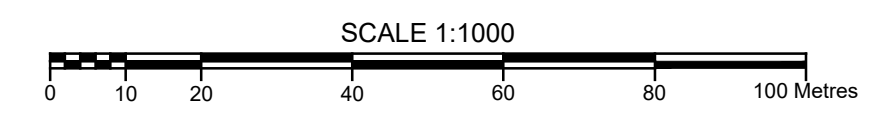


FDIP Wt  
 UTM Northing: 6236215.748  
 UTM Easting: 630435.043  
 Datum: NAD83(CSRS) 2002.0 UTM Zone 10  
 Combined Factor = 0.9997009  
 The absolute accuracy achieved is 0.10 metres.

TH 'A'  
 UTM Northing: 6236014.674  
 UTM Easting: 630316.045  
 Datum: NAD83(CSRS) 2002.0 UTM Zone 10  
 Combined Factor = 0.99970231  
 The absolute accuracy achieved is 0.10 metres.

SUBDIVISION PLAN OF  
 LOT 1 PLAN EPP70627, LOT 7 BLOCK 2 PLAN 9723  
 AND LOT 6 BLOCK 2 PLAN 9723  
 SECTION 2, TP 84, RGE 19, W6M  
 PEACE RIVER DISTRICT

BCGS 94A.026



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C-SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

THIS PLAN LIES WITHIN THE PEACE RIVER REGIONAL DISTRICT.

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER OF THE CITY OF FORT ST. JOHN

INTEGRATED SURVEY AREA No. 50 CITY OF FORT ST JOHN NAD83(CSRS)  
 Grid bearings are derived from observations between Geodetic control monuments GCM14H2729 and TH 'A' and are referred to the Central Meridian of the UTM Zone 10 (123rd Meridian of West Longitude), Datum: NAD83(CSRS) 4.0.0.BC.1 UTM Zone 10.

Estimated Network accuracy is 0.1 metres.  
 To convert plan bearings to local astronomic bearings referred to the meridian through PL TH'A', add 1° 45' 02".

The UTM coordinates and estimated absolute accuracy achieved are derived from NRCAN CSRS-PPP (Precise Point Positioning) by GNSS Observations.

This plan shows horizontal ground level distances unless otherwise specified. To compute grid distances multiply ground level distances by average combined scale factor 0.99970231

The average combined factor has been determined based on an ellipsoidal elevation of 677.2 metres.

All dimensions are in metres and decimals thereof.

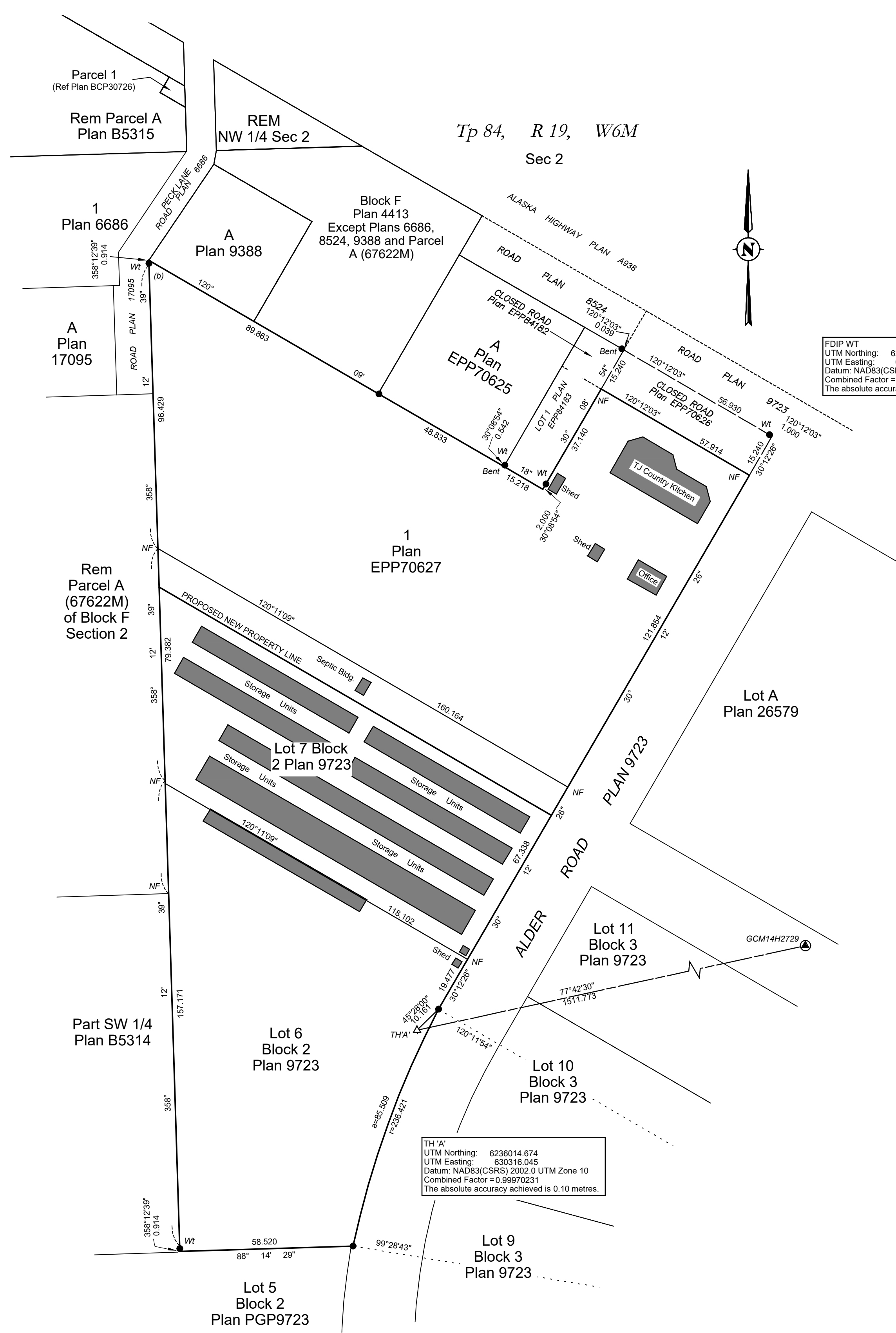
FOUND / PLACED	LEGEND
●	Standard Iron Post
○	Denotes Witness

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 12 DAY OF FEBRUARY 2023  
 JASON J. WHALE, BCLS 764

CHECKLIST #XXXXXX CHECKLIST DATE: FEBRUARY 2023

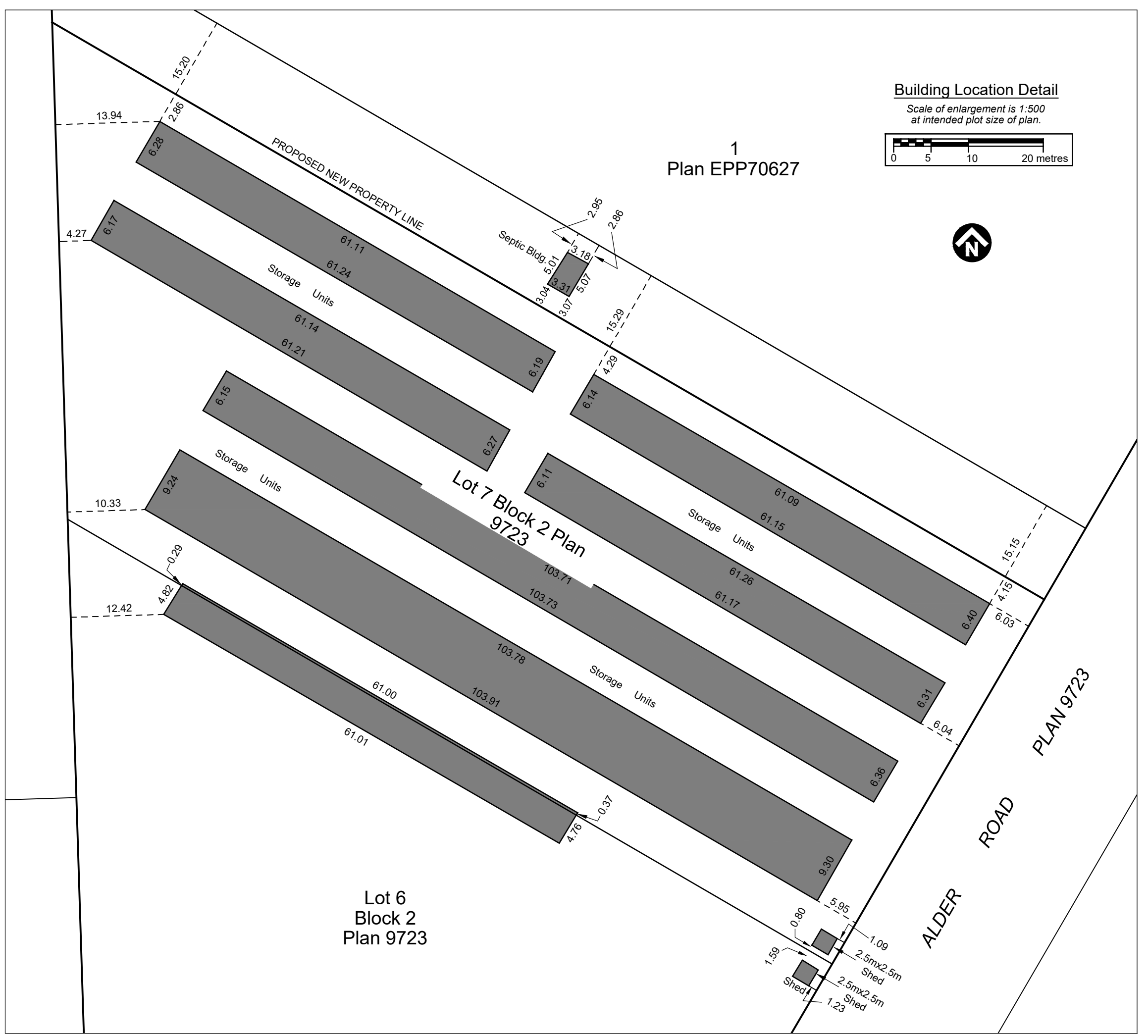
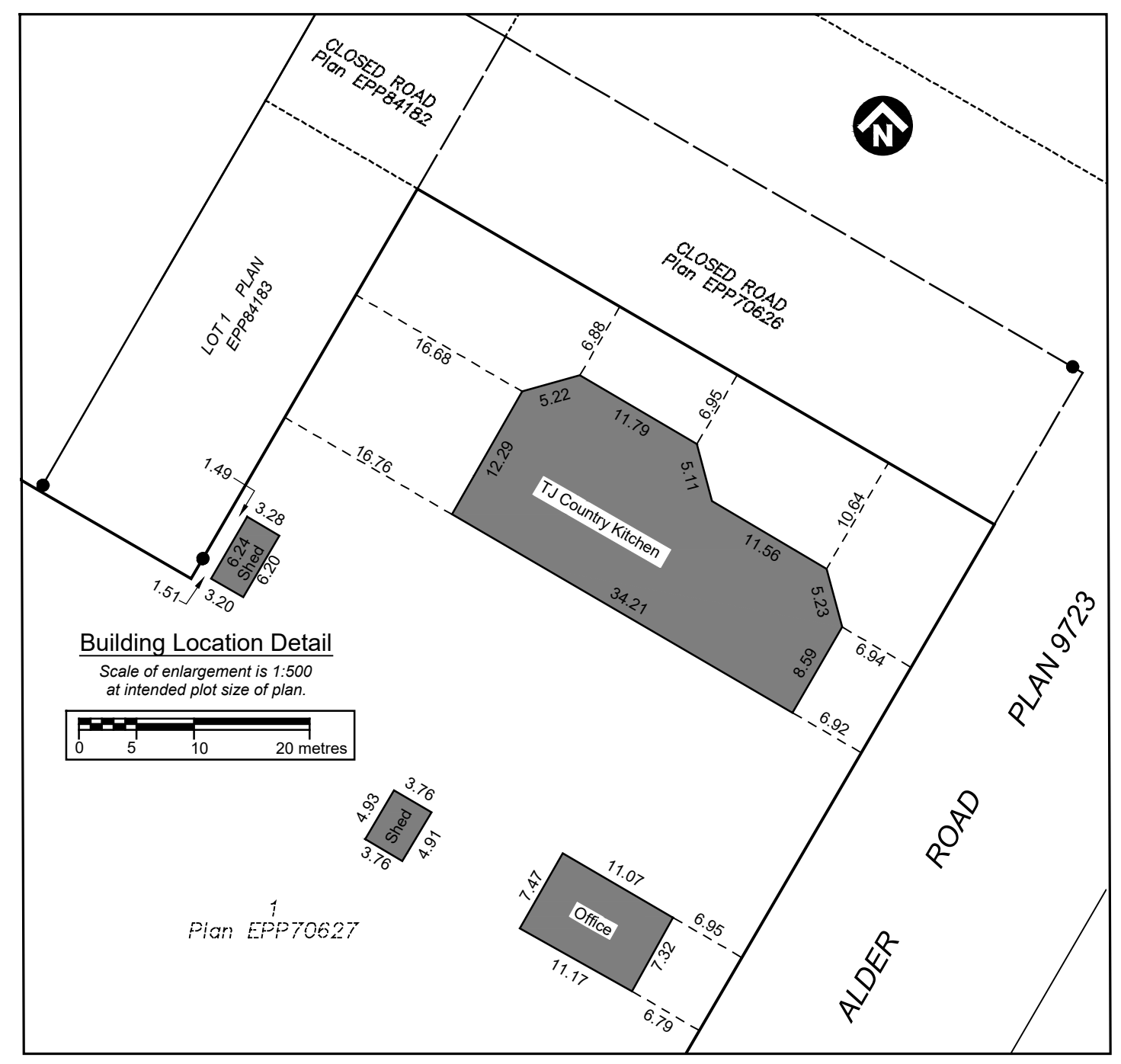


DRAWING No.: FS2314255SUB  
 DATE : JANUARY 25 2023



FDIP WT  
UTM Northing: 6236215.748  
UTM Easting: 630435.943  
Datum: NAD83(CRS) 2002.0 UTM Zone 10  
Combined Factor = 0.9997009  
The absolute accuracy achieved is 0.10 metres.

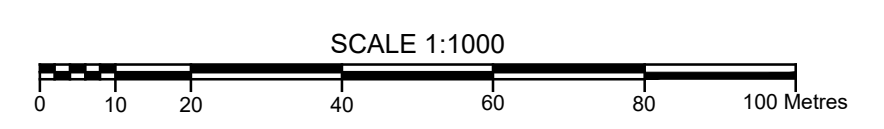
TH 'A'  
UTM Northing: 6236014.674  
UTM Easting: 630316.045  
Datum: NAD83(CRS) 2002.0 UTM Zone 10  
Combined Factor = 0.99970231  
The absolute accuracy achieved is 0.10 metres.



**SKETCH PLAN OF BUILDINGS ON  
LOT 1 PLAN EPP70627, LOT 7 BLOCK 2 PLAN 9723  
AND LOT 6 BLOCK 2 PLAN 9723  
SECTION 2, TP 84, RGE 19, W6M  
PEACE RIVER DISTRICT**

OWNER(S): SILVER SPIRIT INVESTMENT CORP.  
PID: 030 367 689 (Lot 1 Plan EPP70627)  
PID: 003 915 336 (Lot 7 Block 2 Plan 9723)  
PID: 003 915 310 (Lot 6 Block 2 Plan 9723)  
CIVIC ADDRESS: 10688 - ALDER CRESCENT, FORT ST. JOHN, B.C.  
STATUTORY BUILDING SCHEME: XXXXXXXX

BCGS 94A.026



THE INTENDED PLOT SIZE OF THIS PLAN IS 854mm IN WIDTH BY 554mm IN HEIGHT (D-SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

THIS PLAN LIES WITHIN THE PEACE RIVER REGIONAL DISTRICT.

**NOTES:**

- CLEARANCES ARE MEASURED TO THE EXTERIOR OF EXISTING STRUCTURES.
- THIS PLAN WAS PREPARED FOR MUNICIPAL BYLAW COMPLIANCE AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.
- THIS PLAN IS NOT SUITABLE FOR MORTGAGE PURPOSES.
- THIS DOCUMENT IS NOT TO BE USED FOR PROPERTY LINE OR PROPERTY CORNER RE-ESTABLISHMENT.
- ALL RIGHTS RESERVED. THIS DOCUMENT MAY NOT BE REPRODUCED OR ALTERED WITHOUT PERMISSION.
- THE SIGNATORY AND VECTOR GEOMATICS ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE UNAUTHORIZED USE OF THIS CERTIFICATE.
- THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURE WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE.

FOUND / PLACED	LEGEND
●	Standard Iron Post
○	Denotes Witness

Scale : 1:1000  
Date : JANUARY 25, 2023  
File No.: 23-14255  
Rev. No. : 0  
Designed by: RP  
Drawing No.: FS2314255\_CERT

