

# Strata Plan of Lot 1, District Lot 943, Cariboo District, Plan 20937

# Strata Plan EPS7254

Sheet 1 of 5

BCGS 93G.087

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 GNSS observations and are referred to the central meridian of UTM Zone10 North (123° west longitude).

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined factor of 0.99951655 which has been derived by single point positioning techniques using the precise point positioning (PPP) services of Natural Resources Canada.

The UTM coordinates and estimated absolute accuracies shown on this plan are a result of an independent and accurate GNSS survey. Positions for Geodetic Control Monuments which are calculated from information on this plan may not agree with official published coordinates.

### Legend

- Denotes Found Control Monument
- Denotes Found Standard Concrete Post
- Denotes Found Standard Iron Post
- Denotes Traverse Hub
- CSF Combined Scale Factor
- SL Strata Lot
- (C) Common Property
- HA Habitable Area
- EAA Estimated Absolute Accuracy
- ICF Insulated Concrete Forms
- typ. Typical
- PT Part of
- PCon Standard Concrete Post

Strata Lot boundaries are defined by the centreline of the structural portion of walls between units.

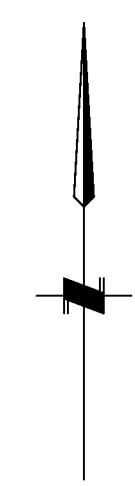
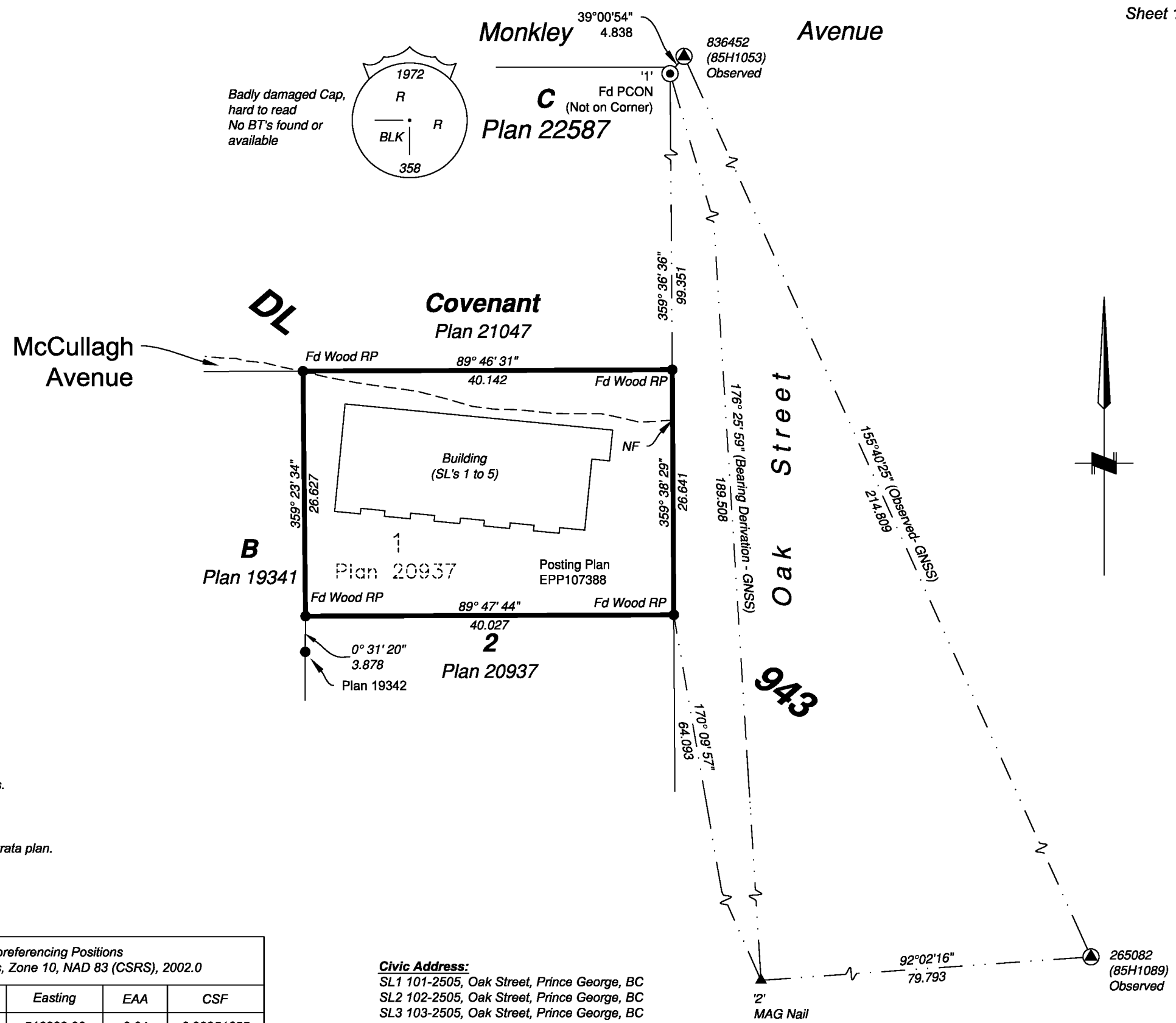
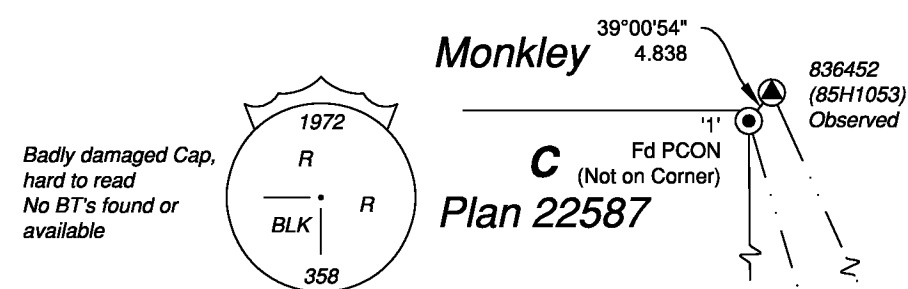
The buildings included in this strata plan have not been previously occupied.

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 1st day of December, 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, NAD 83 (CSRS), 2002.0				
Station	Northing	Easting	EAA	CSF
1	5972351.10	516383.06	0.04	0.99951655
2	5972162.05	516394.85	0.04	0.99951636

### Civic Address:

- SL1 101-2505, Oak Street, Prince George, BC
- SL2 102-2505, Oak Street, Prince George, BC
- SL3 103-2505, Oak Street, Prince George, BC
- SL4 104-2505, Oak Street, Prince George, BC
- SL5 105-2505, Oak Street, Prince George, BC

Scott A. Maguire, BCLS 903  
2nd day of December, 2020

File: 20157-STRATA
<b>Koehler Land Surveying Inc.</b> 1698 Lyon Street Prince George, BC V2N 1T3 Tel: (250) 614-9703

# Building Foundation

# Strata Plan EPS7254

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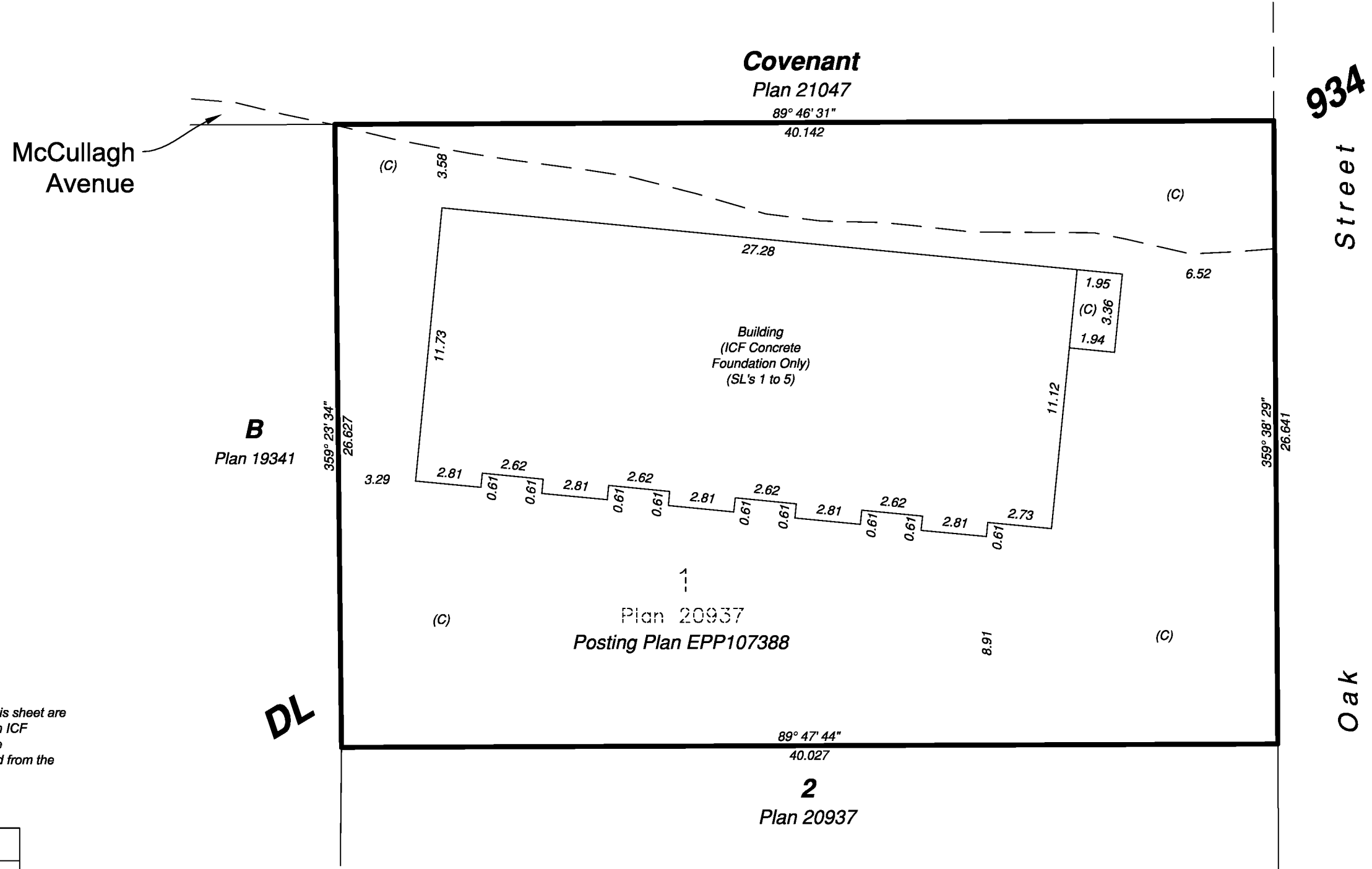


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

All distances are in metres and decimals thereof.

### Legend

- SL Strata Lot
- ICF Insulated Concrete Forms
- (C) Common Property



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.

File: 20157-STRATA

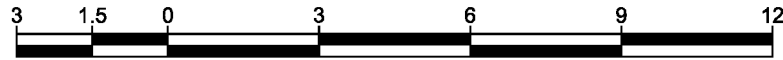
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 2nd day of December

# Building: Strata Lots 1 to 5 Inclusive Ground Floor

## Strata Plan EPS7254

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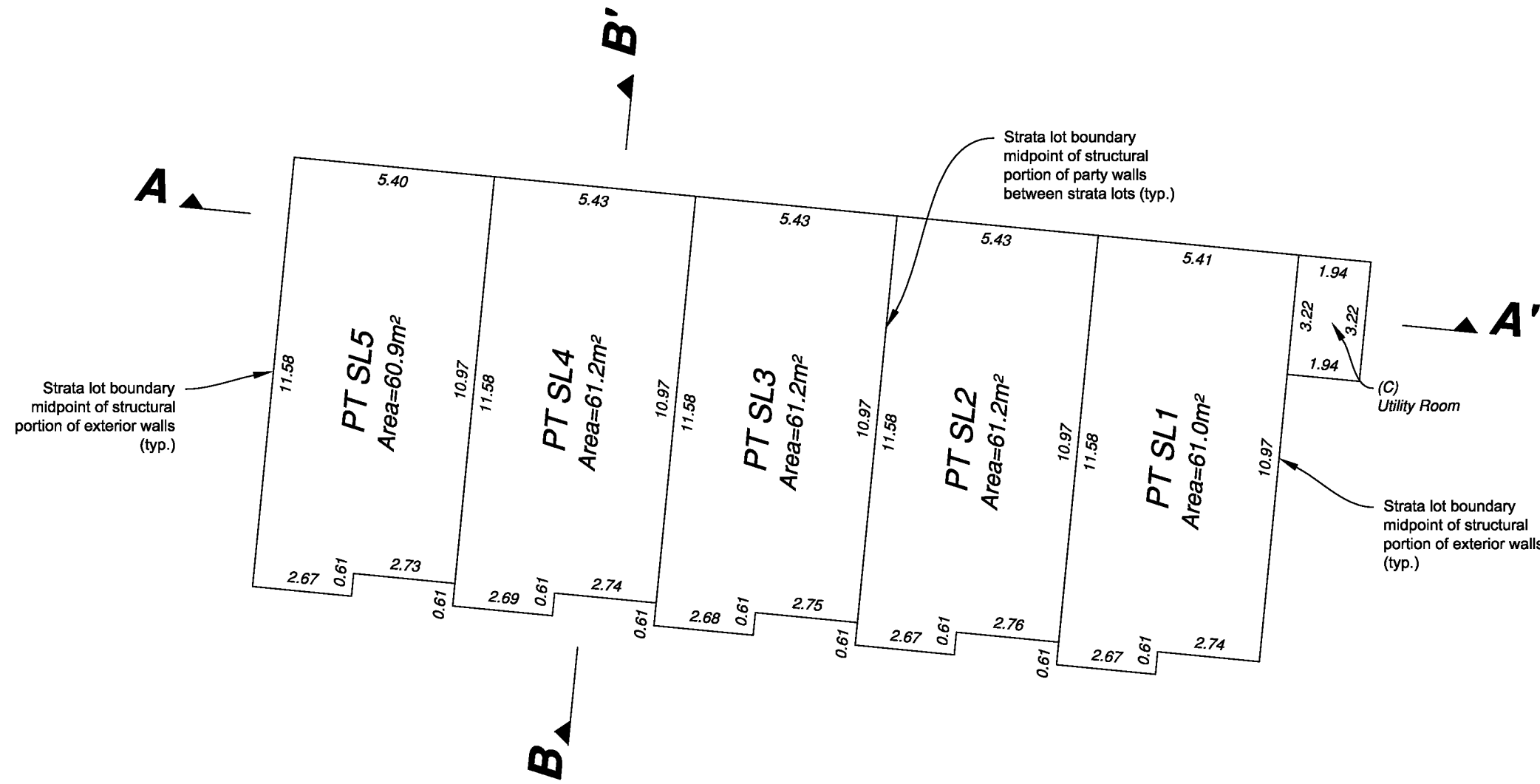
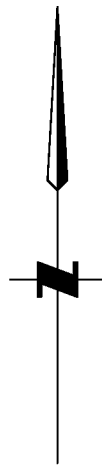


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All distances are in metres and decimals thereof.

### Legend

- SL Strata Lot
- (C) Common Property
- (typ.) Typical
- PT Part of



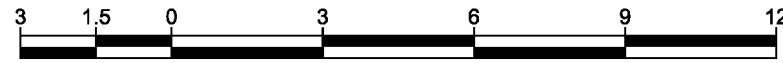
Note: This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots.

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# Building: Strata Lots 1 to 5 Inclusive Second Floor

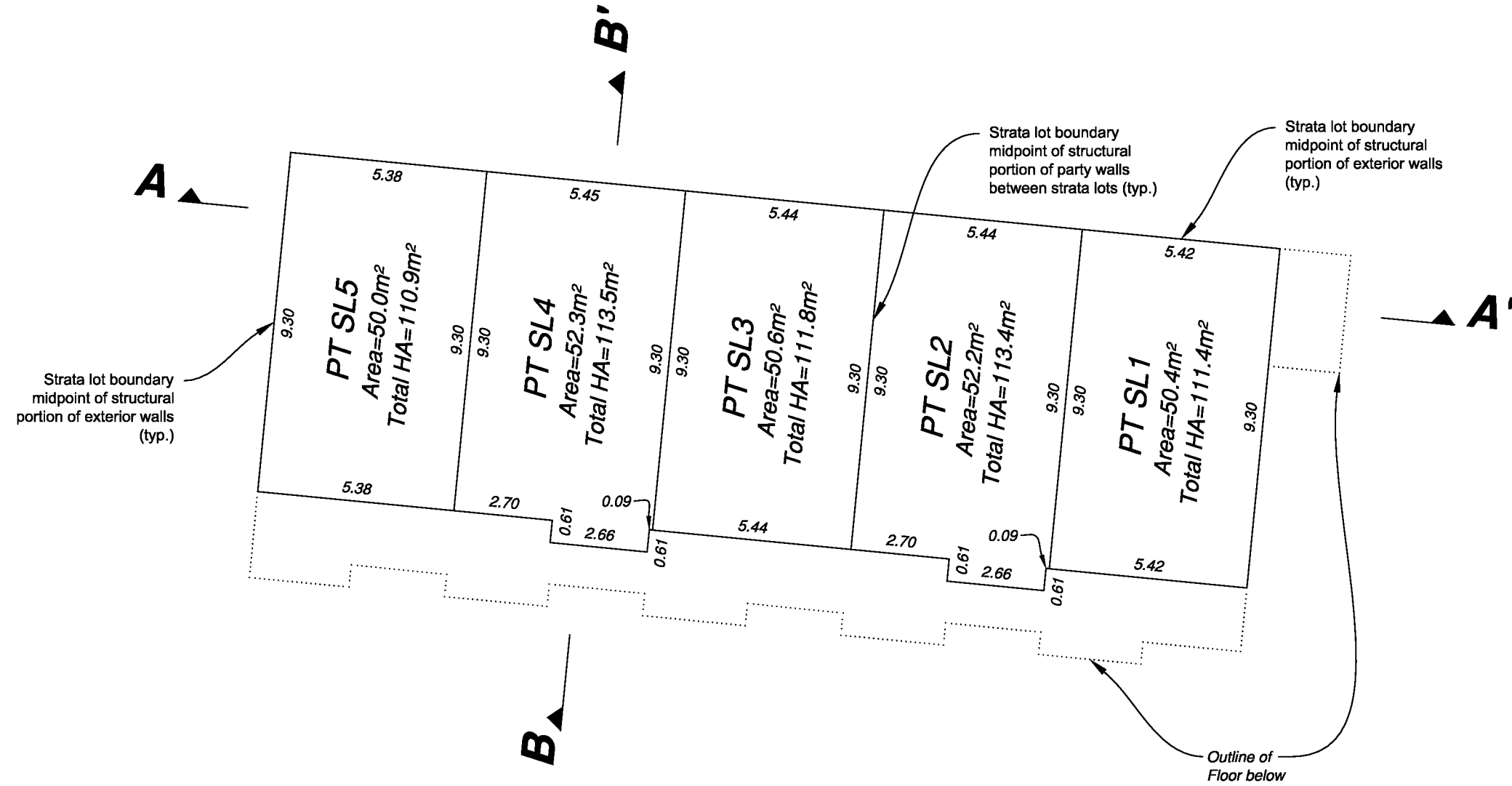
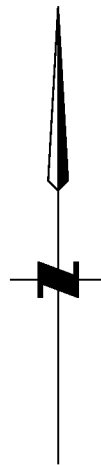


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All distances are in metres and decimals thereof.

### Legend

- SL Denotes Strata Lot
- (C) Denotes Common Property
- PT Part of
- (typ.) Typical
- 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.

File: 20157-STRATA

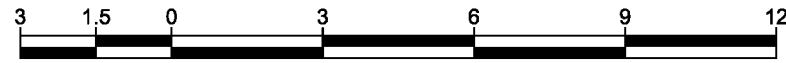
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# Building: Strata Lots 1 to 5 inclusive Sections

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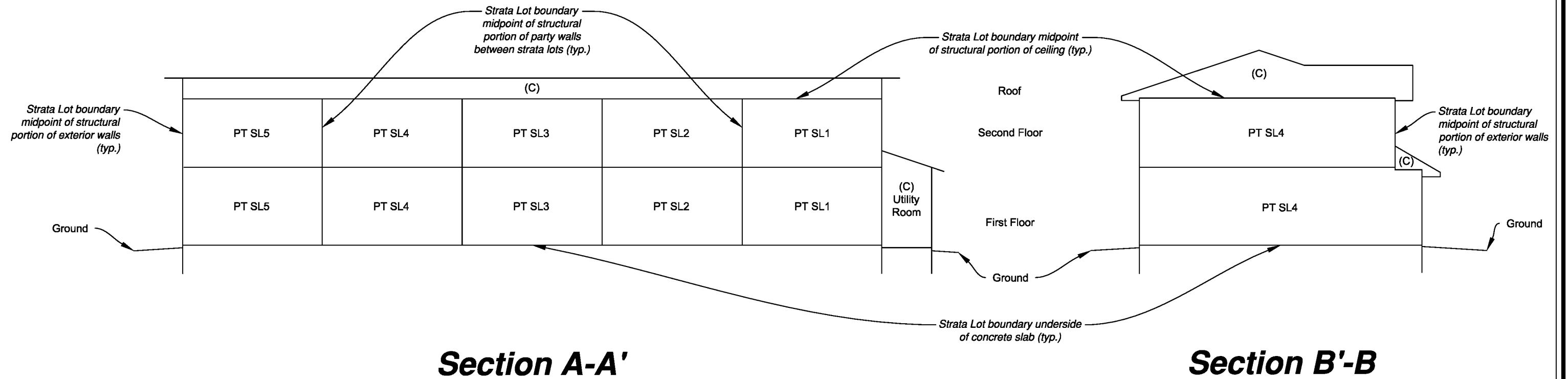


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

All distances are in metres and decimals thereof.

## Legend

- SL Denotes Strata Lot
- (C) Denotes Common Property
- PT Denotes part of
- (typ.) Typical



**Section A-A'**

**Section B'-B**

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