

**SURVEY PLAN CERTIFICATION  
PROVINCE OF BRITISH COLUMBIA**

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you  
(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and  
(b) certify the matters set out in section 168.73 (4) of the Land Title Act,  
Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

**Rory O Connell**  
**9CNP42**  
c=CA, cn=Rory O Connell  
9CNP42, o=BC Land  
Surveyor, ou=Verify ID at  
www.juricert.com/  
LKUP.cfm?id=9CNP42

1. BC LAND SURVEYOR: (Name, address, phone number)

**Rory O'Connell, BCLS**  
**AllTerra Land Surveying Ltd.**  
**586 Leon Ave, Suite 202**  
**Kelowna**

**BC V1Y 6J6**

**rory@allterrasurvey.ca**  
**250.762.0122**  
**File#418105-ST1**

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **157-125-1191**

Plan Number: **EPS5143**

This original plan number assignment was done under Commission #: **812**

3. CERTIFICATION:

Form 9     Explanatory Plan     Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on:    2019    October    08    (YYYY/Month/DD)    The checklist was filed under ECR#:     
The plan was completed and checked on: 2019    October    16    (YYYY/Month/DD)    229366

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of    2019    October    08    (YYYY/Month/DD)     None     Strata Form S

None     Strata Form U1     Strata Form U1/U2

I am a British Columbia land surveyor and certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan

Certification Date: 2019    October    16    (YYYY/Month/DD)

Arterial Highway

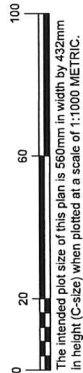
Remainder Parcel (Airspace)

4. ALTERATION:

**SHEET 1 OF 6 SHEETS  
STRATA PLAN EPS5143  
PHASE 1**

**STRATA PLAN OF PART OF LOT E, SECTIONS 29  
AND 32, TOWNSHIP 26, ODYD, PLAN EPP75038.**

CITY OF KELOWNA  
SCALE 82E:093  
SCALE 1:1000 METRIC



**LEGEND**

- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Standard Lead Plug Found
- EASE
- CP Denotes Easement
- CP Denotes Common Property
- SL Denotes Strata Lot

This plan shows one or more witness posts which are not set on the true corner(s).

Distances shown are horizontal, ground-level distances, in metres and decimals thereof.

Integrated Survey Area No. 4, City of Kelowna, NAD83(CSRS) 4.0.0.BC.1.

Grid bearings are derived from GNSS ties to geodetic control monuments 73H1781 and 7642873 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracy achieved are derived from the NAD83(CSRS) published coordinates and standard deviations for geodetic control monuments 73H1781 and 7642873.

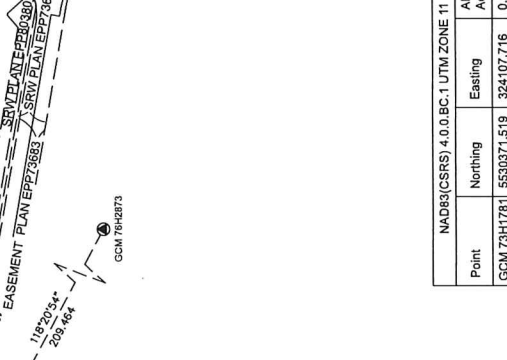
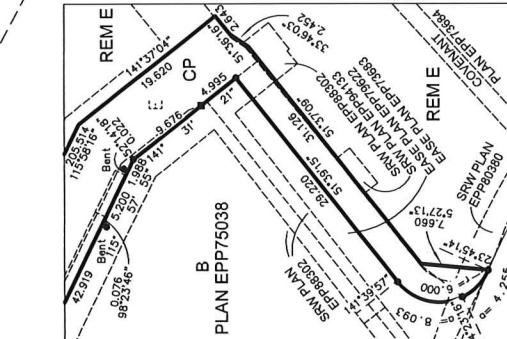
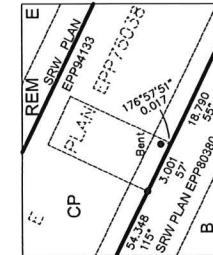
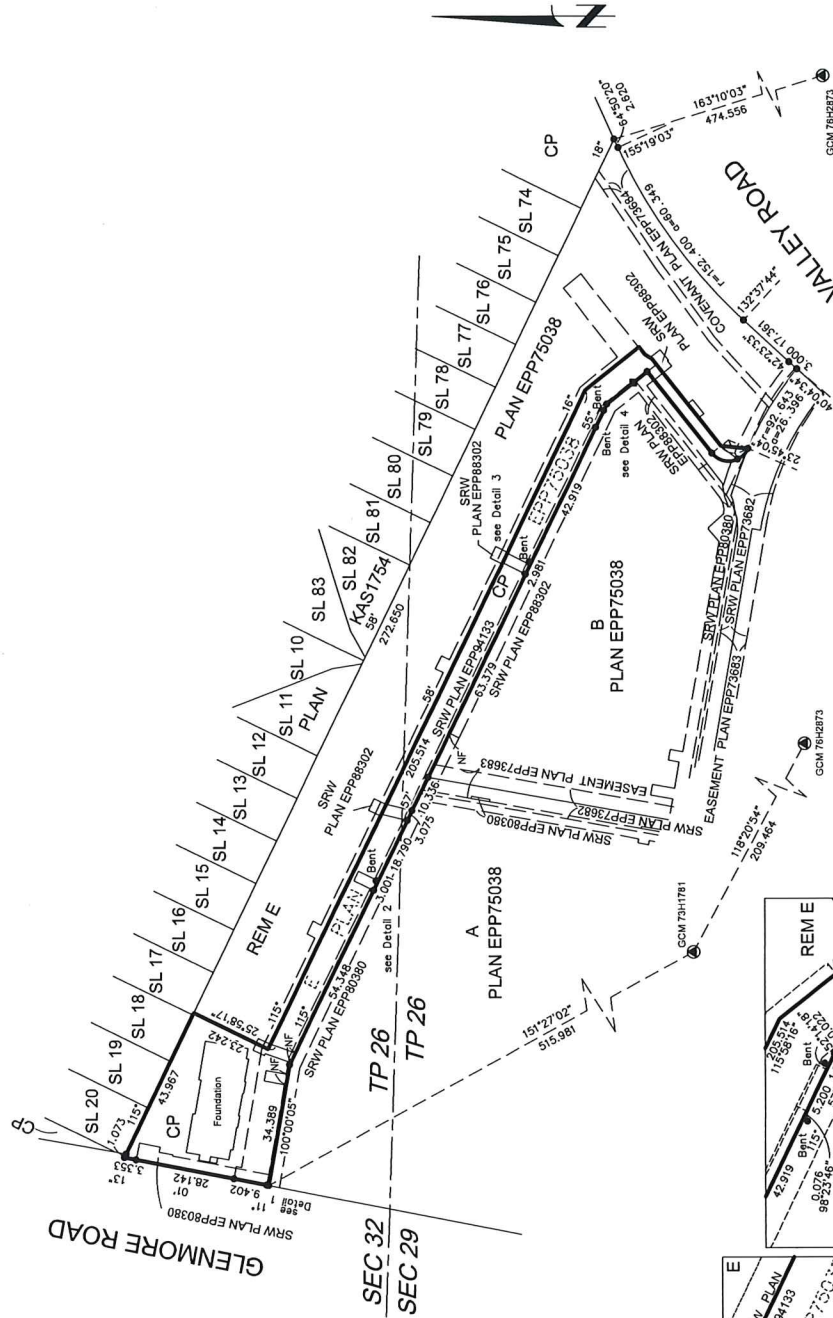
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995228 which has been derived from geodetic control monument 73H1781.

LCP Yard Areas do not have a vertical limit. LCP patios, decks, and entrances are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.

Vertical boundaries of strata lots are defined by centre of floor.

Dimensions of the strata lots are measured to the centre of all walls.

Civic Address:  
720 Valley Road  
Kelowna, BC V1V 2E6



Point	Northing	Easting	Absolute Accuracy	Scale Factor
GCM 73H1781	5530371.519	324107.716	0.02	0.9995228
GCM 7642873	5530272.067	324282.046	0.02	0.9995206

This plan lies within the Regional District of Central Okanagan.  
This Plan is Phase 1 of a 9 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Kelowna.  
The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.  
The buildings included in this strata plan have not been previously occupied.  
The field survey represented by this plan was completed on the 8th day of October, 2019.  
Rory C. O'Connell, BCLS #876

SHEET 2 OF 6 SHEETS  
STRATA PLAN EPS5143  
PHASE 1

FOUNDATIONS

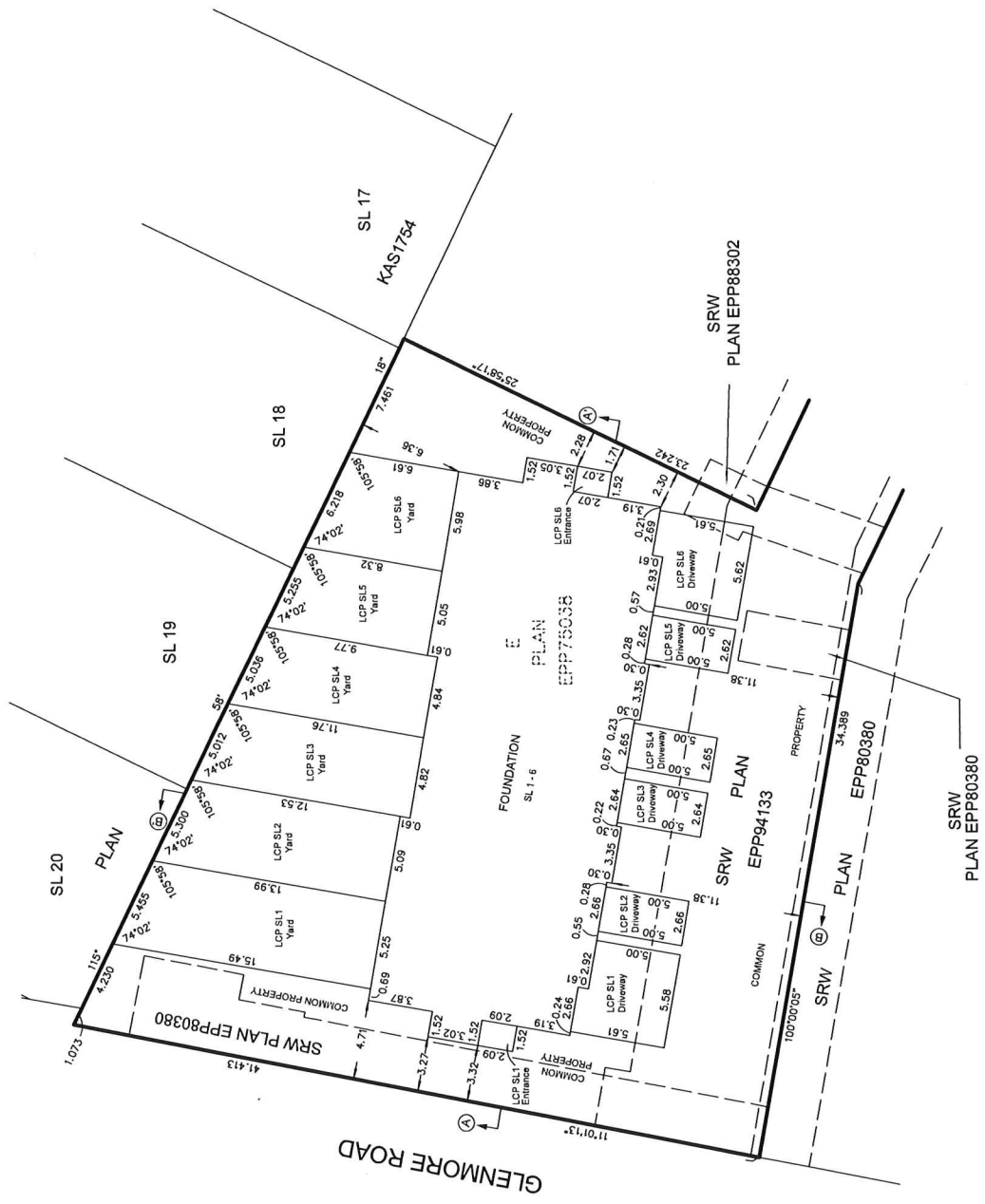
SCALE 1:200 METRIC



The intended plot size of this plan is 560mm in width by 432mm in height (C-size) when plotted at a scale of 1:200 METRIC.

LEGEND

- SL Denotes Strata Lot
- LCP Denotes Limited Common Property
- LCP Yard Areas do not have a vertical limit.
- LCP patios, decks, and entrances are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.



# SHEET 3 OF 6 SHEETS STRATA PLAN EPS5143 PHASE 1

## MAIN FLOOR

SCALE 1:100 METRIC



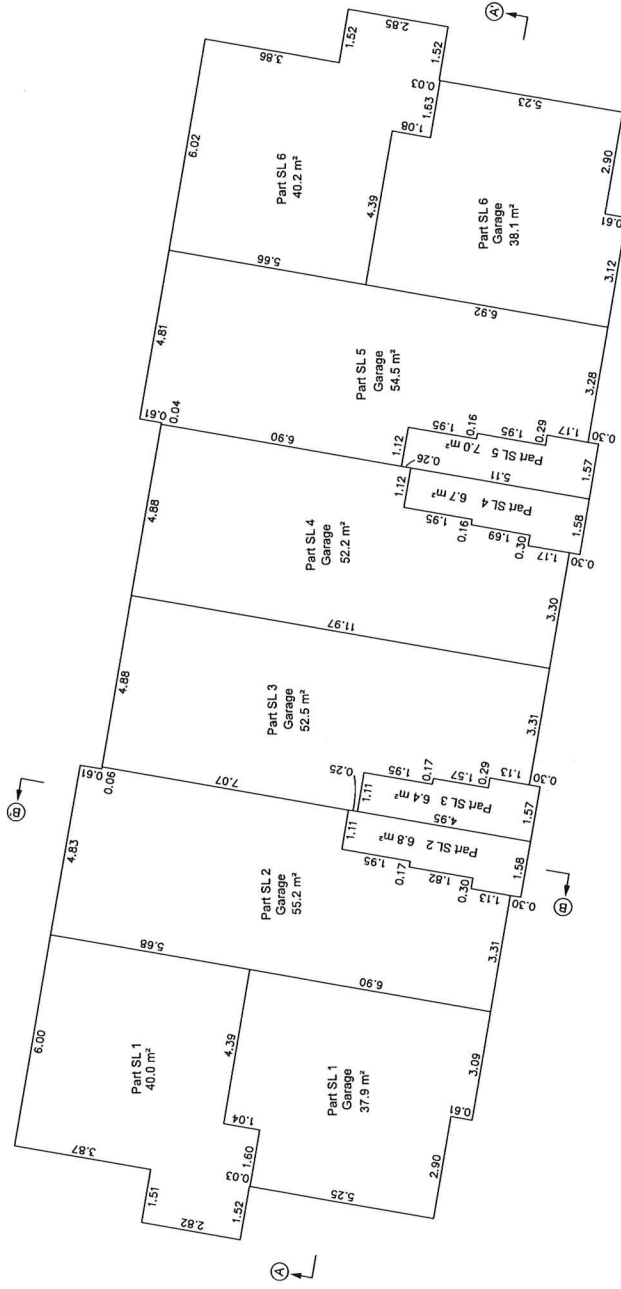
### LEGEND

- SL Denotes Strata Lot
- LCP Denotes Limited Common Property

LCP Yard Areas do not have a vertical limit. LCP patios, decks, and entrances are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.

Vertical boundaries of strata lots are defined by centre of floor.

Dimensions of the strata lots are measured to the centre of all walls.



# SHEET 4 OF 6 SHEETS STRATA PLAN EPS5143 PHASE 1

## SECOND FLOOR

SCALE 1:100 METRIC

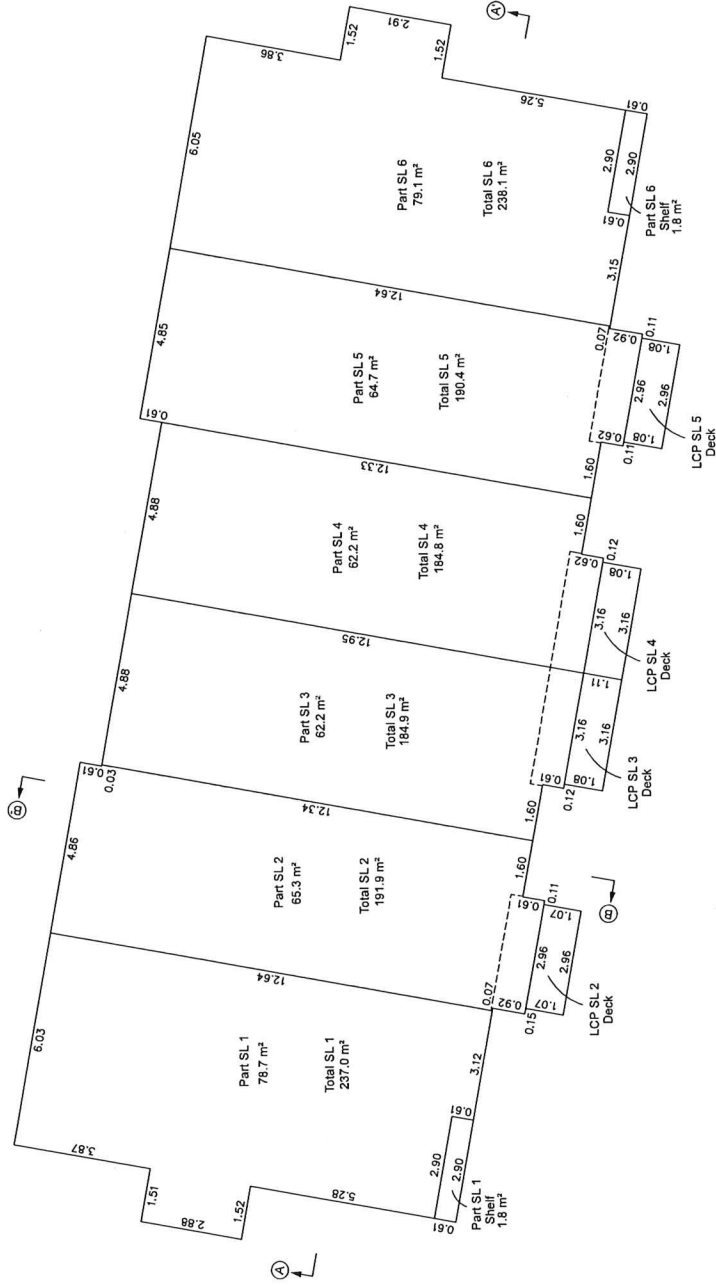


### LEGEND

- SL Denotes Strata Lot
- LCP Denotes Limited Common Property
- Denotes extent of floor below

LCP Yard Areas do not have a vertical limit. LCP patios, decks, and entrances are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.

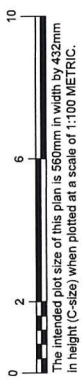
Vertical boundaries of strata lots are defined by centre of floor. Dimensions of the strata lots are measured to the centre of all walls.



# SHEET 5 OF 6 SHEETS STRATA PLAN EPS5143 PHASE 1

## THIRD FLOOR

SCALE 1:100 METRIC

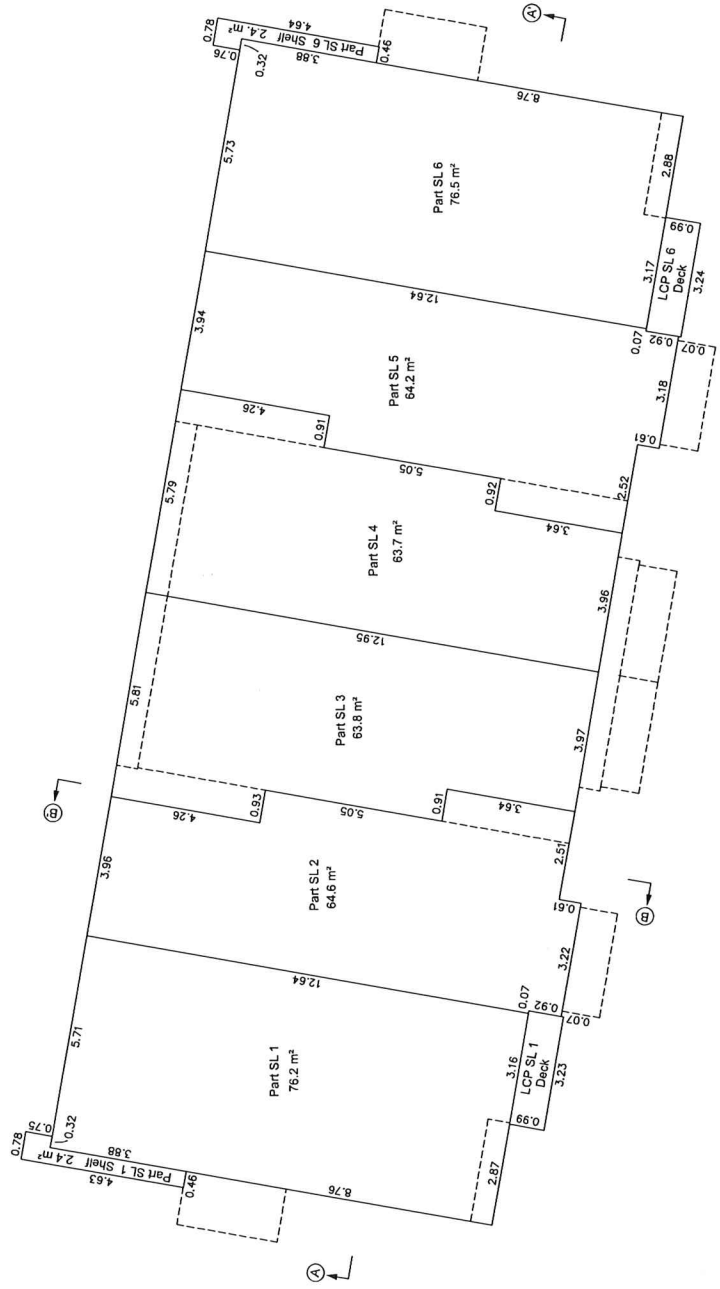


### LEGEND

- SL Denotes Strata Lot
- LCP Denotes Limited Common Property
- - - Denotes extent of floor below

LCP Yard Areas do not have a vertical limit. LCP patios, decks, and entrances are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.

Vertical boundaries of strata lots are defined by centre of floor. Dimensions of the strata lots are measured to the centre of all walls.



# CROSS-SECTIONS

NOT TO SCALE

# SHEET 6 OF 6 SHEETS STRATA PLAN EPS5143 PHASE 1

## LEGEND

- SL Denotes Strata Lot
- LCP Denotes Limited Common Property
- Roof Denotes entire roof system

LCP Yard Areas do not have a vertical limit. LCP patios, decks, and entrances are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.

Vertical boundaries of strata lots are defined by centre of floor. Dimensions of the strata lots are measured to the centre of all walls.

