CANADA LANDS SURVEYS RECORDS

111537

Date: October 20, 2022

Yukon LTO Plan No.
100043536

PLAN OF SURVEY OF CONDOMINIUM

(WHITEHORSE, CONDOMINIUM CORPORATION No. 294)

CONSISTING OF BARE LAND UNITS 1 TO 4, AND COMMON ELEMENTS

(COMPRISING LOT 6, BLOCK 58, PLAN 40033 CLSR, 17459 LTO)

AND EXPLANATORY PLAN OF

UTILITY EASEMENT WITHIN BARE LAND UNITS 1 TO 4

CITY OF WHITEHORSE

YUKON

Yukon Land Title Registry generated Legal Land Designators are shown in Correlation Table

SCALE 1 : 150

2.5 1.25 0 2.5 5.0 7.5 10.0 12.5 15.0 17.5 20.0 metres

The plot size that will provide true scale and optimum readability for this plan is 594mm x 1220mm.

THIS SURVEY WAS EXECUTED DURING THE PERIOD OF DECEMBER 17, 2021 to OCTOBER 11, 2022 BY SYLVAIN LESSARD, C.L.S.

LEGEND :

Bearings are UTM Grid, derived from GPS observations on stations 'GCP1' and 'GCP2', and are referred to the central meridian of UTM Zone 8 (135° W.)

Control Monument shown thus

C.L.S. Standard Post found shown thus

C.L.S. 69 Post found shown thus

C.L.S. 77 Post found shown thus

C.L.S. 77 Post placed shown thus

Utility Easement boundary shown thus

Parking Space boundary shown thus

Traverse Lines shown thus

Lands dealt with by this plan bounded thus

Offset lines shown thus

Unit Boundaries shown thus — BLU 1

Building exterior wall shown thus

EU denotes 'Exclusive Use'
BLU denotes 'Bare Land Unit'
UTRM denotes 'Unable To Read Marks'
GPS denotes 'Global Positioning System'
RTK denotes 'Real Time Kinematic'

Distances are horizontal at general ground level and are expressed in metres. To compute grid distances multiply ground distances by the average combined scale factor of 0.99950.

All Exclusive Use boundaries are parallel or perpendicular

Offset lines are perpendicular to boundaries unless shown otherwise.

All posts placed in the course of this survey are marked with the appropriate Unit number and R for Road (where appropriate), and the year of the survey (2022).

All posts placed, where possible, are accompanied by a red wooden stake 0.05 x 0.05 x 0.60.

Lot 6 is completely cleared. No cutting or blazing was required.

I, Sylvain Lessard, Canada Lands Surveyor, of the City of Whitehorse, Yukon, was present at and personally superintended the survey represented by the plan, and that the survey and plan are correct

ON THE 20 DAY OF OCTOBER, 2022

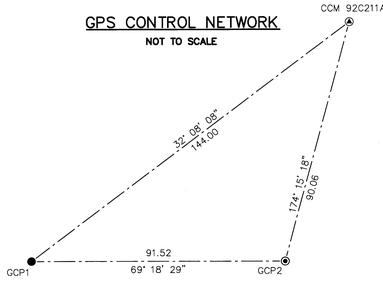
SYLVAIN LESSARD, C.L.S.

ASSOCIATION OF CANADA LAND SURVEYORS — SYLVAIN LESSARD COMM. No. 1684 — TERRITOIRES DU NORD-OUEST ET YUKON

Department of Natural Resources
APPROVED: October 20, 2022
Eldon Pfaff, Yukon Regional Manager
Surveyor General Branch, Yukon

GPS CONTROL NETWORK

NOT TO SCALE



UNIT AREAS	
UNIT	AREA (m²)
1	61.94
2	60.83
3	60.83
4	61.94
TOTAL	245.54

UTILITY EASEMENT AREAS (m²)	
WITHIN UNIT	
1	27.90
2	27.40
3	27.40
4	27.90
TOTAL	110.60

EXCLUSIVE USE AREAS (m²)	
UNIT	
1	0.00
2	0.00
3	16.50
4	16.50
TOTAL	33.00

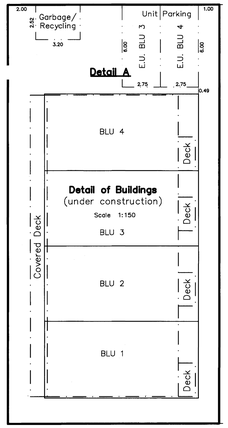
COMMON PROPERTY AREA (NOT INCLUDING EXCLUSIVE USE AREAS)	185.63 m²
TOTAL OF BOUNDED AREA	464.2 m²

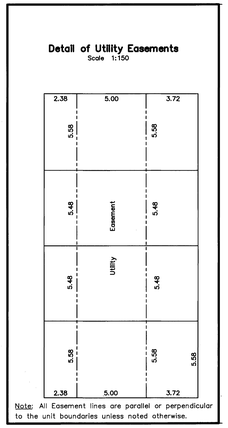
Legal Land Designator (LLD) Correlation Table	
Created Parcel(s)	
Conventional LLD	9 Digit LLD
BLU 1 to 4 and Common Elements, CC294	100149588
Comprising Parcel(s)	
Conventional LLD	9 Digit LLD
Lot 6, Block 58	100053100

UTM Coordinates, NAD83CSRS, Zone 8 – CM 135° W.

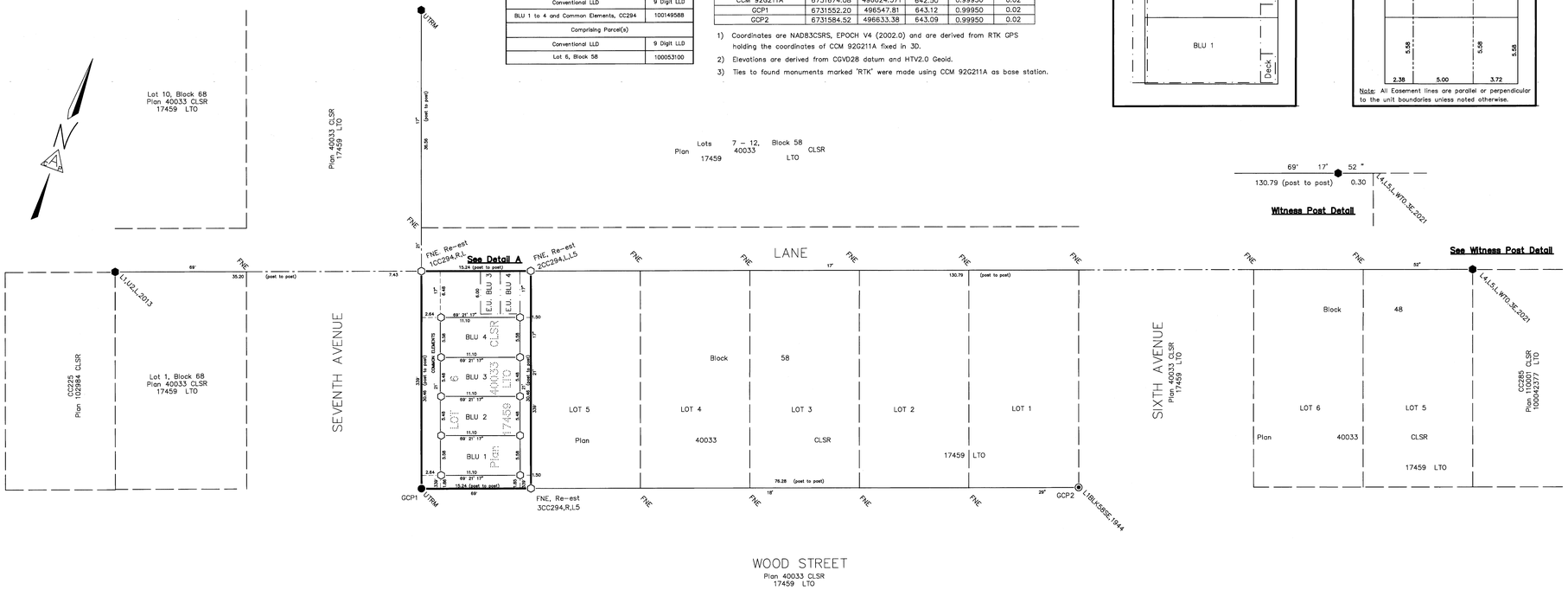
Station	Northing	Easting	Ellipsoidal Elevations	Combined Scale Factor	Accuracy
CCM 92C211A	6731674.08	496624.371	642.50	0.99950	0.02
GCP1	6731552.20	496547.81	643.12	0.99950	0.02
GCP2	6731584.52	496633.38	643.09	0.99950	0.02

1) Coordinates are NAD83CSRS, EPOCH V4 (2002.0) and are derived from RTK GPS holding the coordinates of CCM 92G211A fixed in 3D.
2) Elevations are derived from CGVD28 datum and HTV2.0 Geoid.
3) Ties to found monuments marked 'RTK' were made using CCM 92G211A as base station.





Note: All Easement lines are parallel or perpendicular to the unit boundaries unless noted otherwise.



CAP
FILE: WS00016

Project: 202117145
Checklist: 9533