

STRATA PLAN OF LOT 60, DISTRICT LOT 4047, CARIBOO DISTRICT, PLAN 9543.

PLAN EPS6518

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 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS TO GEODETIC CONTROL MONUMENTS 86H1635 AND 86H1646 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENT 86H1635.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE COMBINED FACTOR OF 0.9994863 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENT 86H1635.



LEGEND

SYMBOLS	DESCRIPTION
FOUND PLACED	
	CONTROL MONUMENT
	STANDARD IRON POST
	COMMON PROPERTY
SL	STRATA LOT
LCP	LIMITED COMMON PROPERTY
Pl.	PART
D	DECK
NON-H	NON-HABITABLE
EAA	ESTIMATED ABSOLUTE ACCURACY

GEOREFERENCING POSITIONS UTM COORDINATES, ZONE 10, NAD 83 (CSRS), 4.0.0.BC.1			
STATION	NORTHING	EASTING	EAA
Fd. IP 'A'	5982577.56	513597.36	0.09
Fd. IP 'B'	5982444.89	513597.83	0.09

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.

OFFSETS SHOWN ARE TO THE EXTERIOR FOUNDATION WALL UNLESS OTHERWISE NOTED.

ALL ANGLES DEFLECT BY MULTIPLES OF 90° UNLESS OTHERWISE INDICATED.

THE BUILDING IN THIS STRATA PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED.

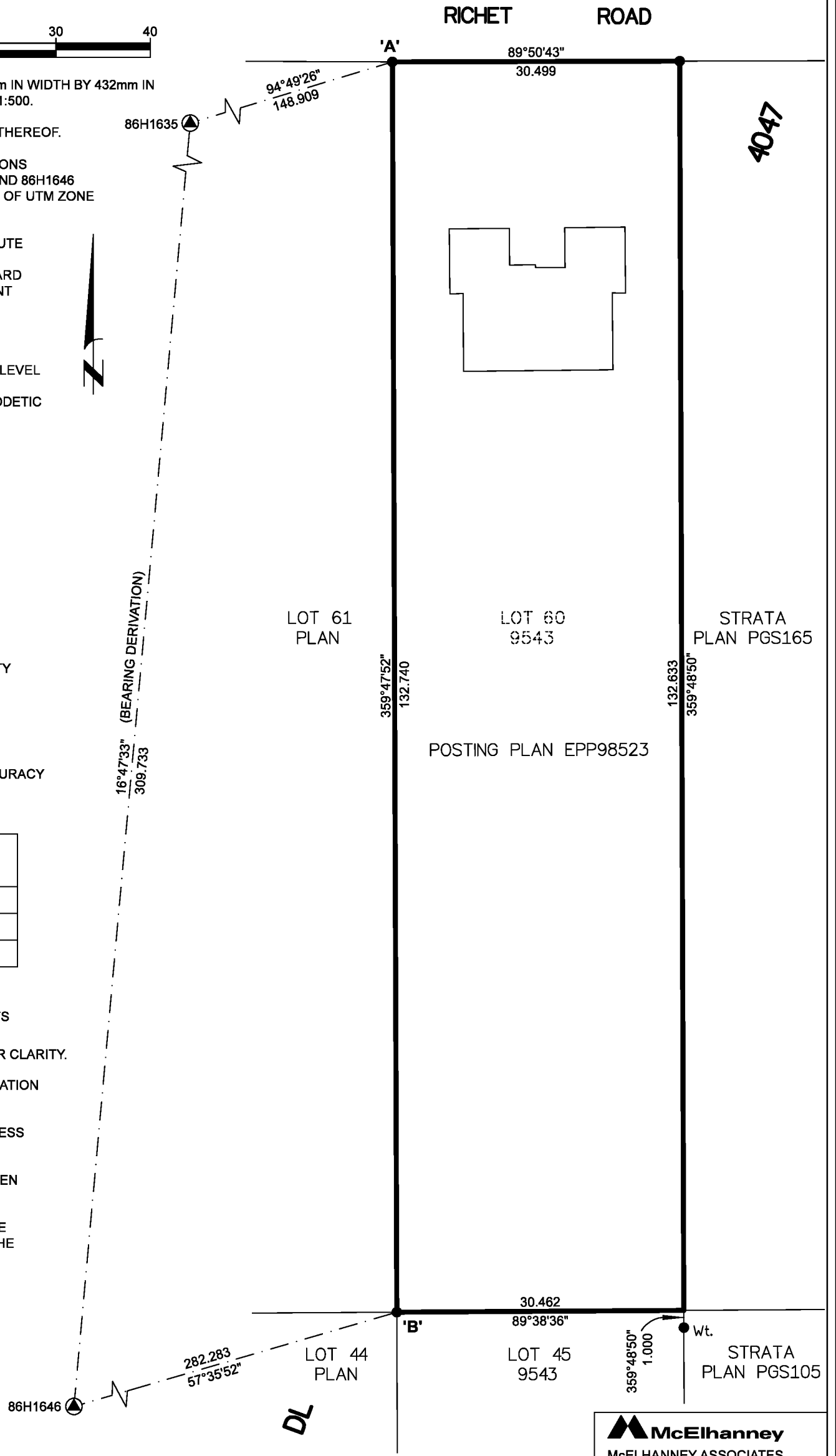
THE BUILDINGS SHOWN HEREON ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

CIVIC ADDRESS:
SL 1 3907 RICHEL STREET, PRINCE GEORGE BC
SL 2 3905 RICHEL STREET, PRINCE GEORGE BC

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 25th DAY OF NOVEMBER, 2019
SHAUNA C. GOERTZEN, BCLS 798

THIS PLAN LIES WITHIN THE CITY OF PRINCE GEORGE.

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



McElhanney
McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
Suite 12
556 North Nechako Road
Prince George BC
Canada V2K 1A1
Tel 250 561 2229

File No. 2341-6649-ST

BUILDING FOUNDATION

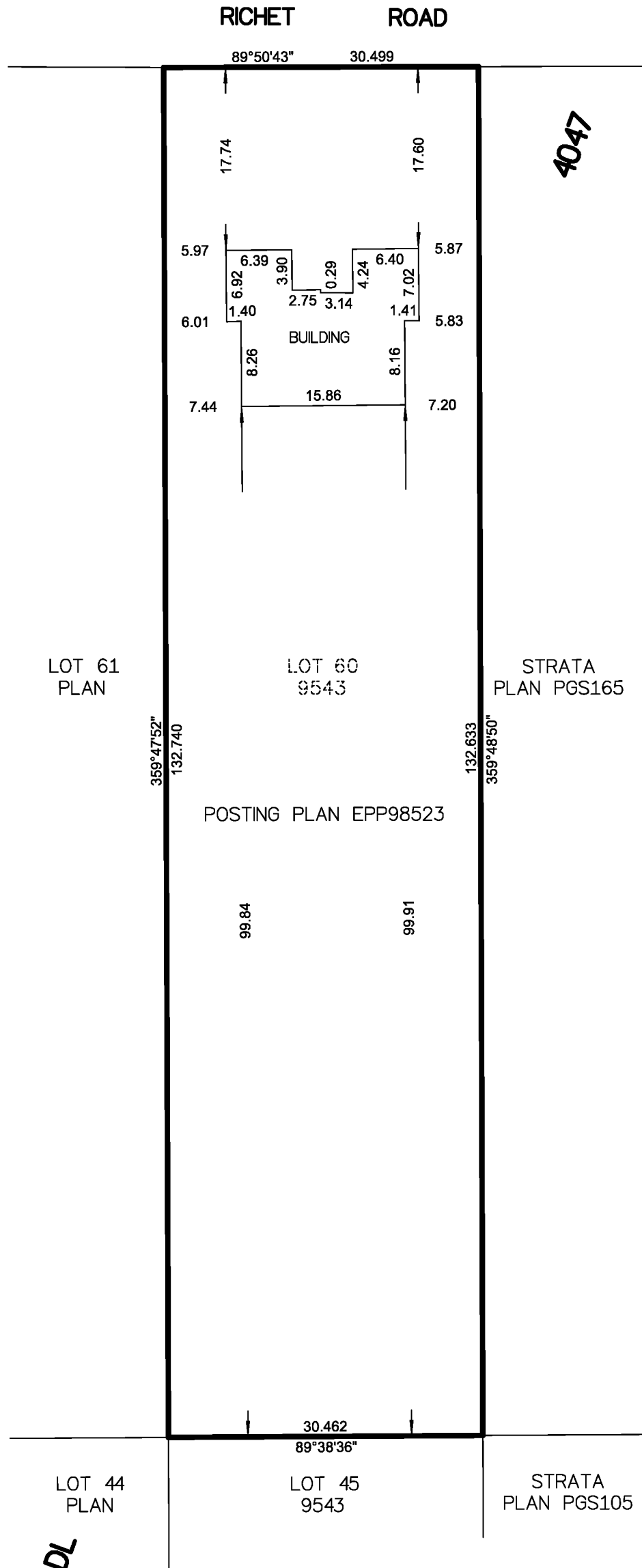
SHEET 2 OF 6

PLAN EPS6518



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ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



NOTE:

THIS SHEET SHOWS DIMENSIONS TO THE EXTERIOR OF THE FOUNDATION WALLS.

SHAUNA C. GOERTZEN, BCLS 798
 ON THE 31st DAY OF DECEMBER, 2019

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PLAN EPS6518

BASEMENT FLOOR

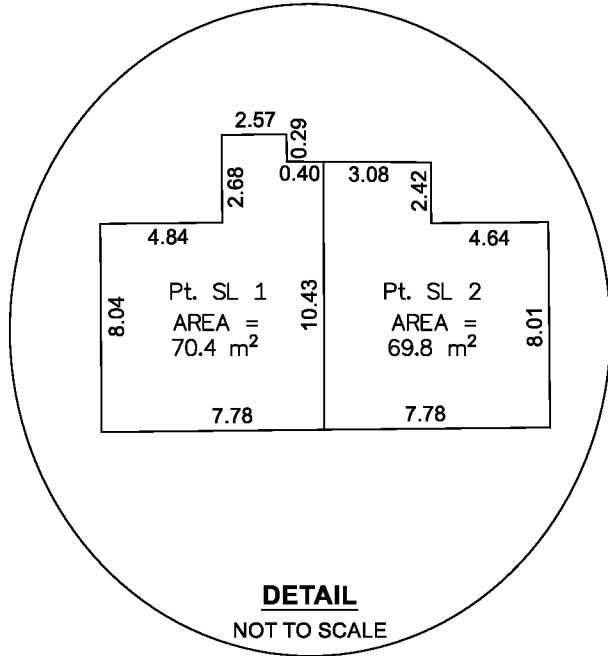
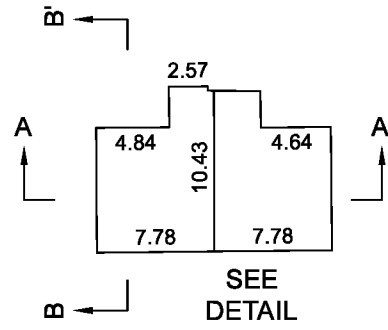


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RICHET ROAD

4047



LOT 61
PLAN

STRATA
PLAN PGS165

LOT 44
PLAN

LOT 45
9543

STRATA
PLAN PGS105

DL

NOTES:

THIS SHEET SHOWS DIMENSIONS TO THE CENTRELINE OF ALL WALLS.

SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF THE VIEW.

SHAUNA C. GOERTZEN, BCLS 798
ON THE 31st DAY OF DECEMBER, 2019

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MAIN FLOOR

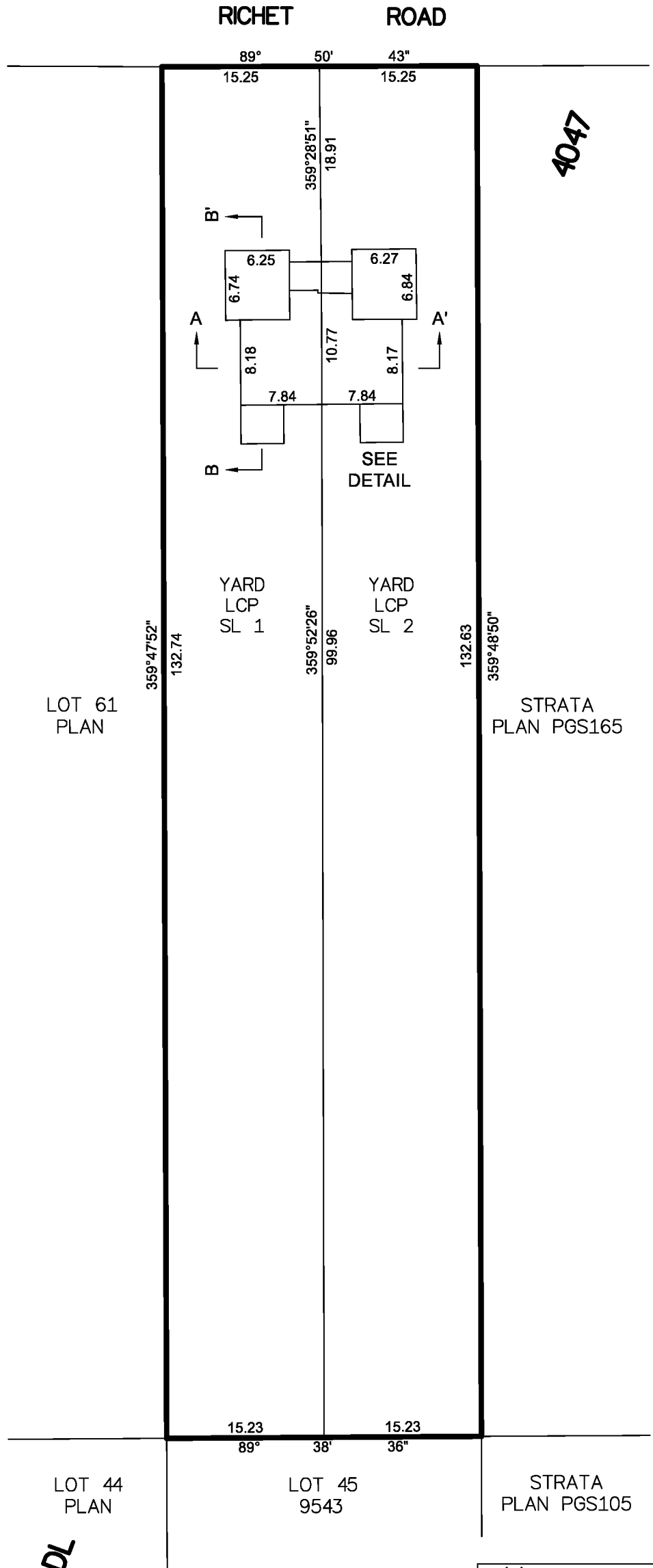
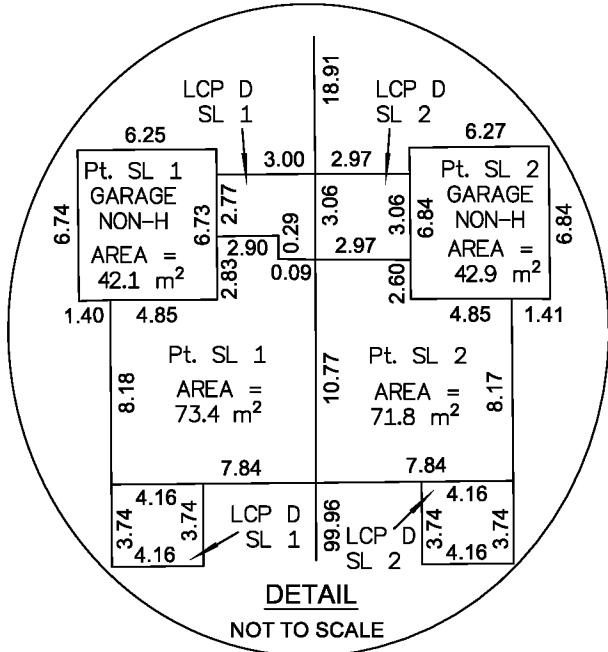
SHEET 4 OF 6

PLAN EPS6518



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UPPER FLOOR

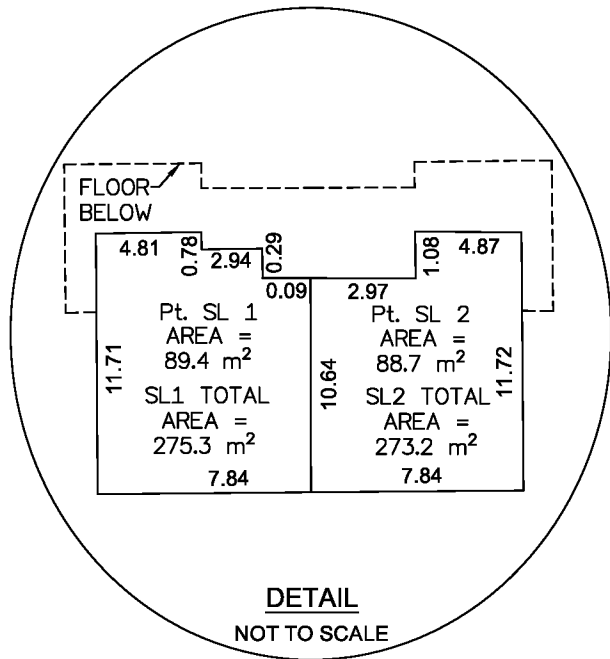
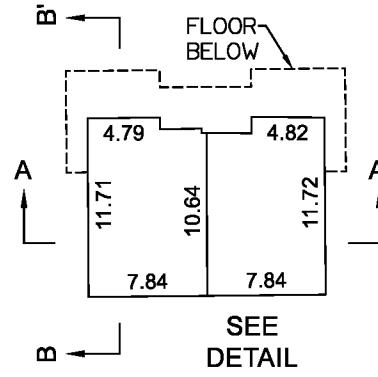


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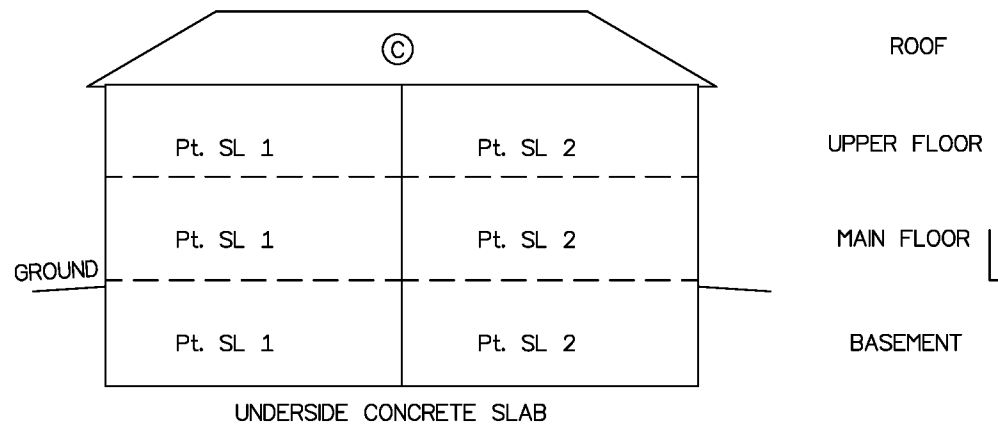
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CROSS SECTIONS

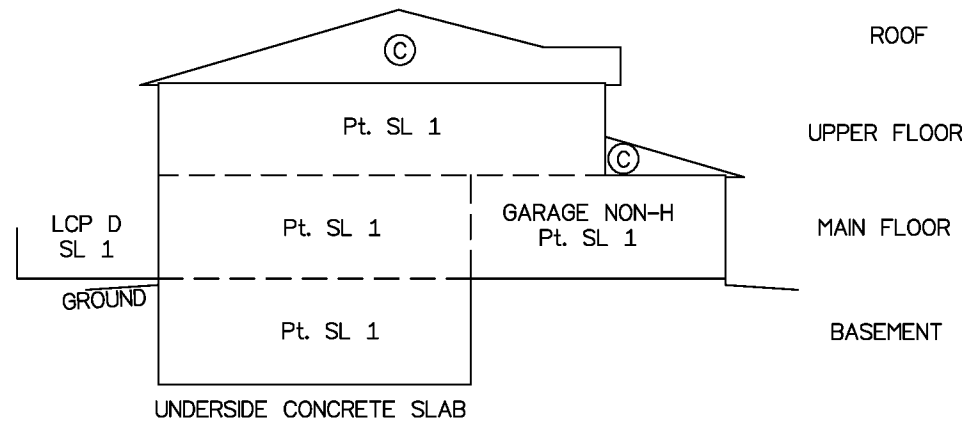


THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200.

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SECTION A-A'



SECTION B-B'

NOTES:

STRATA LOT BOUNDARIES ARE TO THE MIDPOINT OF THE STRUCTURAL PORTION OF INTERIOR AND EXTERIOR WALLS (TYPICAL) AND TO THE UNDERSIDE OF THE CONCRETE SLAB AND THE MIDPOINT OF THE STRUCTURAL PORTION OF THE CEILING (TYPICAL).

THE UPPER LIMITS OF THE DECKS AND DRIVEWAYS ARE DEFINED BY THE OUTWARD PRODUCTION OF THE CEILING OF THE ADJACENT STRATA LOT.

SHAUNA C. GOERTZEN, BCLS 798
ON THE 31st DAY OF DECEMBER, 2019

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