

STRATA PLAN OF LOT 2 DISTRICT LOT 17 GROUP 1
NEW WESTMINSTER DISTRICT PLAN EPP127197

BCGS 92G.026



The intended plot size of this plan is 432 mm in width by 280 mm in height (B SIZE) when plotted at a scale of 1:1000

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

Fraser Mills Business Centre Building B
7 King Edward Street, Coquitlam, B.C.

Legend:

- Control Monument Found
- Standard Iron Post Found
- Lead Plug Found
- SL Denotes Strata Lot
- PMT Denotes Primary Electrical Box
- Denotes Common Property
- Denotes Mechanical Room
- Denotes Electrical Room

Offsets to property lines are perpendicular thereto and are measured to the exterior face of foundation

Strata lot boundaries are defined as midpoint of structural portion of party wall between strata lots or common property, or to the centerline of the steel columns between strata lots, and as outside face of the exterior walls

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

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

This Plan Lies within Integrated Survey Area No. 14, Coquitlam
NAD83 (CSRS), 4.0.0.BC.1.MVRD

Grid bearings are derived from observations between geodetic control monuments 74H0500 and 95H1994 and are referred to the central meridian of UTM Zone 10N.

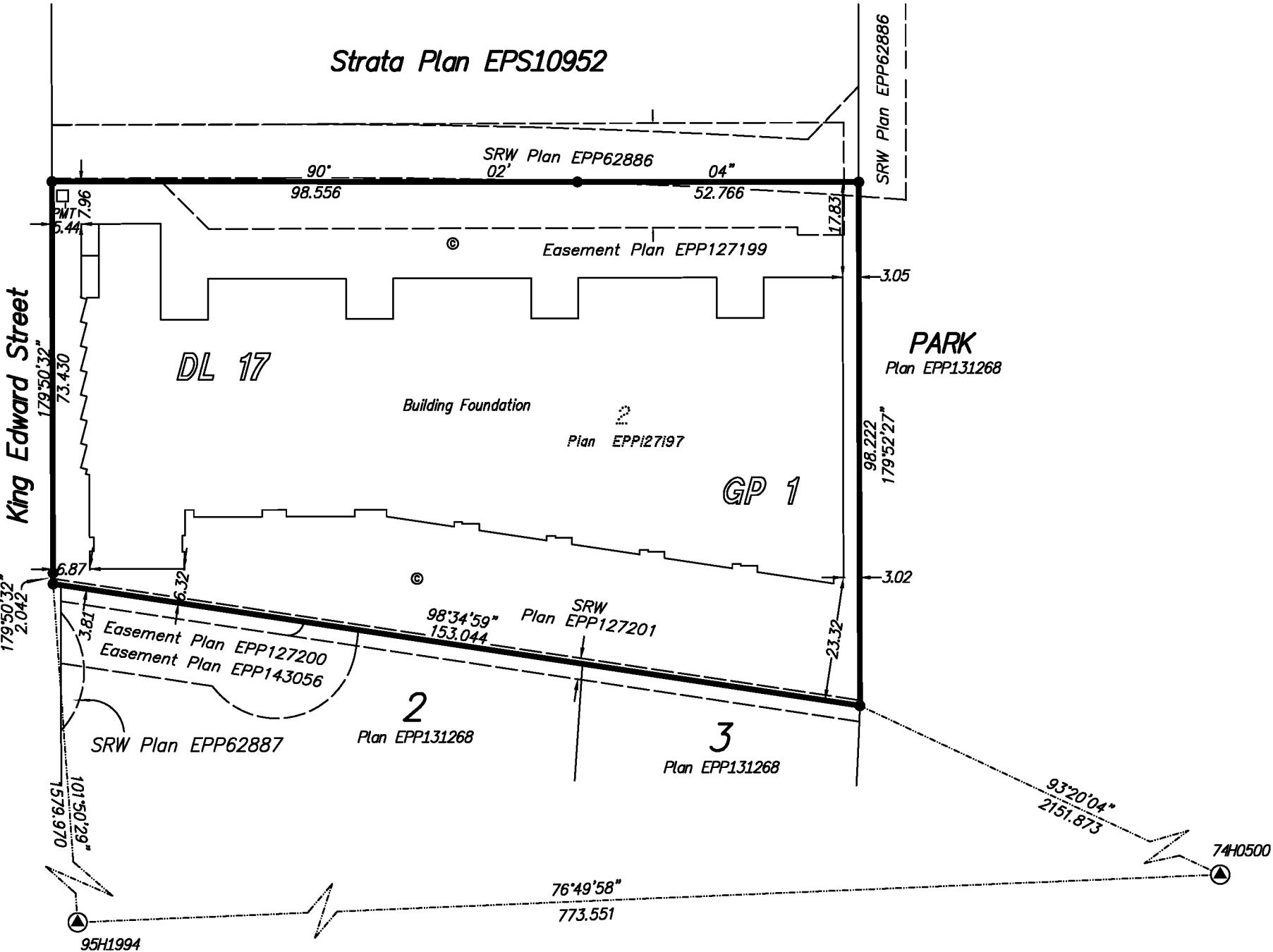
The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 74H0500 and 95H1994.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996041. The average combined factor has been determined based on geodetic control monuments 74H0500 and 95H1994.

This plan lies within the City of Coquitlam

This plan lies within the Metro Vancouver Regional District

The field survey represented by this plan was completed on the 5th day of December, 2024.
Gary Borne, BCLS 958



95H1994

Datum: NAD83 (CSRS) 4.0.0.BC.1.MVRD UTM Zone 10
UTM Northing: 5452413.501
UTM Easting: 511635.267
Point combined factor: 0.9996039
Estimated absolute accuracy: +/-0.01 m

74H0500

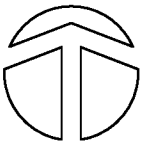
Datum: NAD83 (CSRS) 4.0.0.BC.1.MVRD UTM Zone 10
UTM Northing: 5452589.643
UTM Easting: 512388.182
Point combined factor: 0.9996043
Estimated absolute accuracy: +/-0.02 m



bennett
LAND SURVEYING
BC LAND SURVEYORS
22371 ST. ANNE AVENUE
MAPLE RIDGE, BC
TEL 604-463-2509
www.bennettsurveys.com
FILE: 150010.FINAL STRATA SOUTH-PG1

Strata Plan EPS11152

SHEET 1 OF 4 SHEETS



BUILDING DETAILS

SHEET 2 OF 4 SHEETS

Strata Plan EPS11152

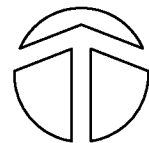


The intended plot size of this plan is 280 mm in width by 432 mm in height (B SIZE) when plotted at a scale of 1:500

All Distances Are In Metres And Decimals Thereof

LEGEND:

- (C) Denotes Common Property
 (E) Denotes Electrical Room
 (M) Denotes Mechanical Room
 PMT Denotes Pad Mounted Transformer



King Edward Street

Strata Plan EPS10952

SRW Plan EPP62886

Easement Plan EPP127199

SRW Plan EPP62886 -

PARK
Plan EPP131268

Building Foundation

Easement Plan EPP127200
Easement Plan EPP143056

SRW Plan EPP127201

2
Plan EPP131268

3
Plan EPP131268

Offsets to property lines are perpendicular thereto and are measured to the exterior face of foundation

Gary Borne, BCLS 958
5th day of December, 2024



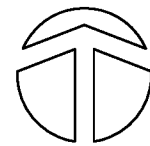
bennett 
 LAND SURVEYING
 BC LAND SURVEYORS
 22371 ST. ANNE AVENUE
 MAPLE RIDGE, BC
 TEL 604-463-2509
www.bennettsurveys.com

FILE: 150010 FINAL STRATA SOUTH-PG2

SHEET 3 OF 4 SHEETS

All Distances Are In Metres And Decimals Thereof

SL Denotes Strata Lot
LCP Denotes Limited Common Property
Ⓒ Denotes Common Property
Ⓔ Denotes Electrical Room
Ⓜ Denotes Mechanical Room
Ⓐ Denotes Accessible Parking
PMT Denotes Pad Mounted Transformer
m² Denotes Square Meters



King Edward Street

Gary Borne, BCLS 958
5th day of December, 2024

SRW Plan EPP62886

PARK
Plan EPP131268

A

bennett 
LAND SURVEYING
BC LAND SURVEYORS
22371 ST. ANNE AVENUE
MAPLE RIDGE, BC
TEL 604-463-2509
www.bennettsurveys.com
AL STRATA SOUTH-PG3

