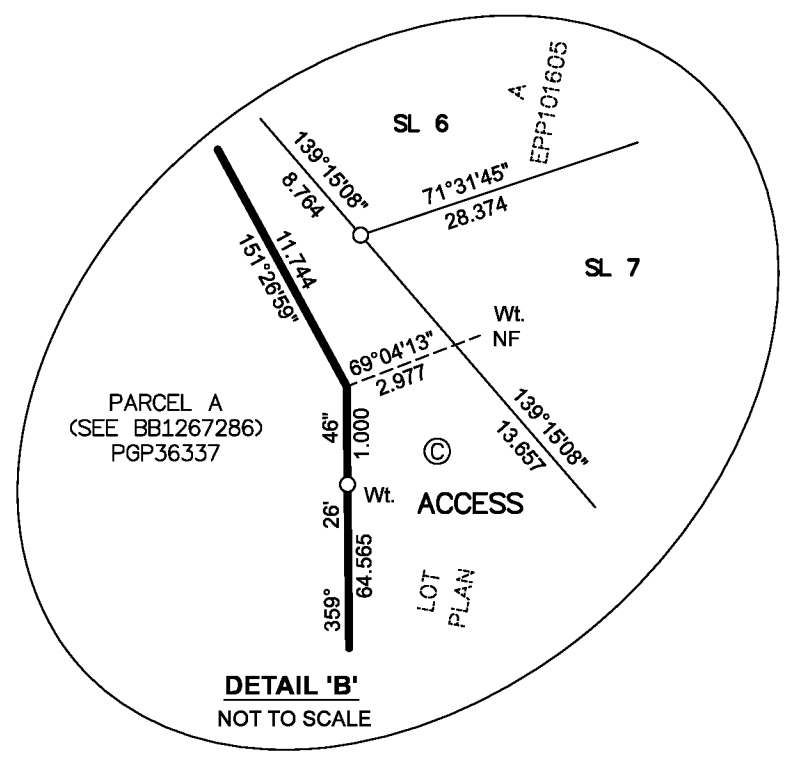
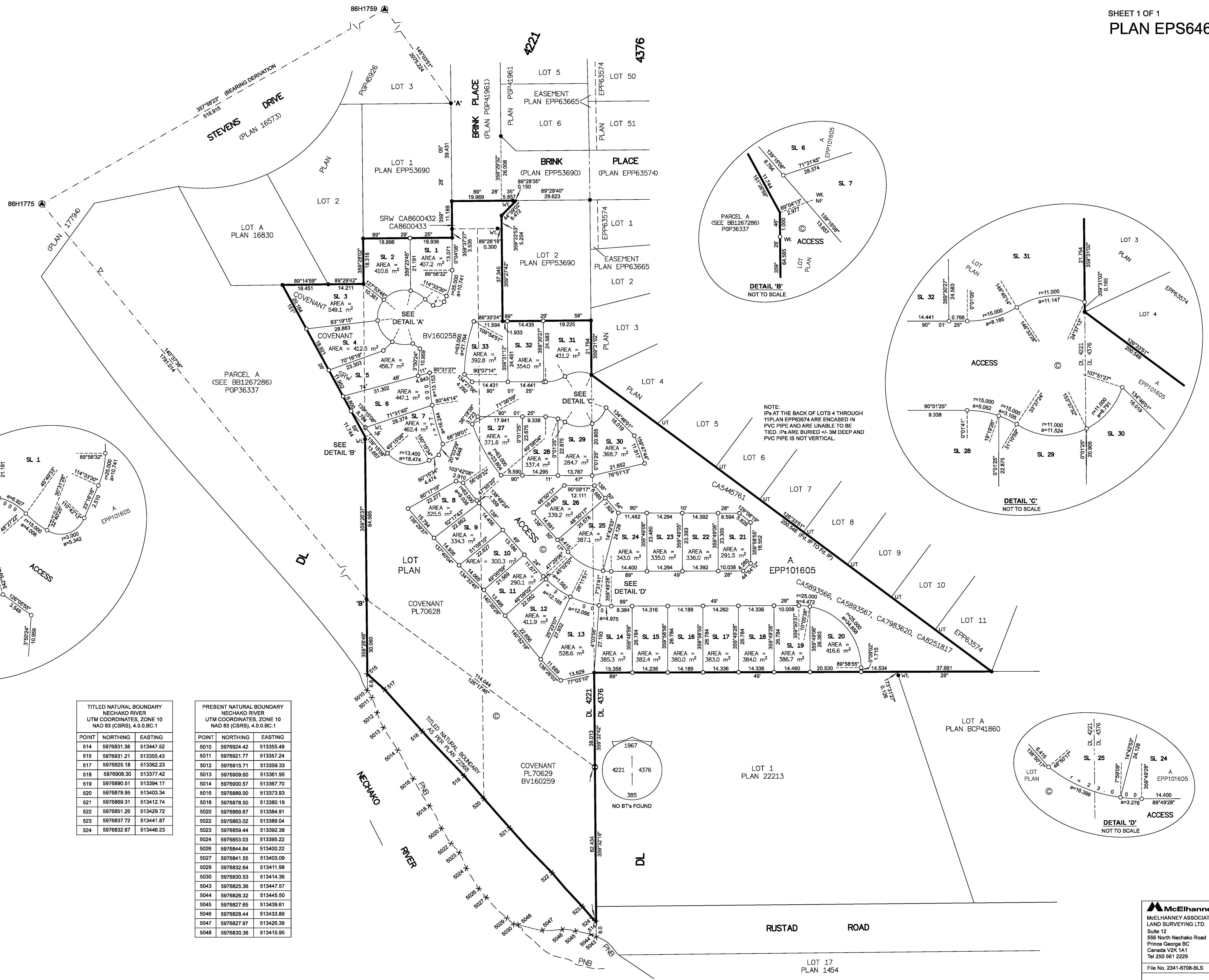
THIS BARE LAND STRATA LIES WITHIN
THE JURISDICTION OF THE APPROVING OFFICER
FOR THE CITY OF PRINCE GEORGE.

CPG FILE SD100520

INSPECTED UNDER THE LAND TITLE ACT ON THE 3rd DAY OF NOVEMBER, 2020.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
COMPLETED ON THE 27th DAY OF MARCH, 2020
SHAUNA C. GOERTZEN, BCLS 788

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



NOTE:
IPAs AT THE BACK OF LOTS 4 THROUGH
11 PLAN EPP63574 ARE ENCASED IN
PVC PIPE AND ARE UNABLE TO BE
TIED. IPAs ARE BURIED +/- 3M DEEP AND
PVC PIPE IS NOT VERTICAL.

McElhanney
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File No. 2341-6708-BLS

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