

**SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA**

PAGE 1 OF 7 PAGES

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

Rory O'Connell
4F3IP2

c=CA, cn=Rory O'Connell
4F3IP2, o=BC Land
Surveyor, ou=Verify ID at
www.juricert.com/
LKUP.cfm?id=4F3IP2

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

Rory O'Connell, BCLS

AllTerra Land Surveying Ltd.

1315 St Paul Street

Kelowna

BC V1Y 2E2

rory@allterrasurvey.ca

250.762.0122

File#418105-ST6

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **164-790-0756**

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: 2022 March 18 (YYYY/Month/DD) The checklist was filed under ECR#:
The plan was completed and checked on: 2022 March 21 (YYYY/Month/DD) 259141

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2022 March 18 (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: 2022 March 18 (YYYY/Month/DD)

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

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

**STRATA PLAN OF PART OF LOT E, SECTIONS 29 AND 32, TOWNSHIP 26,
ODYD, PLAN EPP75038 EXCEPT STRATA PLAN EPS5143 (PHASES 1-5).**

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



LEGEND

- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Standard Lead Plug Found
- EASE
- Denotes Easement
- CP Denotes Common Property
- WT Denotes Witness

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 76H2873 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOOT published coordinates and standard deviations for geodetic control monuments 73H1781 and 76H2873.

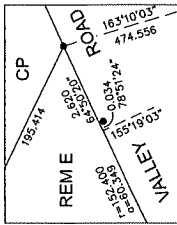
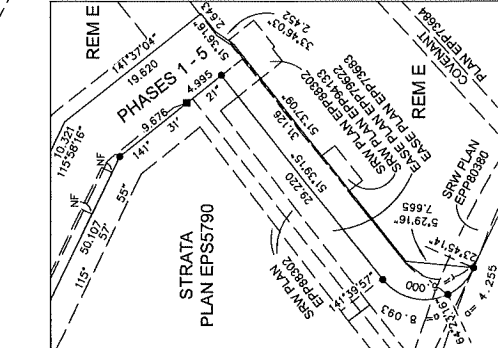
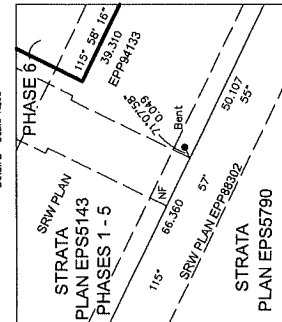
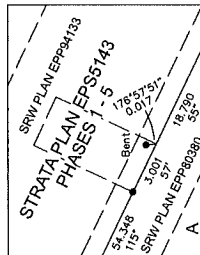
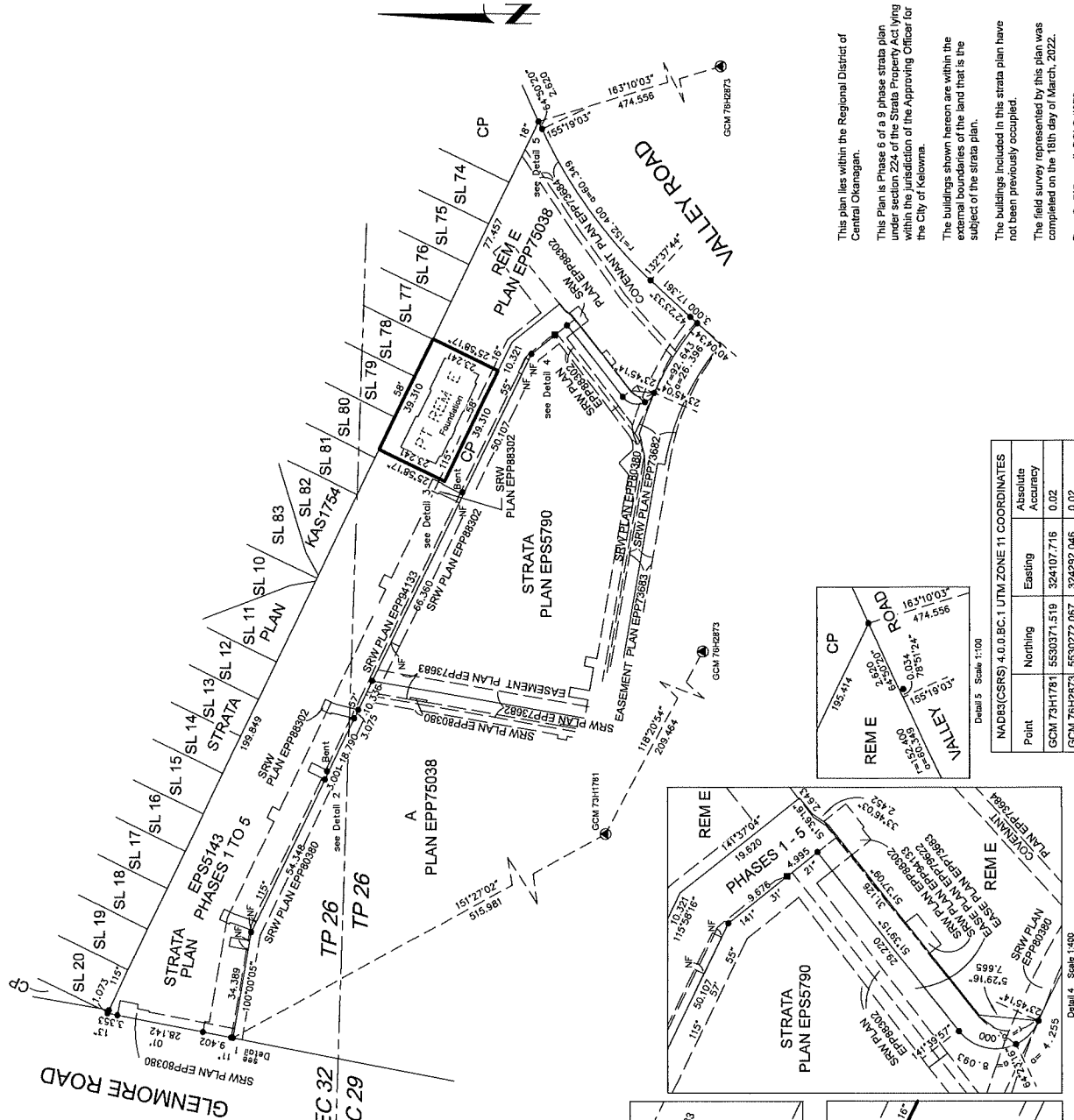
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999228 which has been derived from geodetic control monument 73H1781.

All LCP areas 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 centres of floor and ceiling.

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

Civic Address:
720 Valley Road
Kelowna, BC V1V 0E1



Point	NAD83(CSRS) 4.0.0.BC.1 UTM ZONE 11 COORDINATES	
	Northing	Easting
GCM 73H1781	5530371.519	324107.716
GCM 76H2873	5530272.057	324292.046
	Absolute Accuracy	0.02

This plan lies within the Regional District of Central Okanagan.
This Plan is Phase 6 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 herein 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 18th day of March, 2022.
Rory C. O'Connell, BCLS #876

FOUNDATION

SCALE 1:100 METRIC



The intended plot size of this plan is 500mm in width by 432mm in height (C-size) when plotted at a scale of 1:100 METRIC.

LEGEND

- SL Denotes Strata Lot
- CP Denotes Common Property
- LCP Denotes Limited Common Property

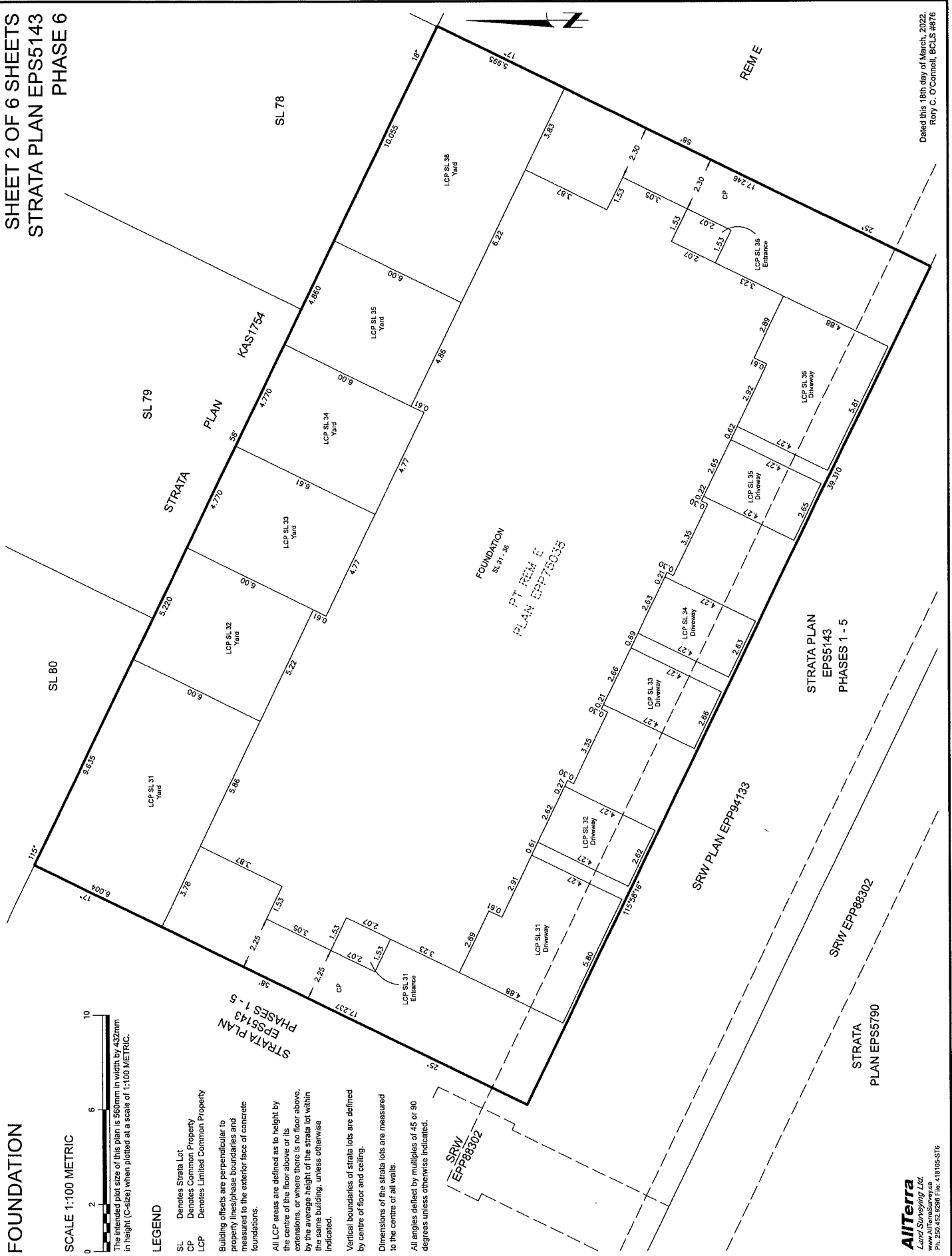
Building offsets are perpendicular to property lines/phase boundaries and measured to the exterior face of concrete foundations.

All LCP areas 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 and ceiling.

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

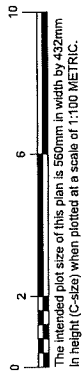
All angles defined by multiples of 45 or 90 degrees unless otherwise indicated.



SHEET 3 OF 6 SHEETS STRATA PLAN EPS5143 PHASE 6

MAIN FLOOR

SCALE 1:100 METRIC

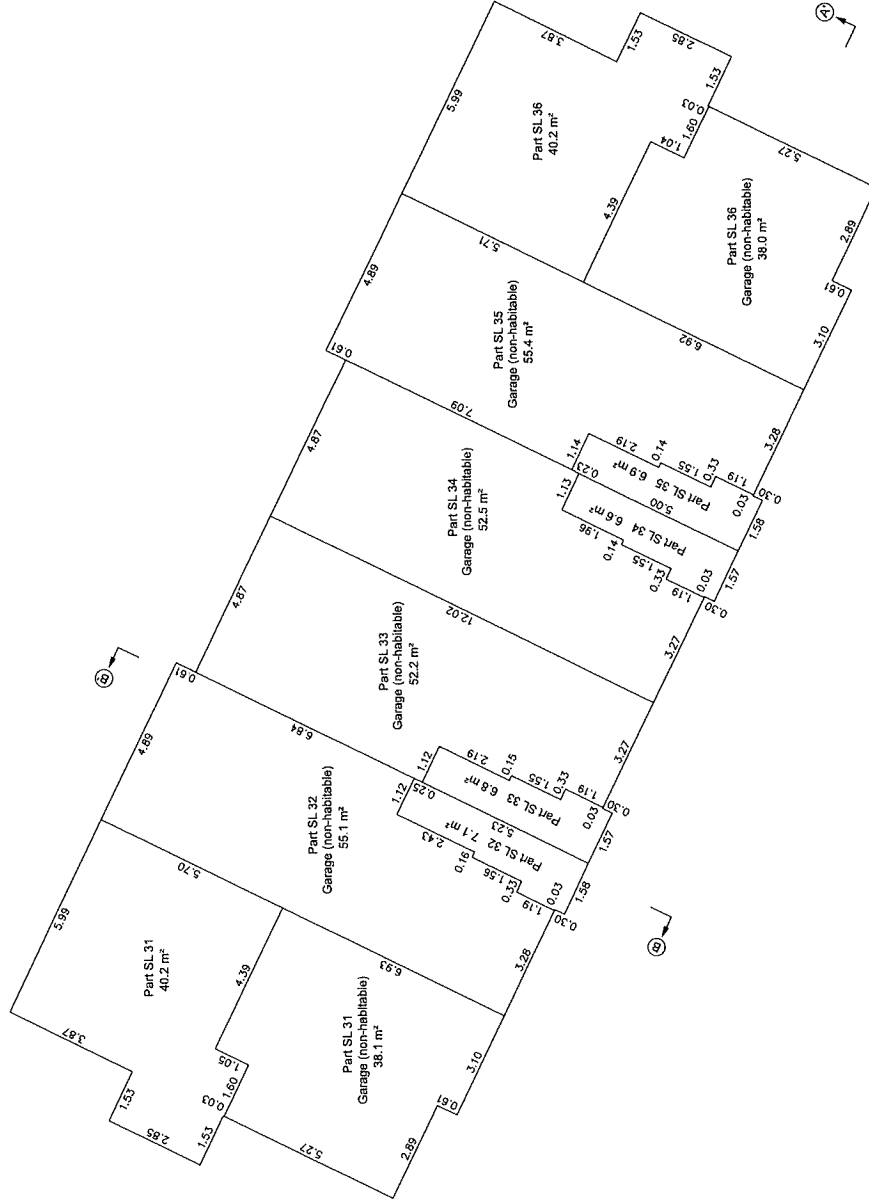


LEGEND

SL Denotes Strata Lot

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

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



SECOND FLOOR

SHEET 4 OF 6 SHEETS STRATA PLAN EPS5143 PHASE 6

SCALE 1:100 METRIC



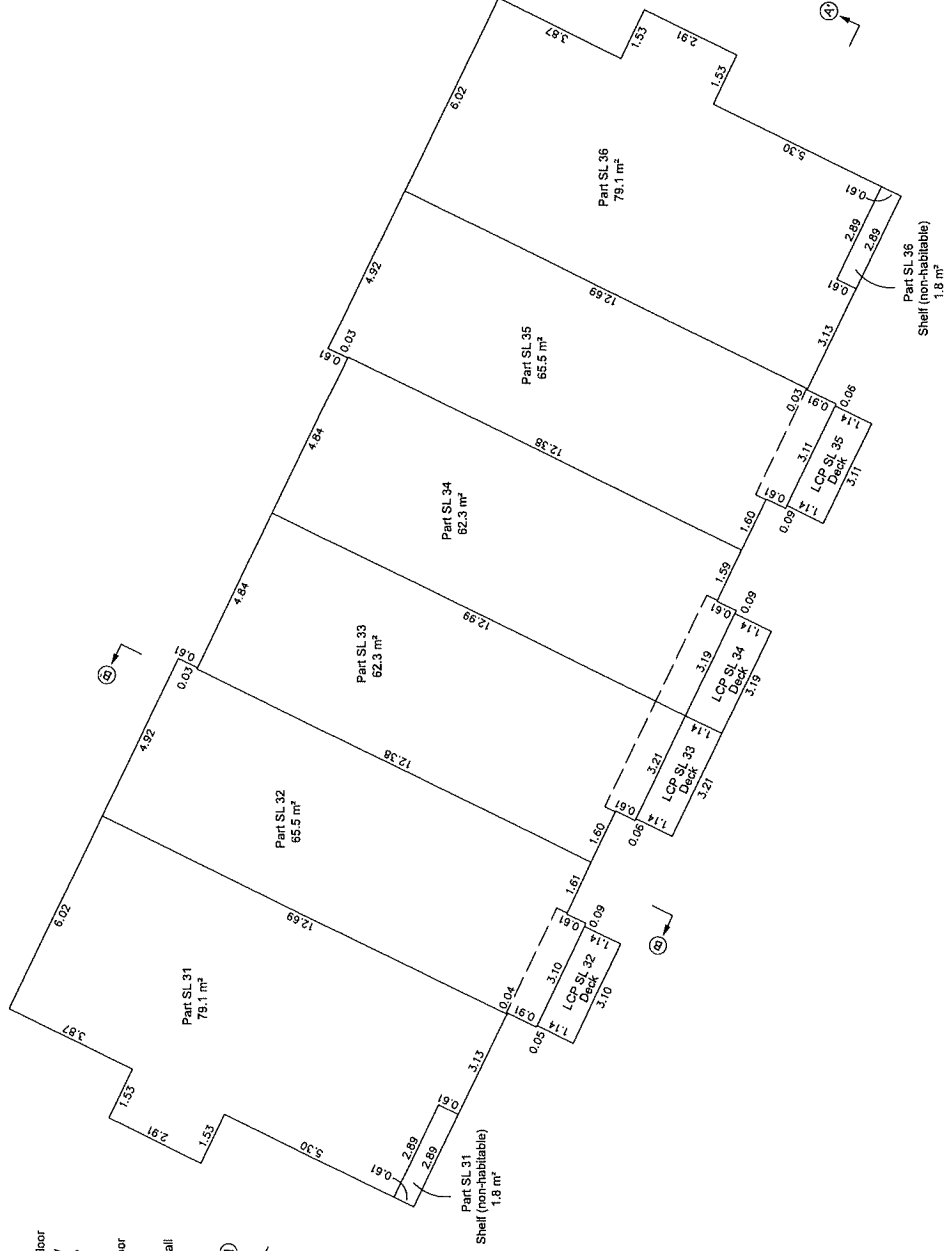
LEGEND

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

All LCP areas 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 and ceiling.

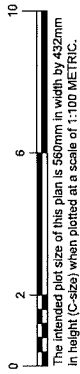
Dimensions of the strata lots are measured to the centre of all walls.



SHEET 5 OF 6 SHEETS STRATA PLAN EPS5143 PHASE 6

THIRD FLOOR

SCALE 1:100 METRIC



The intended plot size of this plan is 550mm in width by 432mm in height (C-size) when plotted at a scale of 1:100 METRIC.

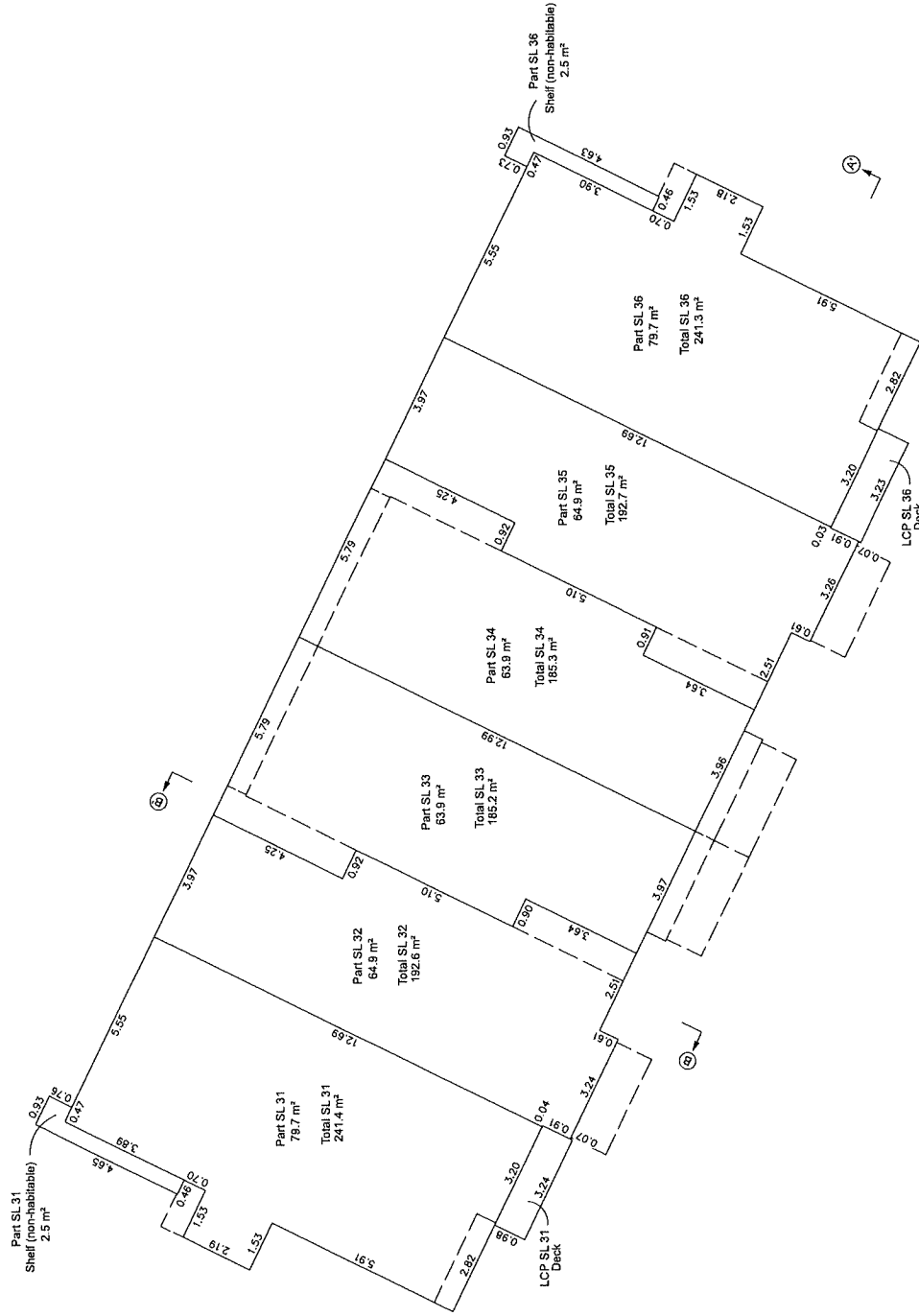
LEGEND

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

All LCP areas 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 and ceiling.

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 6

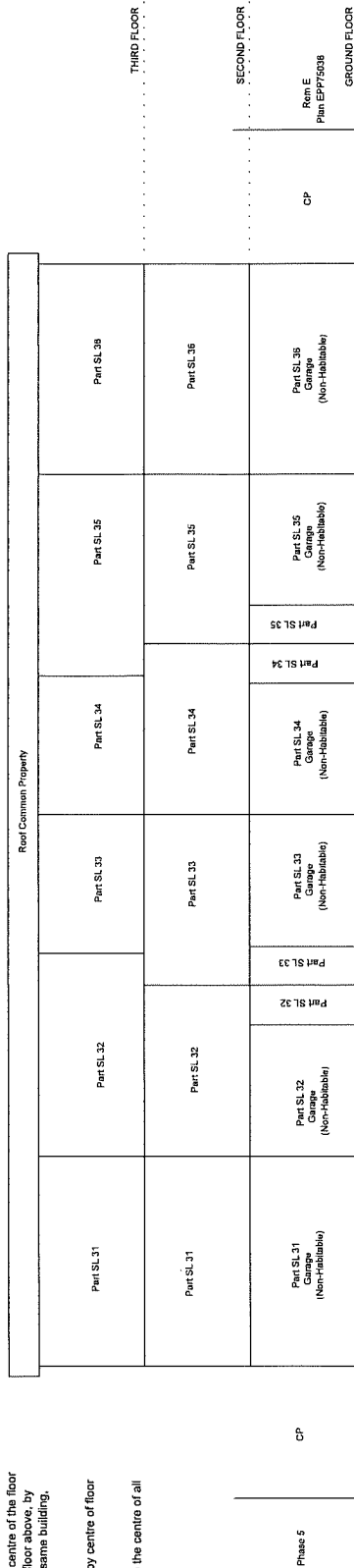
LEGEND

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

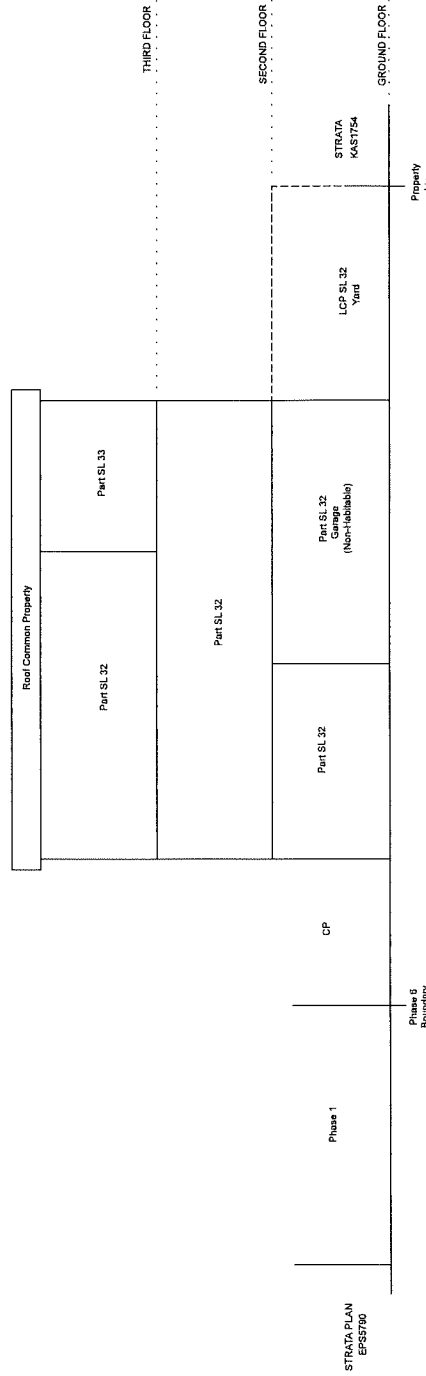
All LCP areas are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.

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

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



SECTION A-A'



SECTION B-B'