

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

PAGE 1 OF 8 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#418188-ST3

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **162-223-5943**

Plan Number: **EPS5459**

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:	2021	May	27	(YYYY/Month/DD)	The checklist was filed under ECR#:
The plan was completed and checked on:	2021	May	28	(YYYY/Month/DD)	250030

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2021 May 27 (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: 2021 May 27 (YYYY/Month/DD)

Arterial Highway ☐

Remainder Parcel (Airspace) ☐

4. ALTERATION: ☐

STRATA PLAN OF PART OF LOT A, SEC 3, TP 23, ODYD, PLAN EPP87466 EXCEPT PHASES 1 AND 2 STRATA PLAN EPS5459.

SHEET 1 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 3

CITY OF KELOWNA
BCGS 82E.093
SCALE 1:500 METRIC

The intended plot size of this plan is 560mm in width by 854mm in height (D size) when printed at a scale of 1:500 METRIC.

LEGEND

- ▲ Survey Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Lead Plug Found
- W Denotes Wireway

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

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

Integrated Survey Area No. 4, City of Kelowna.
NAD83(CRS) 4 0 0 BC 1.

Grid bearings are derived from observations between geodetic control monuments 95H2130 and 95H2136 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 95H2130 and 95H2136.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999943 which has been derived from geodetic control monuments 95H2130.

Dimensions of the strata lots are measured to the centre of all walls. Part strata lot decks abutting common property are measured to the edge of the constructed deck.

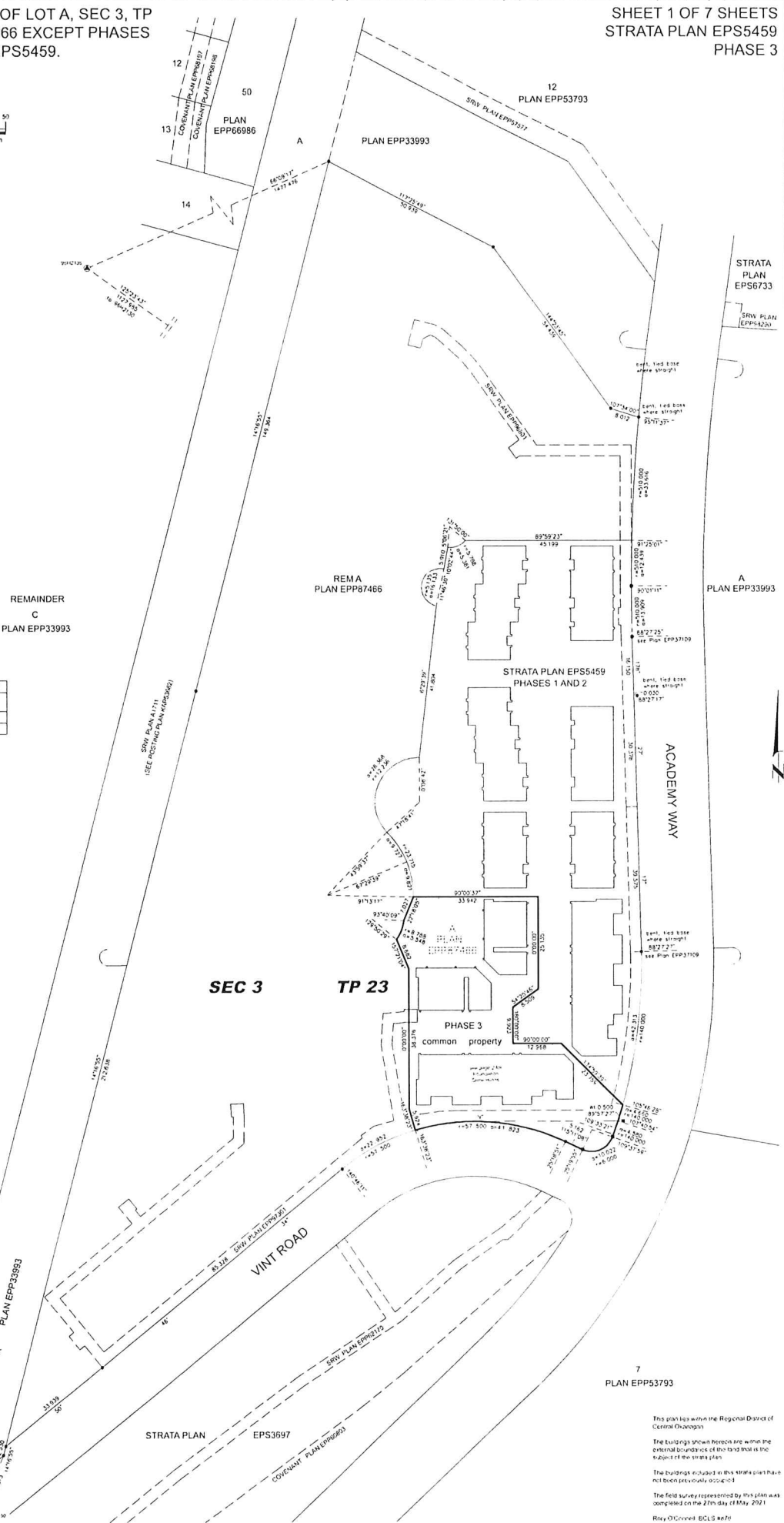
Vertical boundaries of strata lots are defined by the centre of floor and ceiling.

Civic Address(es):
610 Academy Way
Kelowna BC V1Y 3A4

This plan is Phase 3 of a 10 Phase Strata Plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Kelowna.

REMAINDER
C
PLAN EPP33993

Point	Northing	Easting	Absolute Accuracy
95H2136	5552959.239	126307.251	0.02
95H2130	5552375.555	127226.776	0.02



This plan lies within the Regional District of Central Okanagan.

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 27th day of May, 2011.

Surveyor's Declaration: BCLS #476

FOUNDATIONS

SCALE 1:150 METRIC

The standard plot size of this plan is 560mm in width by 840mm in height (D-size) when plotted at a scale of 1:150 METRIC

LEGEND

SL Denotes Strata Lot

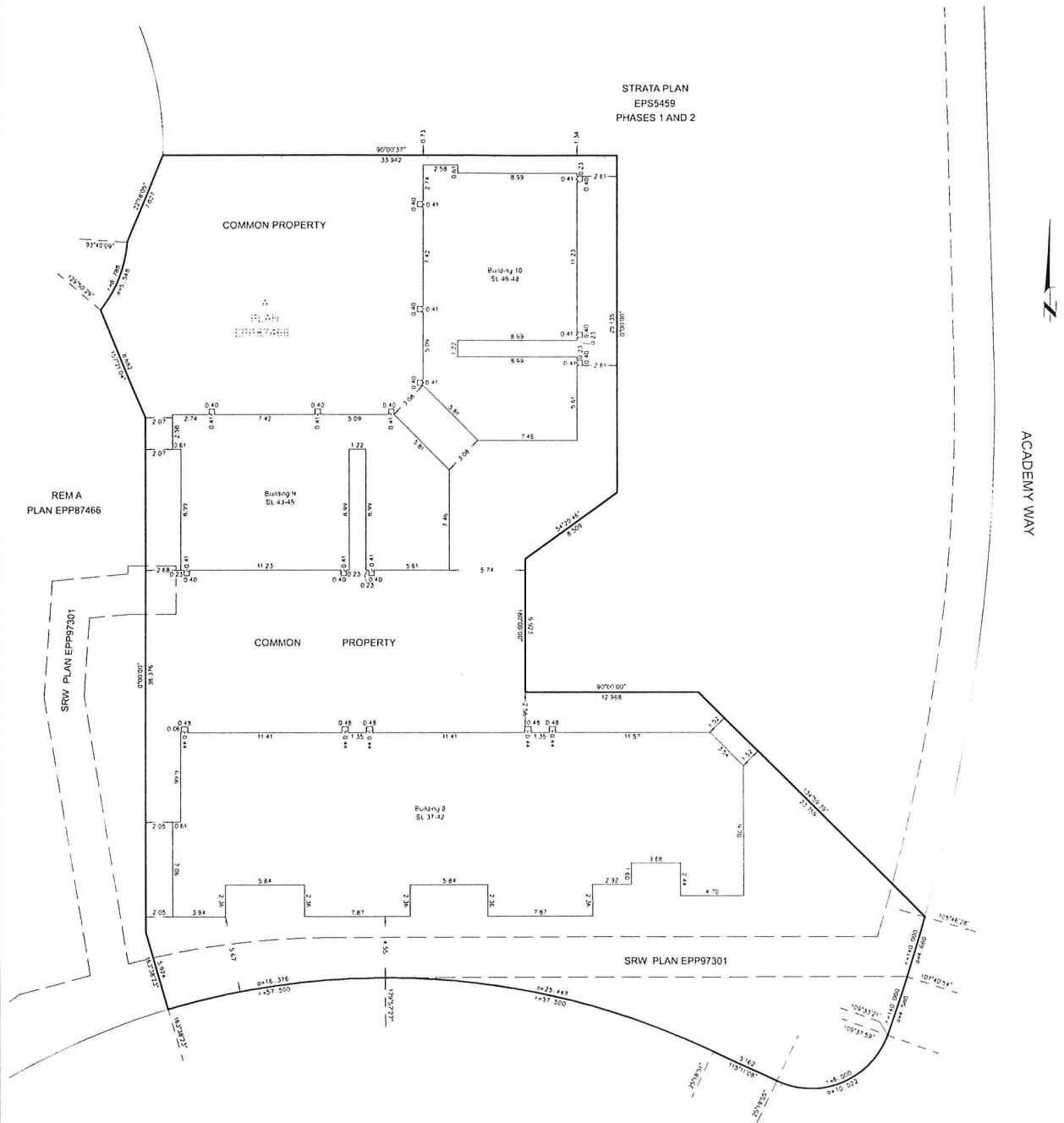
Building Effects are perpendicular to property line/phase boundaries and measured to the exterior face of concrete foundations

Dimensions of the strata lots are measured to the centre of all walls. Part strata lots adjoining common property are measured to the edge of the constructed deck

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

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

SHEET 2 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 3



BASEMENT FLOOR

SCALE 1:100 METRIC

The intended plot size of this plan is 550mm in width by 854mm in height (D-size) when plotted at a scale of 1:100 METRIC

LEGEND

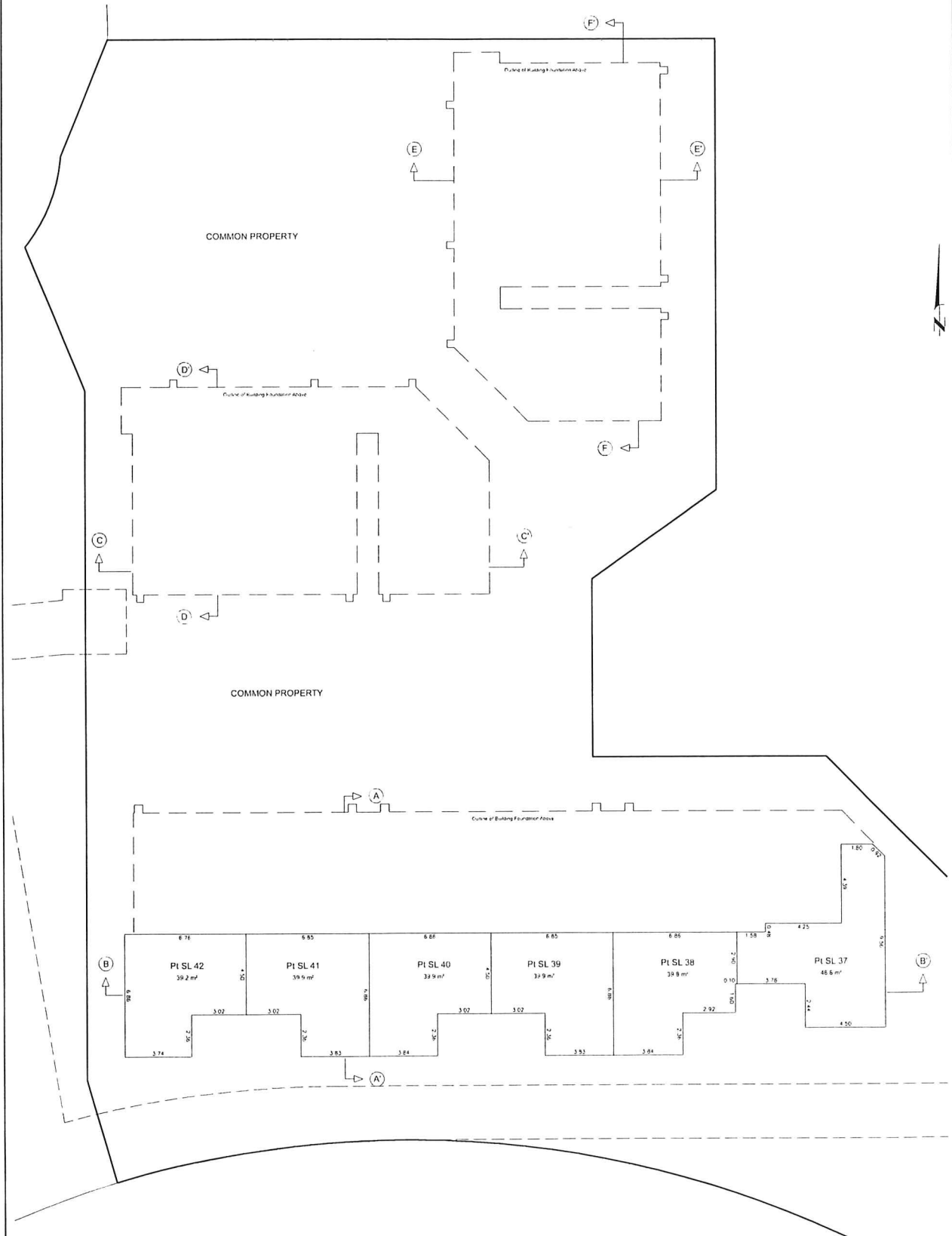
SL Denotes Strata Lot
Pl Denotes Part

Dimensions of the strata lots are measured to the centre of all walls. Part strata lot decks adjoining common property are measured to the edge of the constructed deck.

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

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

STRATA PLAN EPS5459
PHASES 1 AND 2



MAIN FLOOR

SCALE 1:100 METRIC

The intended plot size of this plan is 560mm in width by 862mm in height (D-size) when plotted at a scale of 1:100 METRIC

LEGEND

SL - Delineates Strata Lots
PI - Delineates Pools
--- - Delineates Future Layout

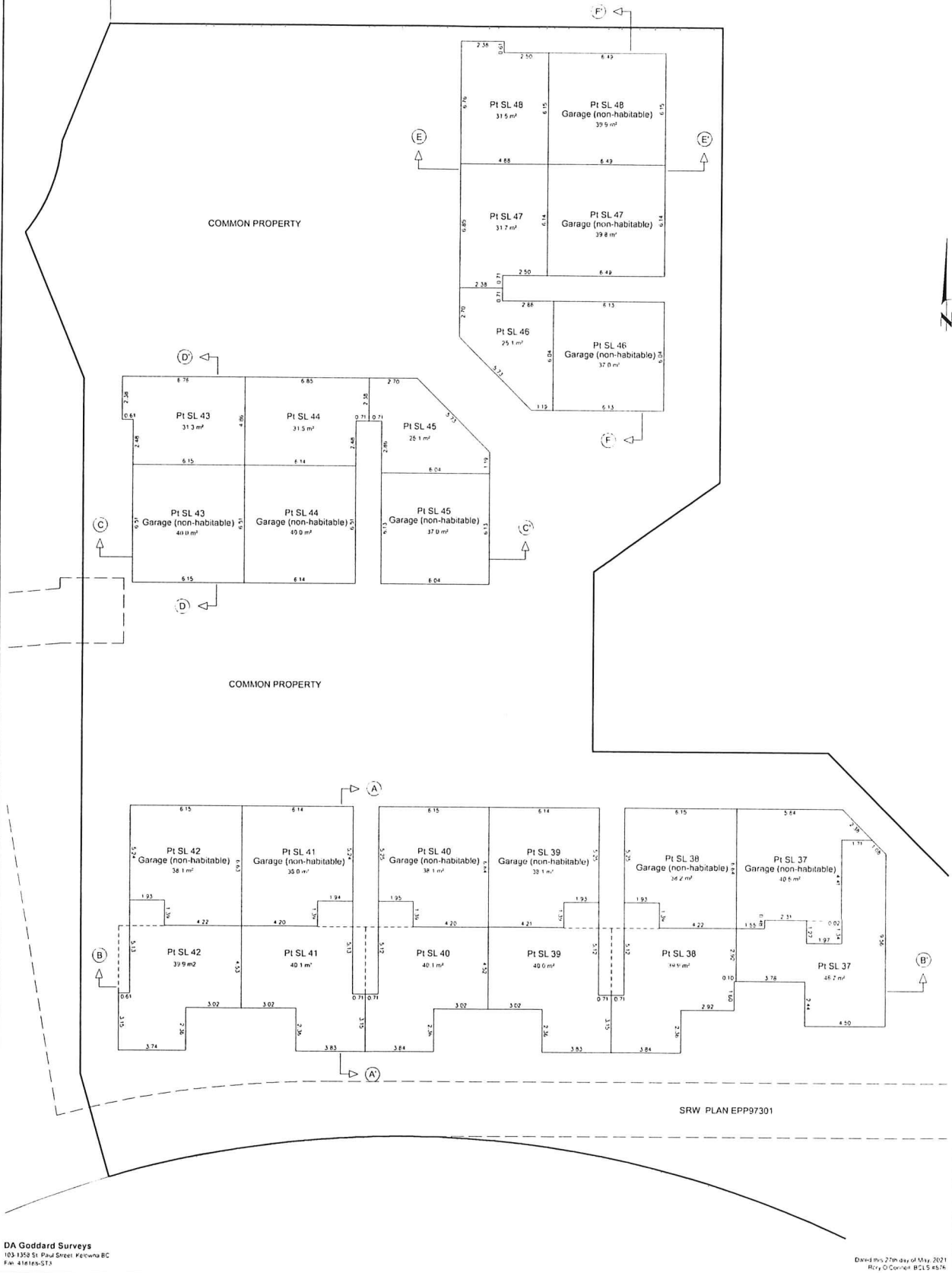
Dimensions of the strata lots are measured to the centre of all walls. Part strata lot decks adjoining common property are measured to the edge of the constructed deck.

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

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

SHEET 4 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 3

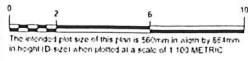
STRATA PLAN EPS5459
PHASES 1 AND 2



SECOND FLOOR

SHEET 5 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 3

SCALE 1:100 METRIC



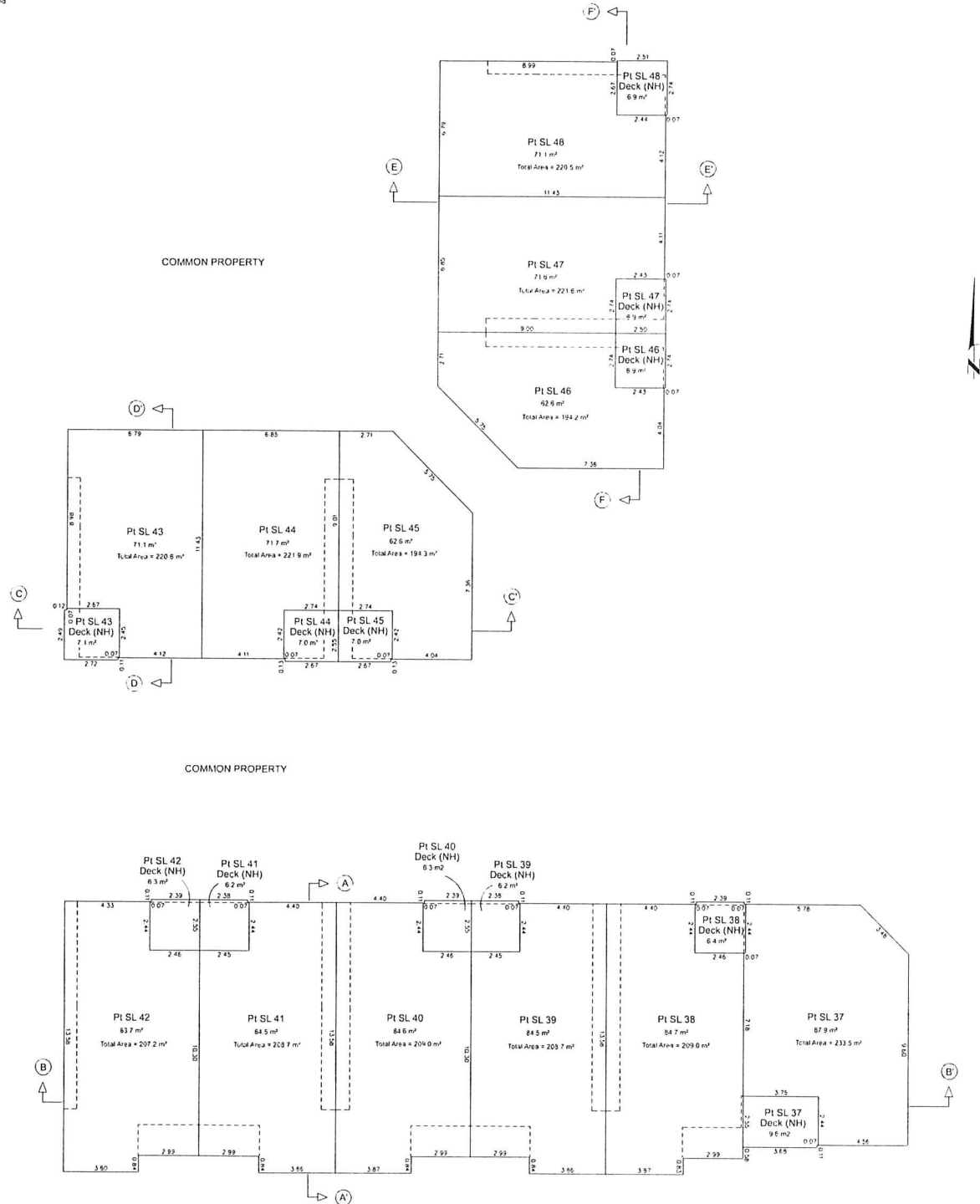
LEGEND

- SL Denotes Strata Lot
- PI Denotes Plot
- - - Denotes Floor Below
- NH Denotes Non-Habitable

Dimensions of the strata lots are measured to the centre of all walls. For strata lot decks adjoining common property, are measured to the edge of the constructed deck.

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

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



SHEET 6 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 3

The intended plot size of this plan is 560mm in width by 864mm in height (D-size) when plotted at a scale of 1:100 METRIC.

SL Denotes Serial Lot
PI Denotes Part
- - - Denotes Foot Below

Dimensions of the strata lots are measured to the centre of all walls. Part strata lot decks abutting common property are measured to the edge of the constructed deck.

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

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



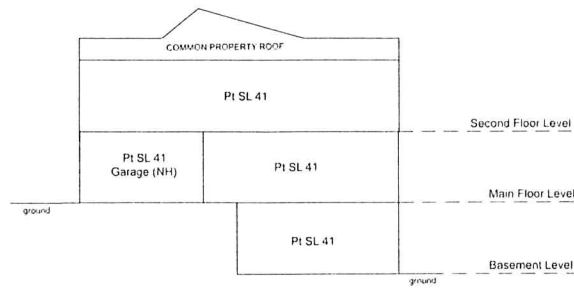
SECTIONS

NOT TO SCALE

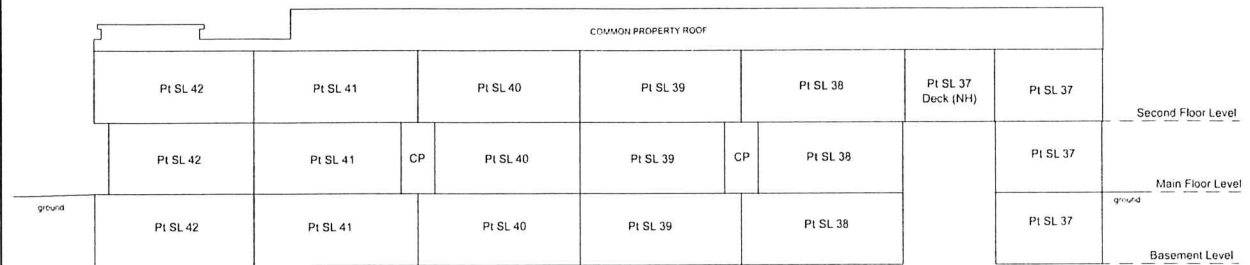
SHEET 7 OF 7 SHEETS
STRATA PLAN EPS5459
PHASE 3

LEGEND

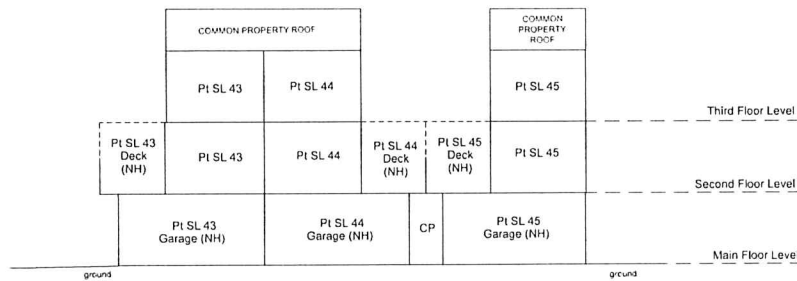
SL Denotes Strata Lot
Pt Denotes Part
NH Denotes Non-Habitable
CP Denotes Common Property
Roof Denotes all components of Roof system
Dimensions of the strata lots are measured to the centre of all walls. Plan strata lot decks adjoining common property are measured to the edge of the constructed deck.
Vertical boundaries of strata lots are defined by the centre of floor and ceiling.



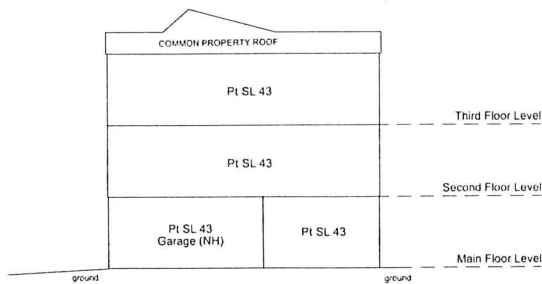
SECTION A - A'



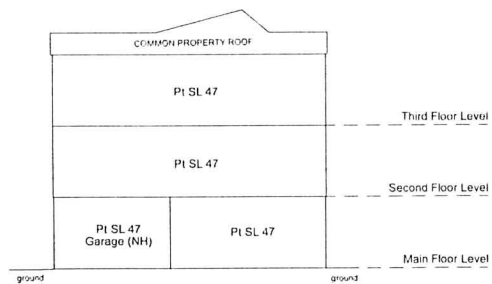
SECTION B - B'



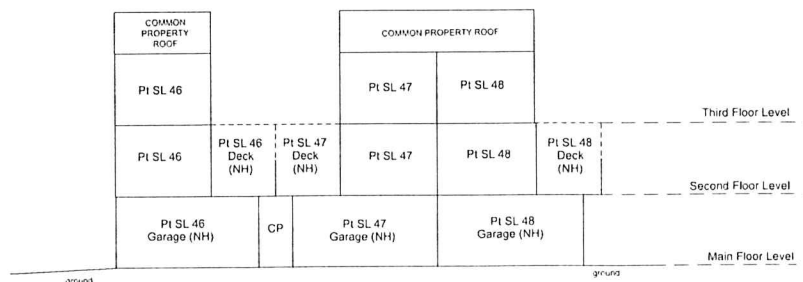
SECTION C - C'



SECTION D - D'



SECTION E - E'



SECTION F - F'