

# Strata Plan of Lot A, District Lot 4047, Cariboo District, Plan EPP107151

Strata Plan EPS7253  
Sheet 1 of 5

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 1:500.

All distances are in metres and decimals thereof.

Grid bearings are derived from observations between geodetic control monuments 838235 and 832907 and are referred to the central meridian of UTM Zone 10 North (123° west longitude).

The UTM coordinates and estimated absolute accuracy achieved have been derived from mascot published coordinates and standard deviations for geodetic control monuments 838235 and 832907.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9994891 which has been derived from control monument 838235.

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

Legend	
	Found Control Monument
	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
EAA	Estimated Absolute Accuracy
ICF	Insulated Concrete Forms
typ.	Typical
NSP	Non-suitable to post
NH	Non-habitable Area
PT	Part of

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.

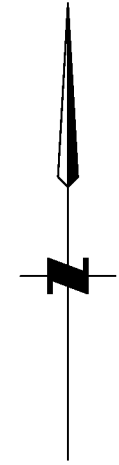
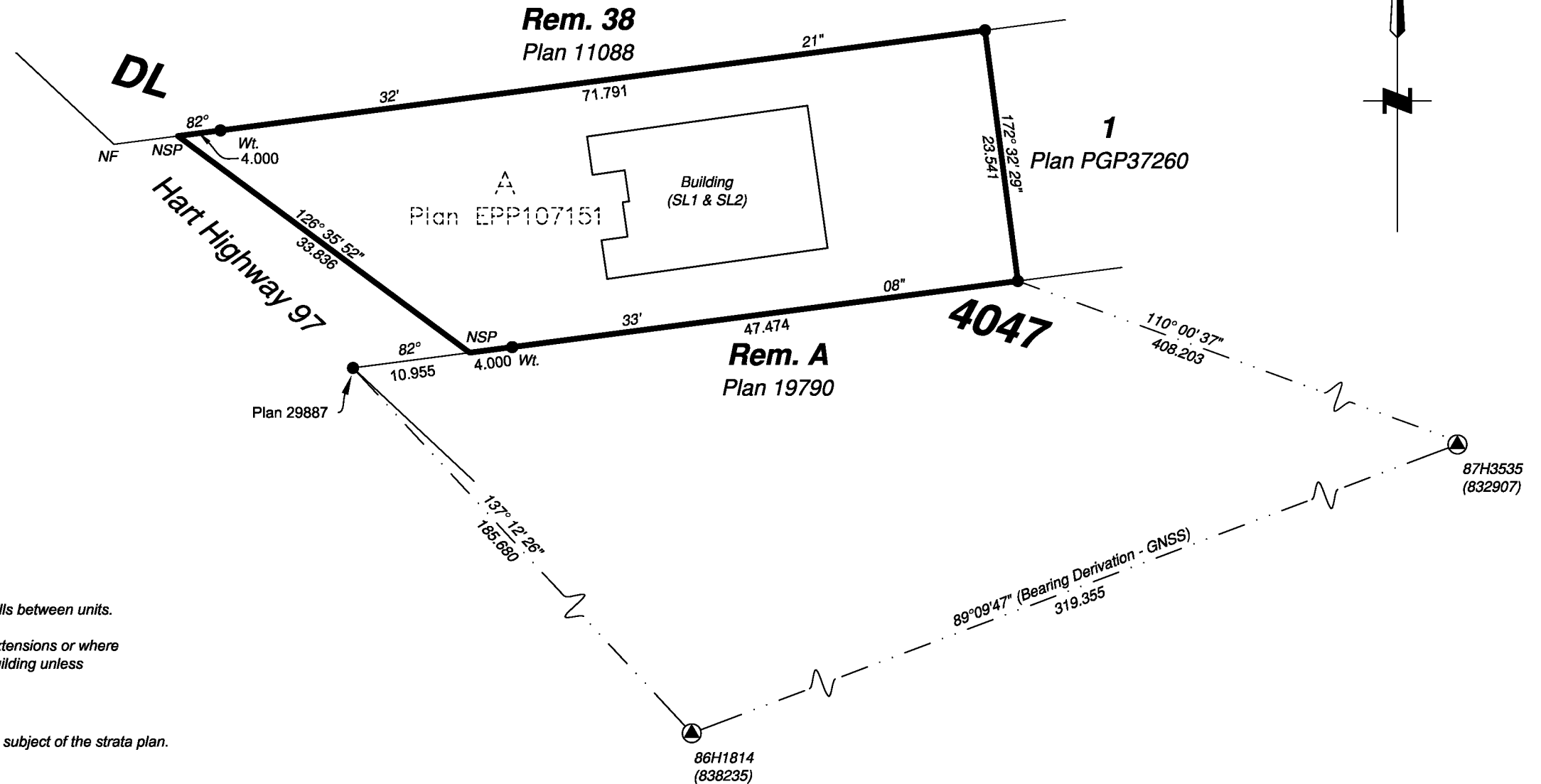
The buildings shown hereon are within the external boundaries of the land that is subject of the strata plan.

The field survey represented by this plan was completed on the 19th day of November, 2020.

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	EAA	CSF
838235	5982386.61	513975.46	0.05	0.9994891
832907	5982391.27	514294.62	0.05	0.9994897



File: 20156-STRATA

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

**Civic Address:**  
SL1 6766 Hart Hwy, Prince George, BC  
SL2 6770 Hart Hwy, Prince George, BC

Scott A. Maguire, BCLS 903  
27th day of November, 2020

# Building Foundation

Strata Plan EPS7253

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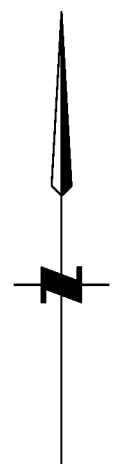
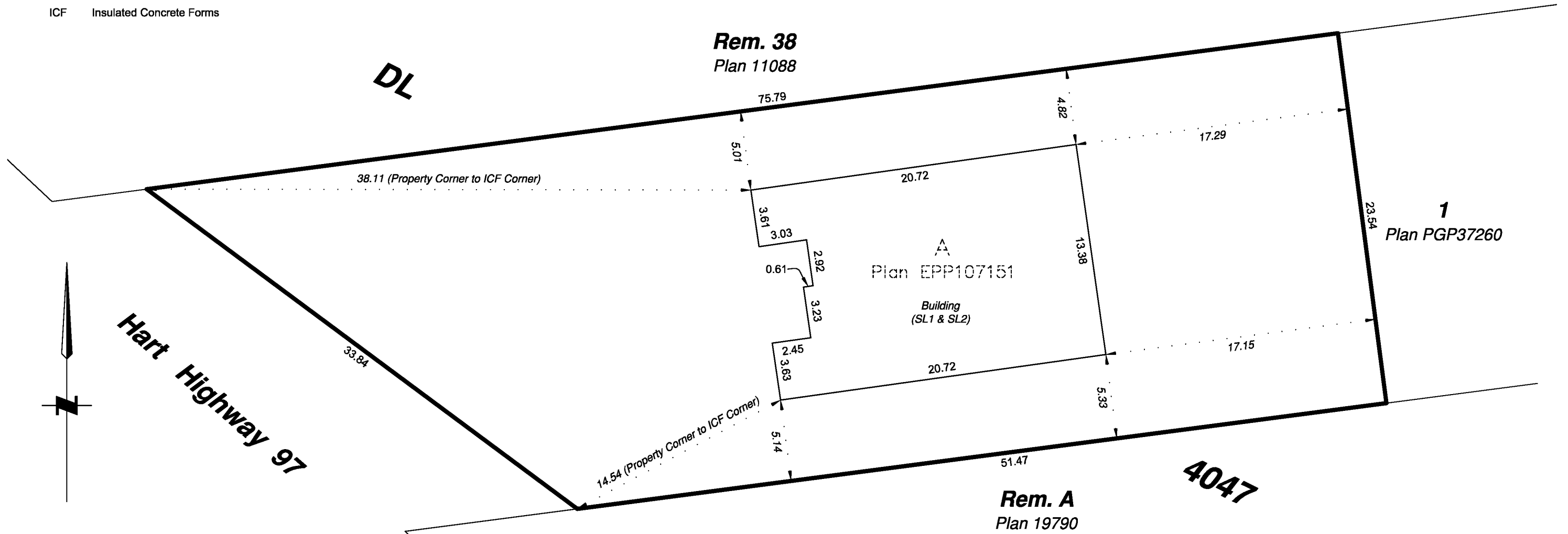


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250.

All distances are in metres and decimals thereof.

### Legend

- SL Strata Lot
- ICF Insulated Concrete Forms



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

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 27th day of November, 2020

**Building: Strata Lots 1 and 2 inclusive  
Ground Floor**

**Strata Plan EPS7253**  
Sheet 3 of 5

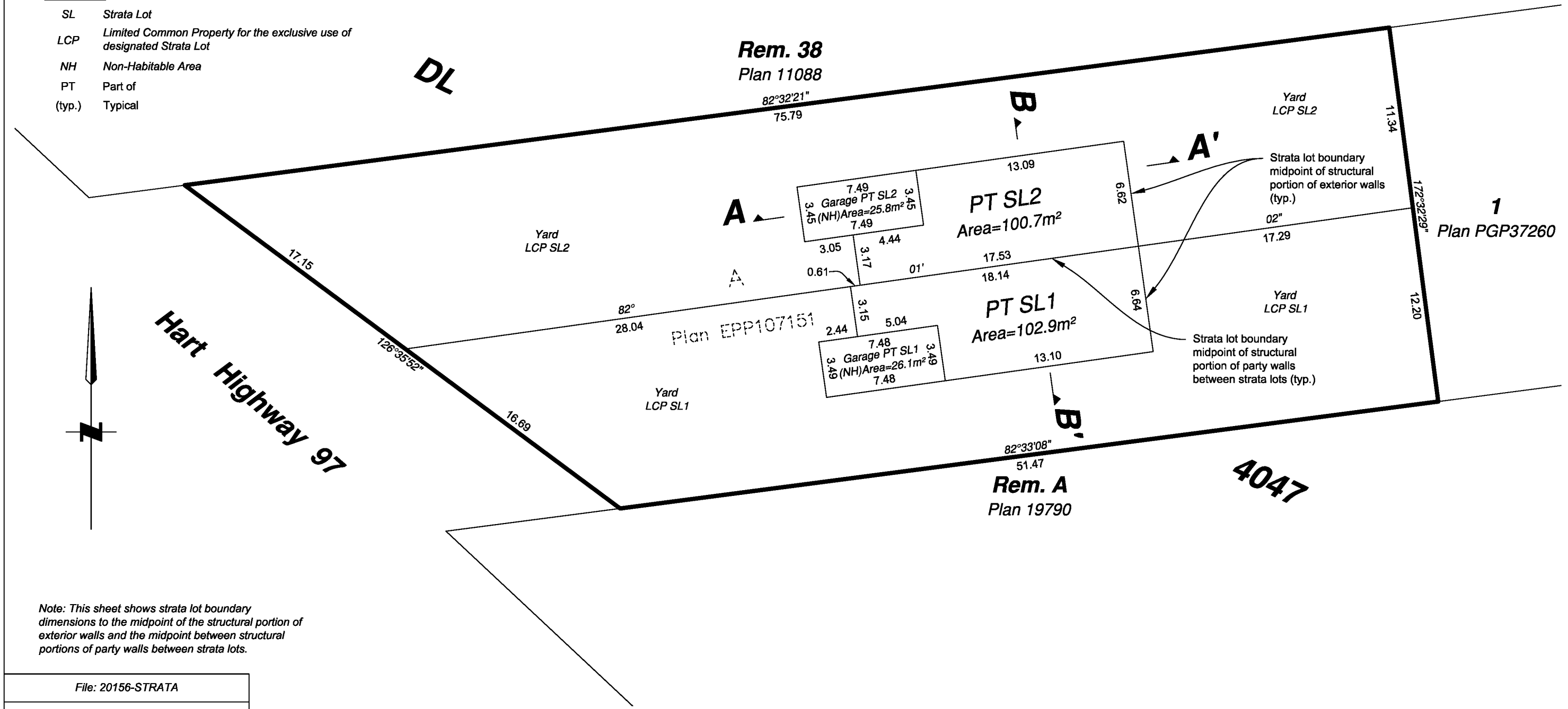


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250.

All distances are in metres and decimals thereof.

**Legend**

- SL Strata Lot
- LCP Limited Common Property for the exclusive use of designated Strata Lot
- NH Non-Habitable Area
- PT Part of
- (typ.) Typical



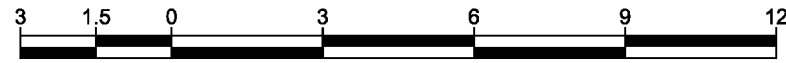
Note: This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

File: 20156-STRATA

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# Building: Strata Lots 1 and 2 inclusive Second Floor

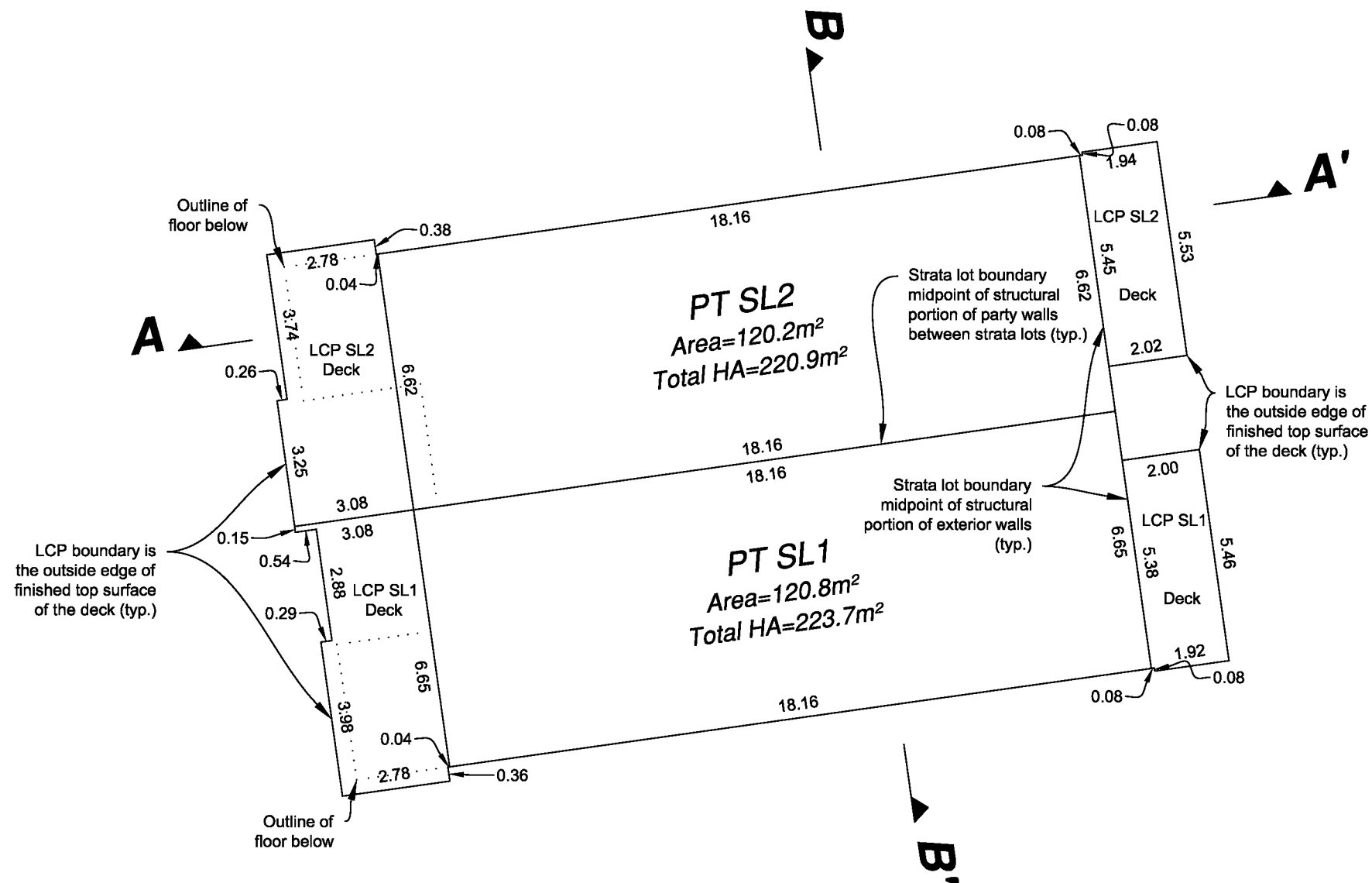
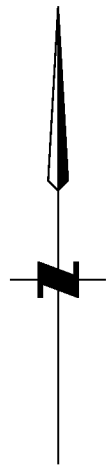


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All distances are in metres and decimals thereof.

## Legend

- SL Strata Lot
- LCP Limited Common Property for the exclusive use of designated Strata Lot
- HA Habitable Area
- PT Part of
- (typ.) Typical



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.

LCP Decks are measured to edge of finished deck surface and midpoint of structural portion of exterior walls.

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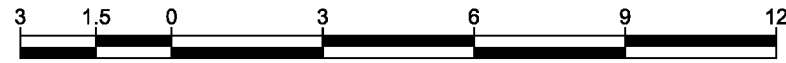
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# Building: Strata Lots 1 and 2 inclusive Sections

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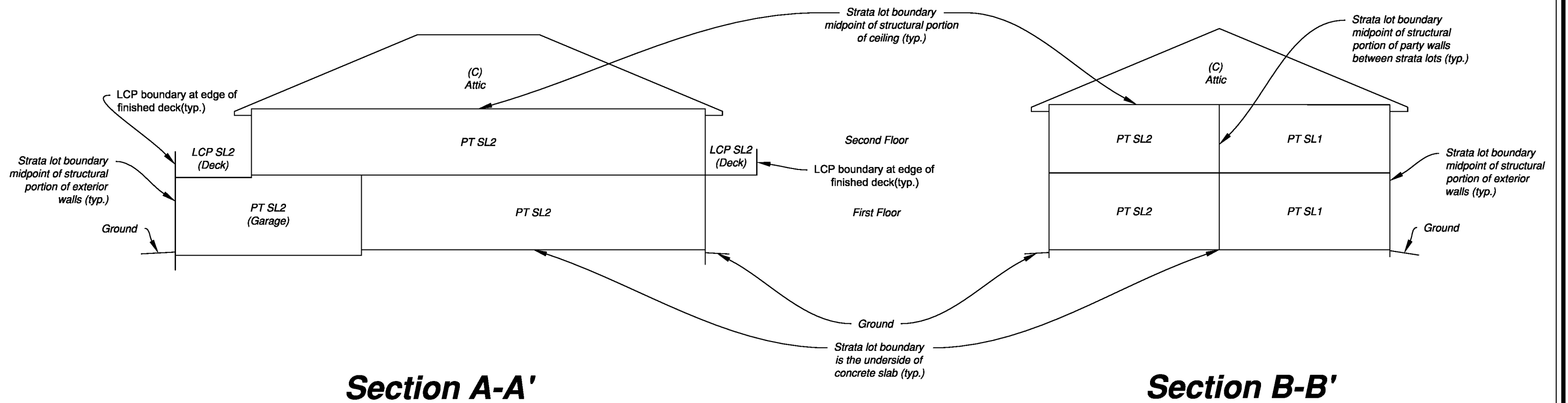


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All distances are in metres and decimals thereof.

## Legend

- SL Strata Lot
- (C) Common Property
- LCP Limited Common Property for the exclusive use of designated Strata Lot
- PT Part of
- (typ.) Typical



**Section A-A'**

**Section B-B'**

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