

STRATA PLAN OF PARCEL 1, DISTRICT LOT 343, CARIBOO DISTRICT, PLAN PGP36909.

SHEET 1 OF 6

PLAN EPS7453

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 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 85H1289 AND 79H8443.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED HAVE BEEN DERIVED FROM MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENT 85H1289.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995152 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENT 85H1289.

LEGEND

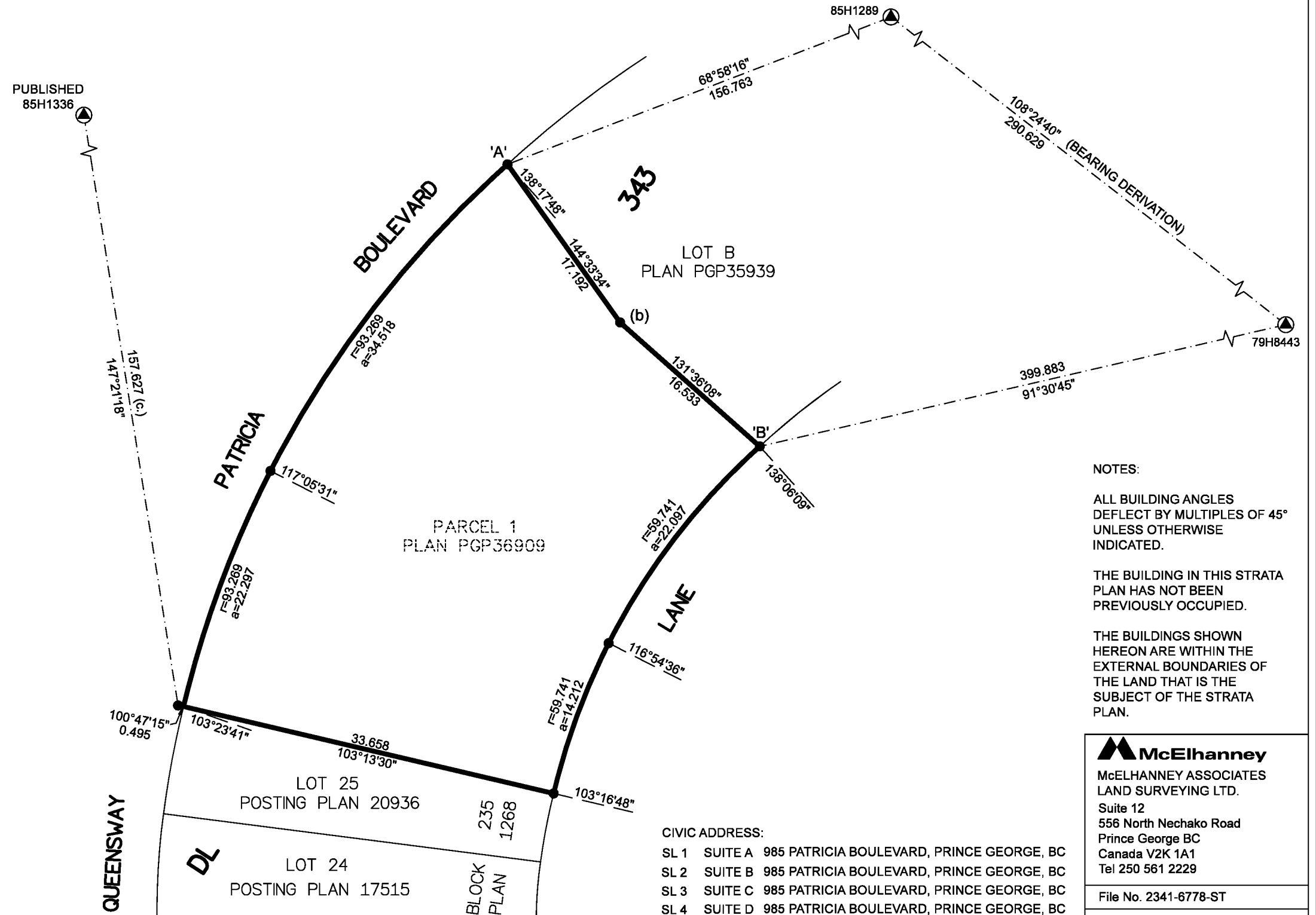
SYMBOLS	DESCRIPTION
FOUND PLACED	
⊙	CONTROL MONUMENT
●	STANDARD IRON POST
(b)	BURIED
⊕	COMMON PROPERTY
SL	STRATA LOT
LCP	LIMITED COMMON PROPERTY
Pt	PART
D	DECK
NON-H	NON-HABITABLE
EAA	ESTIMATED ABSOLUTE ACCURACY

GEOREFERENCING POSITIONS			
UTM COORDINATES, ZONE 10, NAD 83 (CSRS), 4.0.0.BC.1			
STATION	NORTHING	EASTING	EAA
Fd. IP 'A'	5973762.56	516971.00	0.10
Fd. IP 'B'	5973720.18	516979.93	0.10

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 22nd DAY OF JANUARY, 2021
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.



NOTES:

ALL BUILDING ANGLES DEFLECT BY MULTIPLES OF 45° 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.

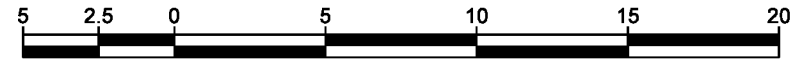
CIVIC ADDRESS:

- SL 1 SUITE A 985 PATRICIA BOULEVARD, PRINCE GEORGE, BC
- SL 2 SUITE B 985 PATRICIA BOULEVARD, PRINCE GEORGE, BC
- SL 3 SUITE C 985 PATRICIA BOULEVARD, PRINCE GEORGE, BC
- SL 4 SUITE D 985 PATRICIA BOULEVARD, PRINCE GEORGE, BC

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

File No. 2341-6778-ST

BUILDING FOUNDATION

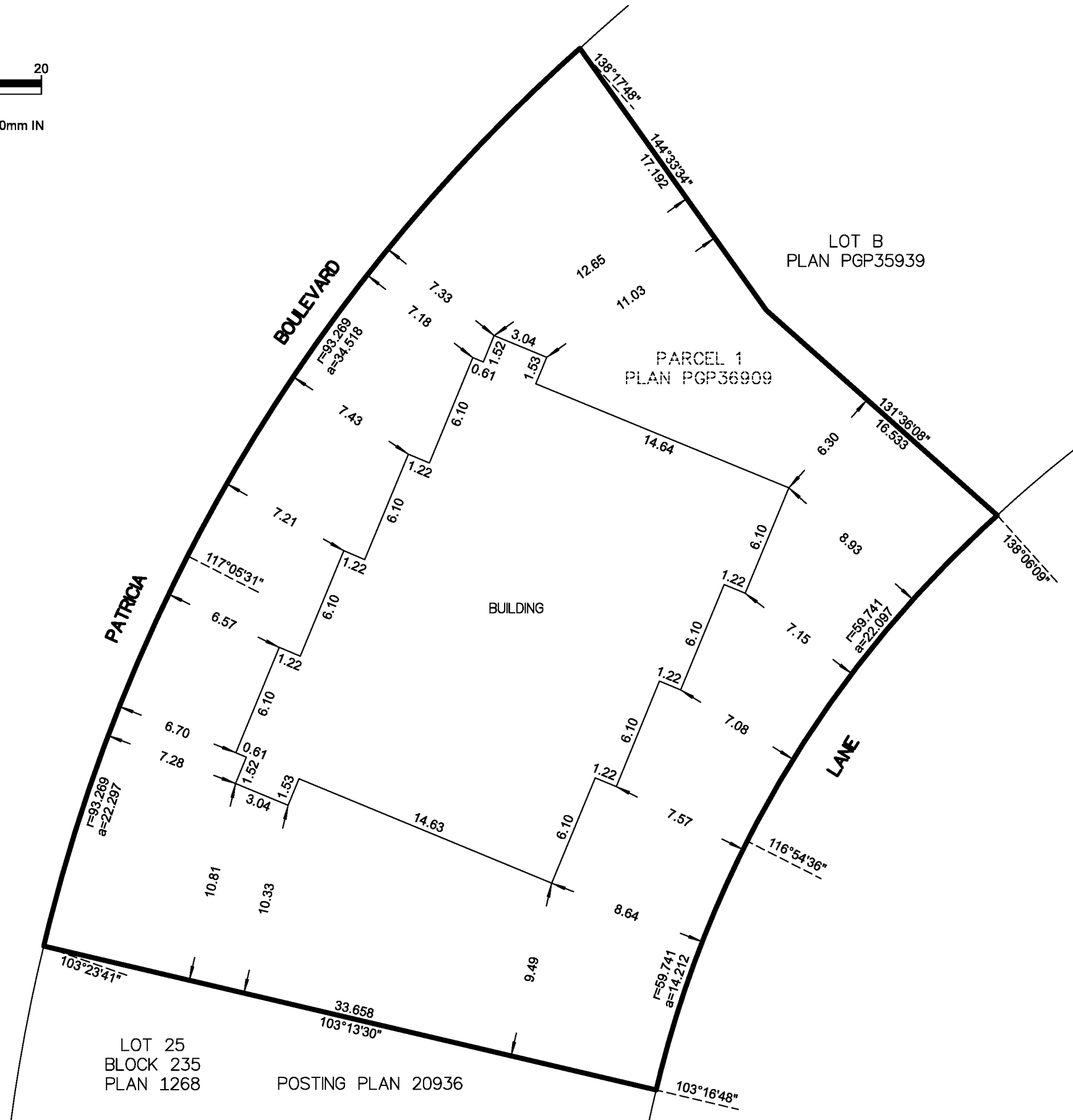


THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

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SHEET 2 OF 6

PLAN EPS7453



LOT B
PLAN PGP35939

PARCEL 1
PLAN PGP36909

BUILDING

PATRICIA

BULEVARD

LANE

LOT 25
BLOCK 235
PLAN 1268

POSTING PLAN 20936

NOTE:

THIS SHEET SHOWS OFFSET DIMENSIONS TO THE EXTERIOR OF THE FOUNDATION WALLS AND ARE PERPENDICULAR TO THE PROPERTY LINES.

SHAUNA C. GOERTZEN, BCLS 798
ON THE 22nd DAY OF JANUARY, 2021



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BASEMENT

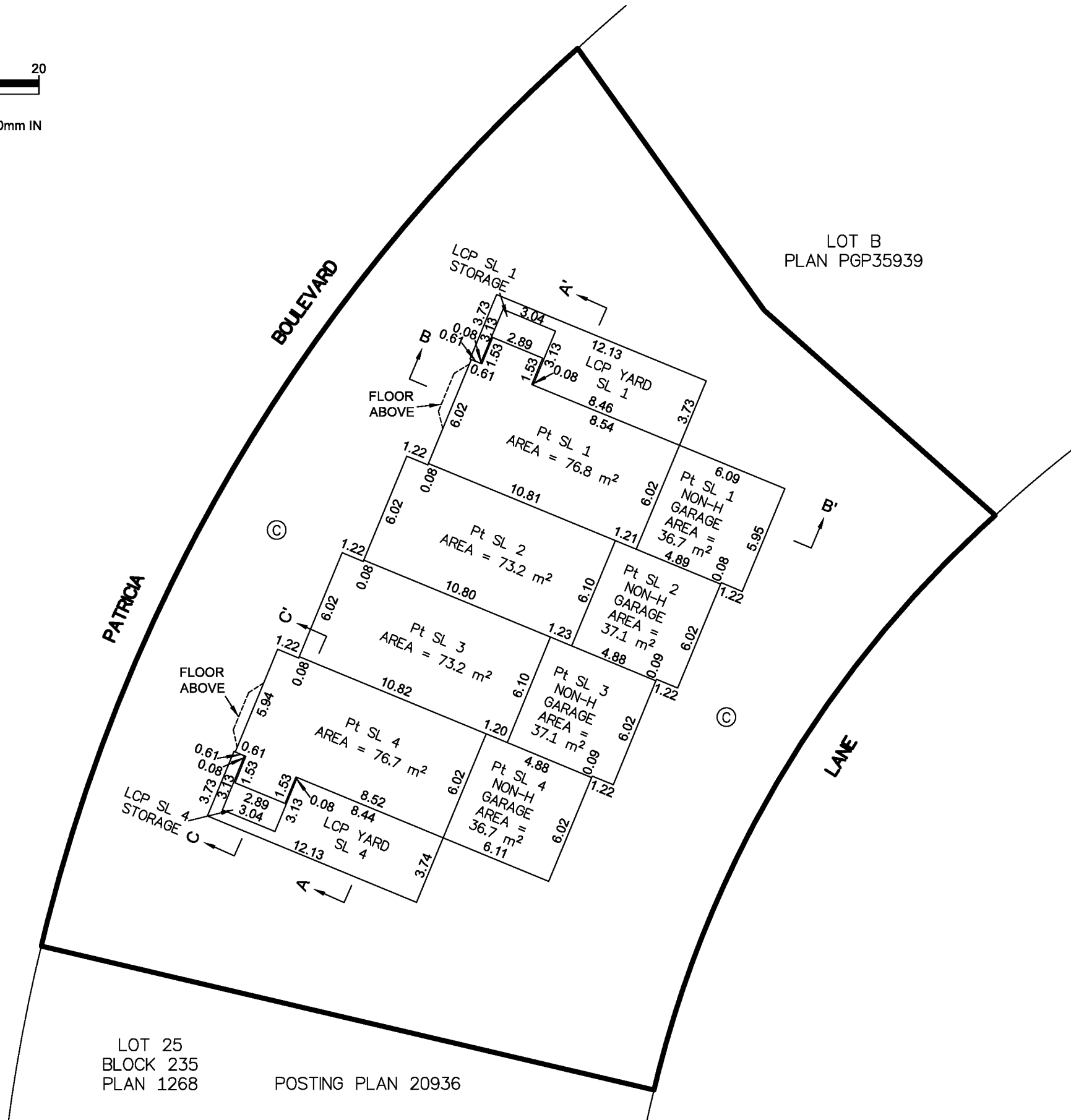
SHEET 3 OF 6

PLAN EPS7453



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NOTES:

THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE MIDPOINT OF THE STRUCTURAL PORTION OF INTERIOR AND EXTERIOR WALLS (TYPICAL).

LCP STORAGE AREAS ARE DEFINED AS TO HEIGHT BY THE CENTERLINE OF THE FLOOR/CEILING ABOVE OR ITS EXTENSION.

LCP YARD AREAS ARE DEFINED AS TO HEIGHT BY THE CENTERLINE OF THE CEILING OF THE MAIN FLOOR OR ITS EXTENSION.

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

SHAUNA C. GOERTZEN, BCLS 798
ON THE 22nd DAY OF JANUARY, 2021

LOT 25
BLOCK 235
PLAN 1268
POSTING PLAN 20936



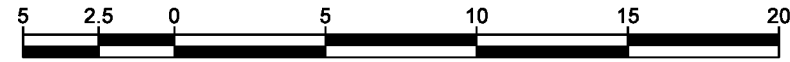
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MAIN FLOOR

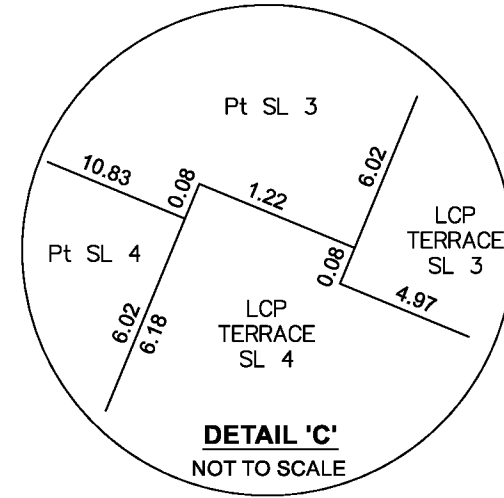
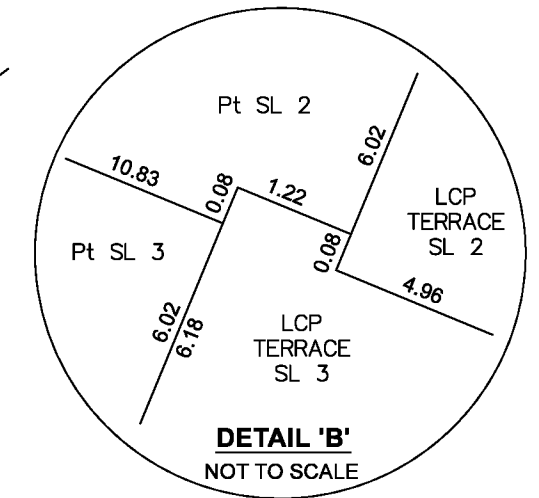
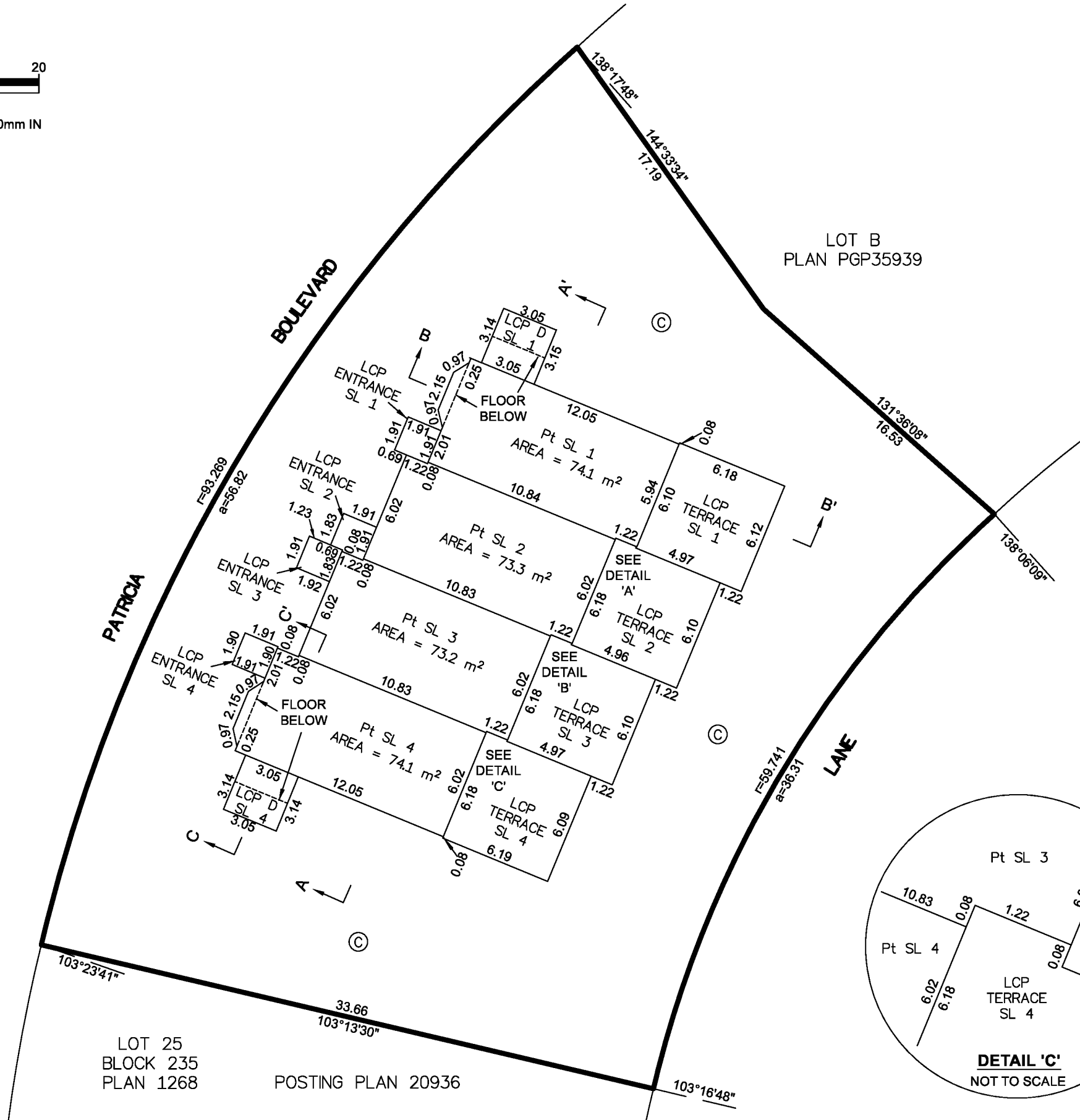
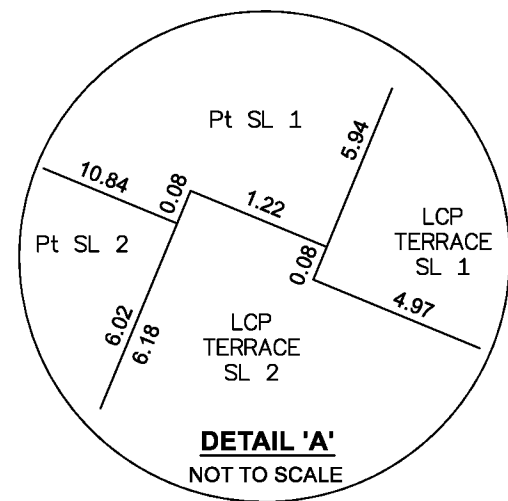
SHEET 4 OF 6

PLAN EPS7453



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NOTES:
THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE MIDPOINT OF THE STRUCTURAL PORTION OF INTERIOR AND EXTERIOR WALLS (TYPICAL).
LCP ENTRANCE, DECK, AND TERRACE AREAS ARE DEFINED AS TO HEIGHT BY THE CENTERLINE OF THE FLOOR/CEILING ABOVE OR ITS EXTENSION.

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

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ON THE 22nd DAY OF JANUARY, 2021

LOT 25
BLOCK 235
PLAN 1268
POSTING PLAN 20936

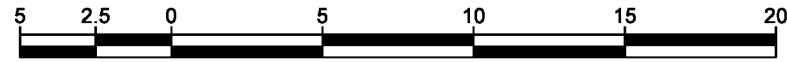
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Filed PG EPS7453 EPST7453 162-024-7814 RCVD:2021-08-12 RQST:2021-08-26 03:05 Prince George, City of

TOP FLOOR

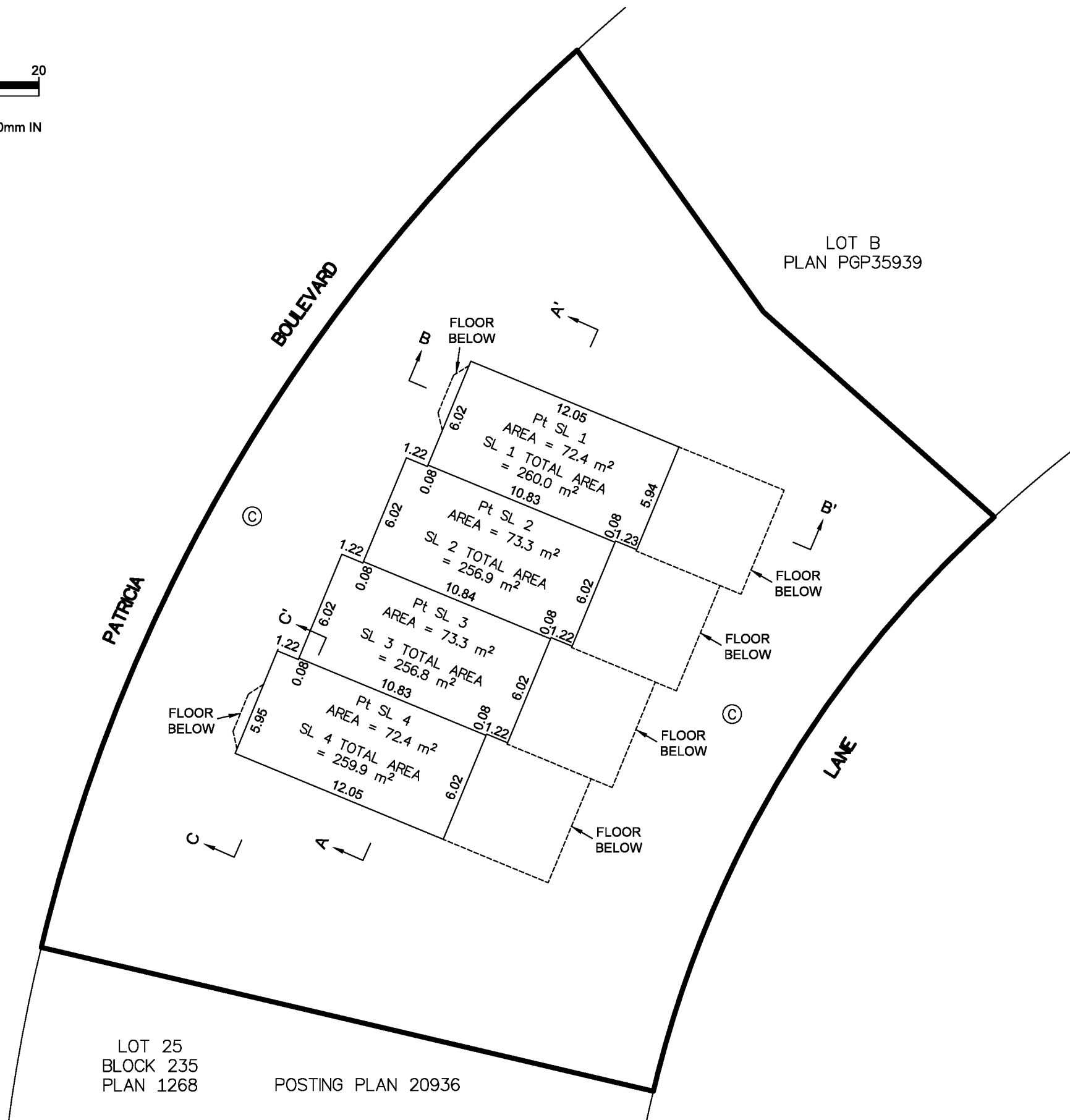
SHEET 5 OF 6

PLAN EPS7453



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ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



NOTES:

THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE MIDPOINT OF THE STRUCTURAL PORTION OF INTERIOR AND EXTERIOR WALLS (TYPICAL).

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

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CROSS SECTIONS

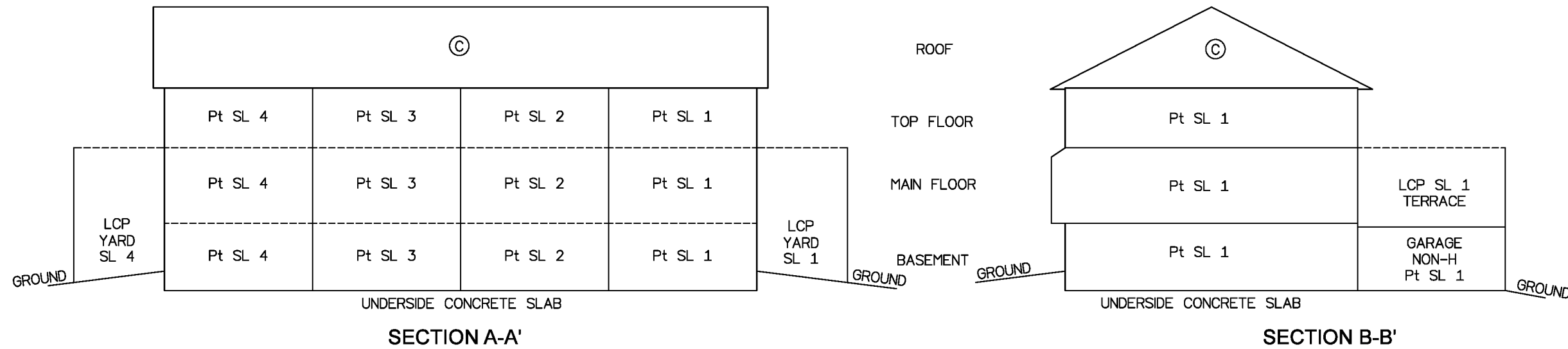
SHEET 6 OF 6

PLAN EPS7453



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.

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NOTES:

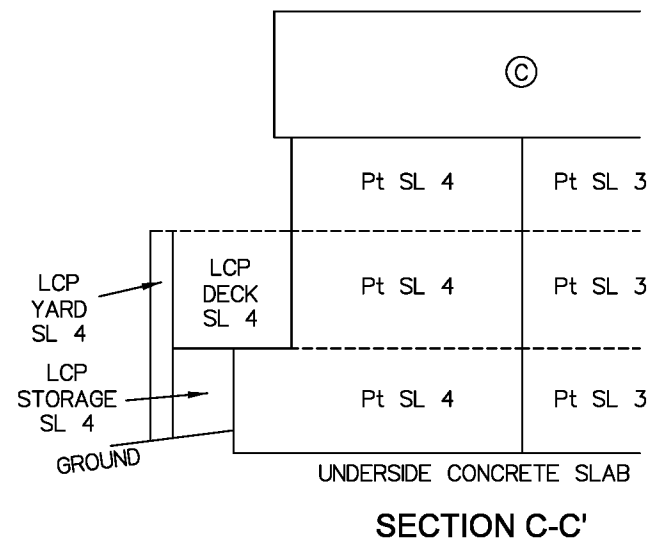
STRATA LOT BOUNDARIES ARE TO THE MIDPOINT OF THE STRUCTURAL PORTION OF INTERIOR AND EXTERIOR WALLS (TYPICAL) AND TO THE UNDERSIDE OF THE CONCRETE SLAB AND THE MIDPOINT OF THE STRUCTURAL PORTION OF THE CEILING (TYPICAL).

LCP STORAGE, ENTRANCE, DECK, AND TERRACE AREAS ARE DEFINED AS TO HEIGHT BY THE CENTERLINE OF THE FLOOR/CEILING ABOVE OR ITS EXTENSION.

LCP YARD AREAS ARE DEFINED AS TO HEIGHT BY THE CENTERLINE OF THE CEILING OF THE MAIN FLOOR OR ITS EXTENSION.

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

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