

**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#418188-ST4

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:
Control Number: **165-530-7365**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:	2022	June	14	(YYYY/Month/DD)	The checklist was filed under ECR#:
The plan was completed and checked on:	2022	June	15	(YYYY/Month/DD)	261529

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 June 14 (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 June 14 (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, 2, AND 3 STRATA PLAN EPS5459.

SHEET 1 OF 6 SHEETS
STRATA PLAN EPS5459
PHASE 4

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

The intended plot size of this plan is 560mm in width by 864mm in height (D-size) when plotted at a scale of 1:500 METRIC.

LEGEND

- ⊕ Denotes Control Monument Found
- Denotes Standard Iron Post Found
- # Denotes Lead Plug Found
- Denotes Standard Iron Post Set
- Wt Denotes Witness

This plan shows one or more witness posts that 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(CRS) 4.0 & B.C. 1.

Grid bearings are derived from observations between geodetic control monuments 96012130 and 96012136 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCO published coordinates and standard deviations for geodetic control monuments 96012130 and 96012136.

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 monument 96012130.

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.

City Address:

610 Academy Way

Kelowna BC V1V 3M4

This plan is Phase 4 of a 12 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

NAD83(CRS) 4.0 & B.C. 1 UTM ZONE 11 COORDINATES			
Point	Northing	Easting	Absolute Accuracy
96012136	5532958.239	326307.361	0.02
96012130	5532955.995	327226.778	0.02

D.A. GODDARD SURVEYS
1315 St. Paul Street, Kelowna
P.O. 410188-974

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 14th day of June, 2022.

Rory O'Connell, BCLG #676

FOUNDATIONS

SCALE 1:100 METRIC

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.

LEGEND

SL Denotes Strata Lot

Building offsets 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 lot areas 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.

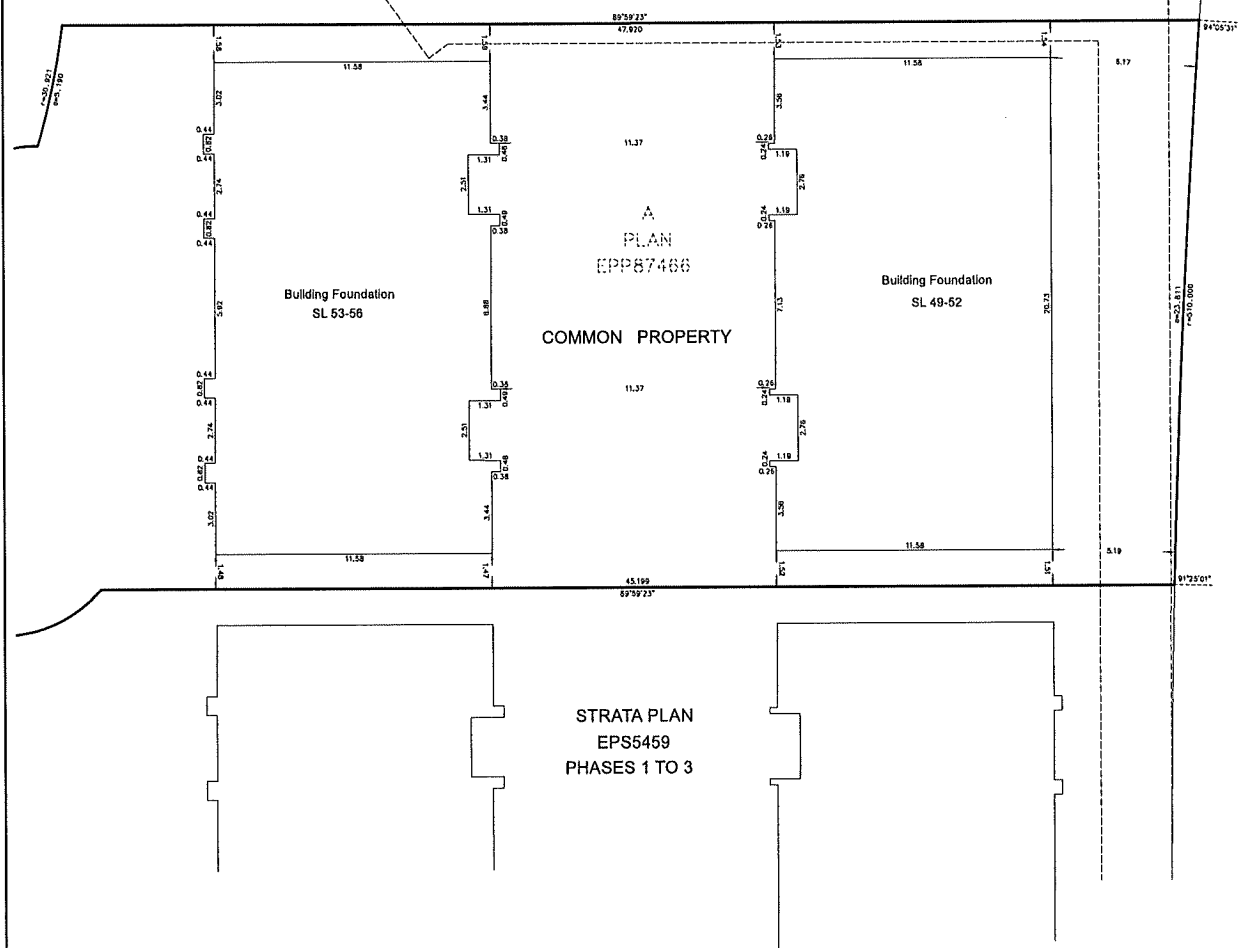
All angles defined by multiples of 45 or 90 degrees unless otherwise indicated

SHEET 2 OF 6 SHEETS
STRATA PLAN EPS5459
PHASE 4

A
PLAN EPP33993

REM A
PLAN EPP87466

SRW PLAN EPP96801



STRATA PLAN
EPS5459
PHASES 1 TO 3

MAIN FLOOR

SCALE 1:100 METRIC

The intended plot size of this plan is 560mm in width by 854mm in height (D-size) when plotted at a scale of 1:100 METRIC.

LEGEND

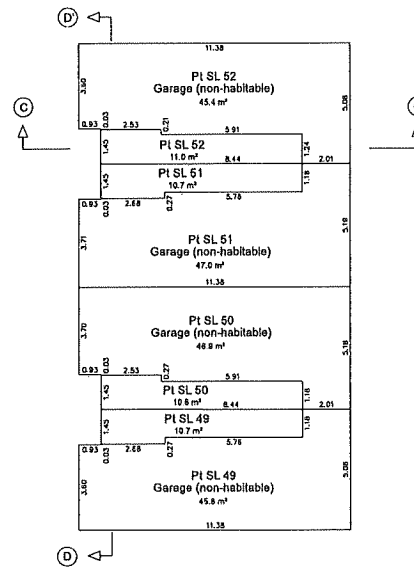
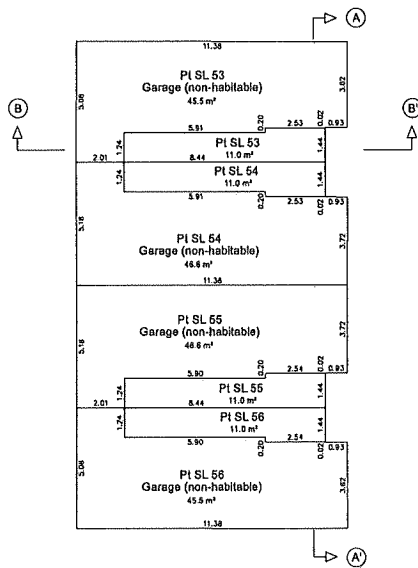
SL Denotes Strata Lot
Pl Denotes Part

Dimensions of the strata lots are measured to the centre of all walls. Part strata lot decks 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 deflected by multiples of 45 or 90 degrees unless otherwise indicated.

SHEET 3 OF 6 SHEETS
STRATA PLAN EPS5459
PHASE 4



SECOND FLOOR

SCALE 1:100 METRIC

The intended plot size of this plan is 500mm in width by 864mm in height (D-size) when plotted at a scale of 1:100 METRIC.

LEGEND

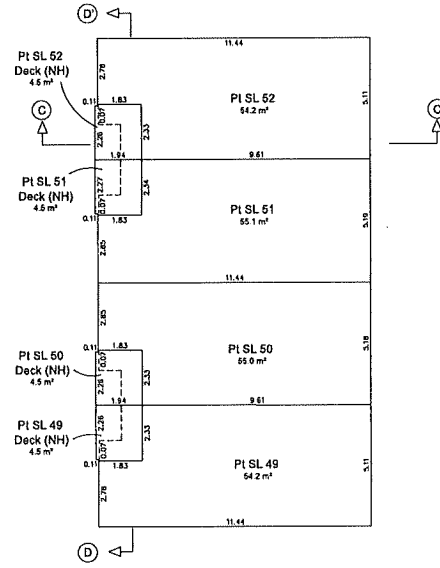
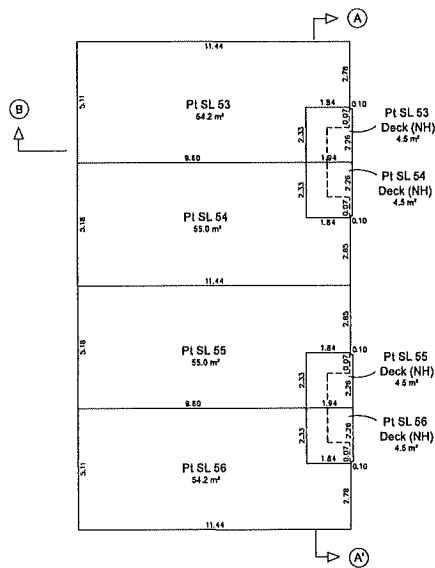
SL Denotes Strata Lot
 Pt Denotes Part
 NH Denotes Non-Habitable
 --- Denotes Floor below

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

SHEET 4 OF 6 SHEETS
 STRATA PLAN EPS5459
 PHASE 4



THIRD FLOOR

SCALE 1:100 METRIC

The intended plot size of this plan is 500mm in width by 864mm in height (D-size) when plotted at a scale of 1:100 METRIC.

LEGEND

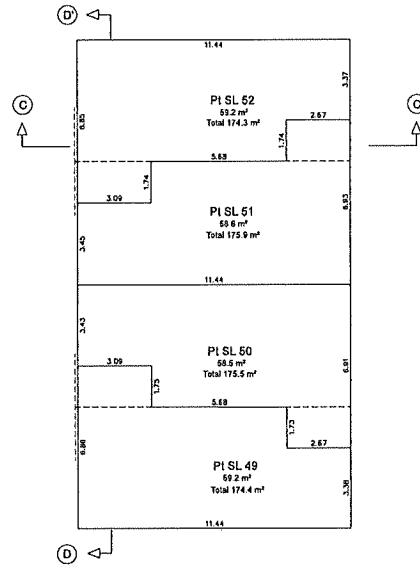
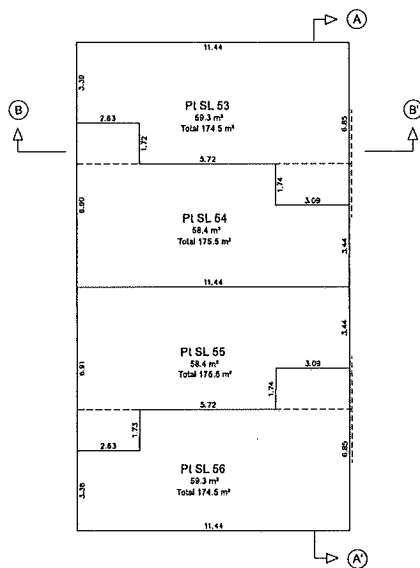
- SL Denotes Strata Lot
- PL Denotes Part
- NH Denotes Non-Habitable
- Denotes Floor below

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

SHEET 5 OF 6 SHEETS
STRATA PLAN EPS5459
PHASE 4



SECTIONS

NOT TO SCALE

SHEET 6 OF 6 SHEETS
STRATA PLAN EPS5459
PHASE 4

LEGEND

SL Denotes Strata Lot
Pl Denotes Part
NH Denotes Non-Habitable
Roof Denotes all components of Roof system

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.

