

**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-ST6
☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:
Control Number: **168-325-4531**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: 2023 April 19 (YYYY/Month/DD) The checklist was filed under ECR#: 271107
 The plan was completed and checked on: 2023 May 04 (YYYY/Month/DD)

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2023 April 19 (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: 2023 April 19 (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 STRATA PLAN EPS5459 (PHASES 1-5).

SHEET 1 OF 6 SHEETS
STRATA PLAN EPS5459
PHASE 6

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 (B-size) when plotted at a scale of 1:500 METRIC

LEGEND

- Densets Control Monument Found
- Densets Standard Iron Post Found
- Densets Lead Plug Found
- Densets Witness

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

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

Integrated Survey Area No. 4, City of Kelowna, NAD83(CRS84) 4.0 D.M.C. 1.

Grid bearings are derived from observations between geodetic control monuments 69H2130 and 69H2138 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MAGNET published coordinates and standard deviations for geodetic control monuments 69H2130 and 69H2138.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999043 which has been derived from geodetic control monuments 69H2130 and 69H2138.

Dimensions of the strata lots are measured to the centre of all walls. Part strata lot docks 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:
610 Academy Way
Kelowna BC V1V 0E8

This plan is Phase 6 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

Point	Northing	Eastng	Absolute Accuracy
69H2135	5532959.239	326307.361	0.02
69H2130	5532355.555	327226.776	0.02

D.A. GODDARD SURVEYS
103-1150 St. Paul Street, Kelowna
P.O. 410189-516

REMAINDER
C
PLAN EPP33993

SEC 3

TP 23

REM A
PLAN EPP87466

STRATA PLAN EPS5459
PHASES 1 to 5

common property

VINT ROAD

ACADEMY WAY

PLAN EPP53793

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 19th day of April, 2013.
Roy O'Connell, BCLS #676

FOUNDATIONS

SCALE 1:200 METRIC

The intended plot size of this plan is 560mm in width by 864mm in height (D-676) when plotted at a scale of 1:200 METRIC

LEGEND

SL Denotes Strata Lot

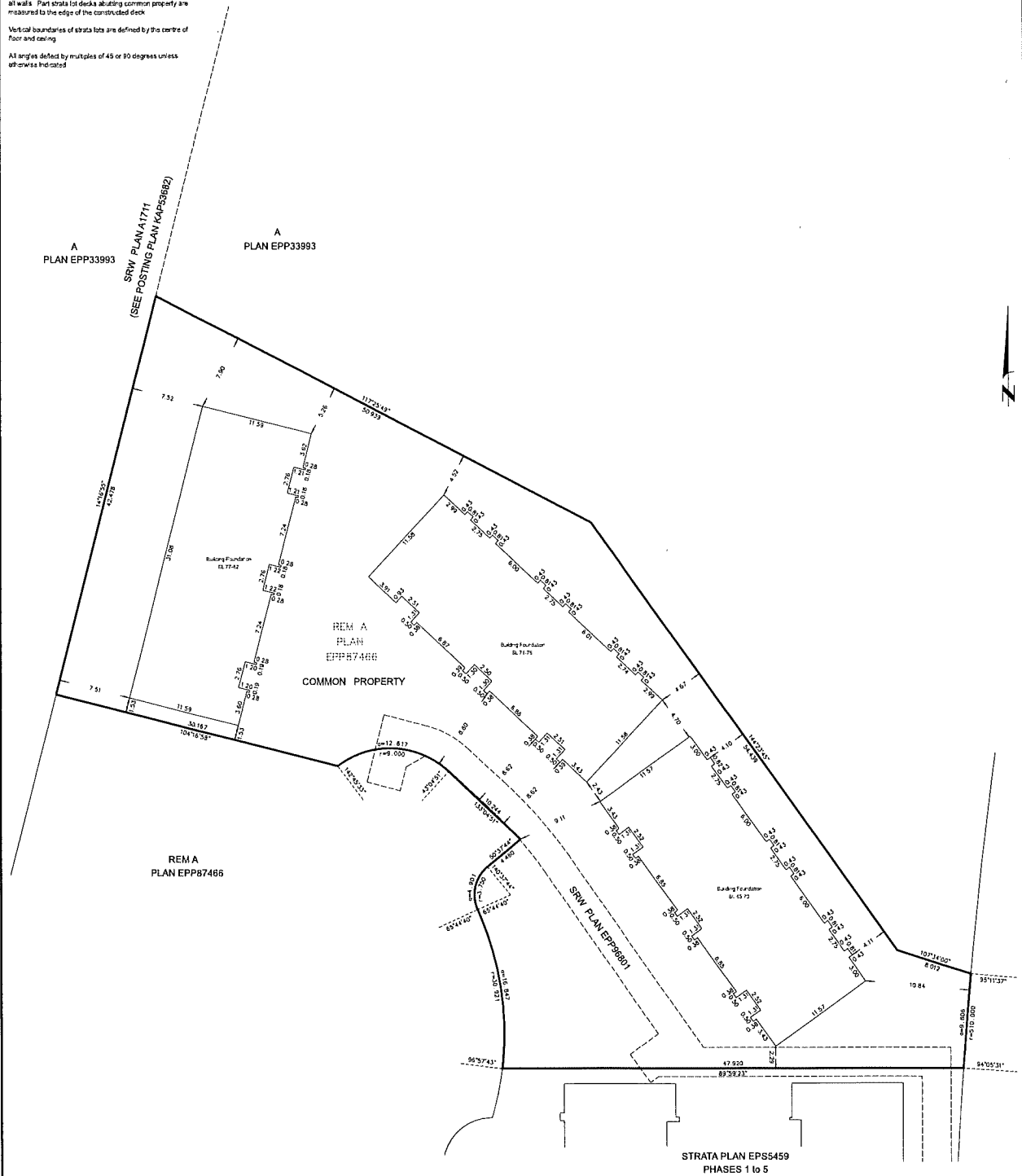
Building offsets are perpendicular to property lines/phase boundaries and measured to the exterior face of concrete foundations

Dimensions of the strata lots are measured to the centre of all walls. Part strata lot decks sharing 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 6



FIRST FLOOR

SCALE 1:150 METRIC

The intended plot size of this plan is 560mm in width by 854mm in height (D-size) when plotted at a scale of 1:150 METRIC

LEGEND

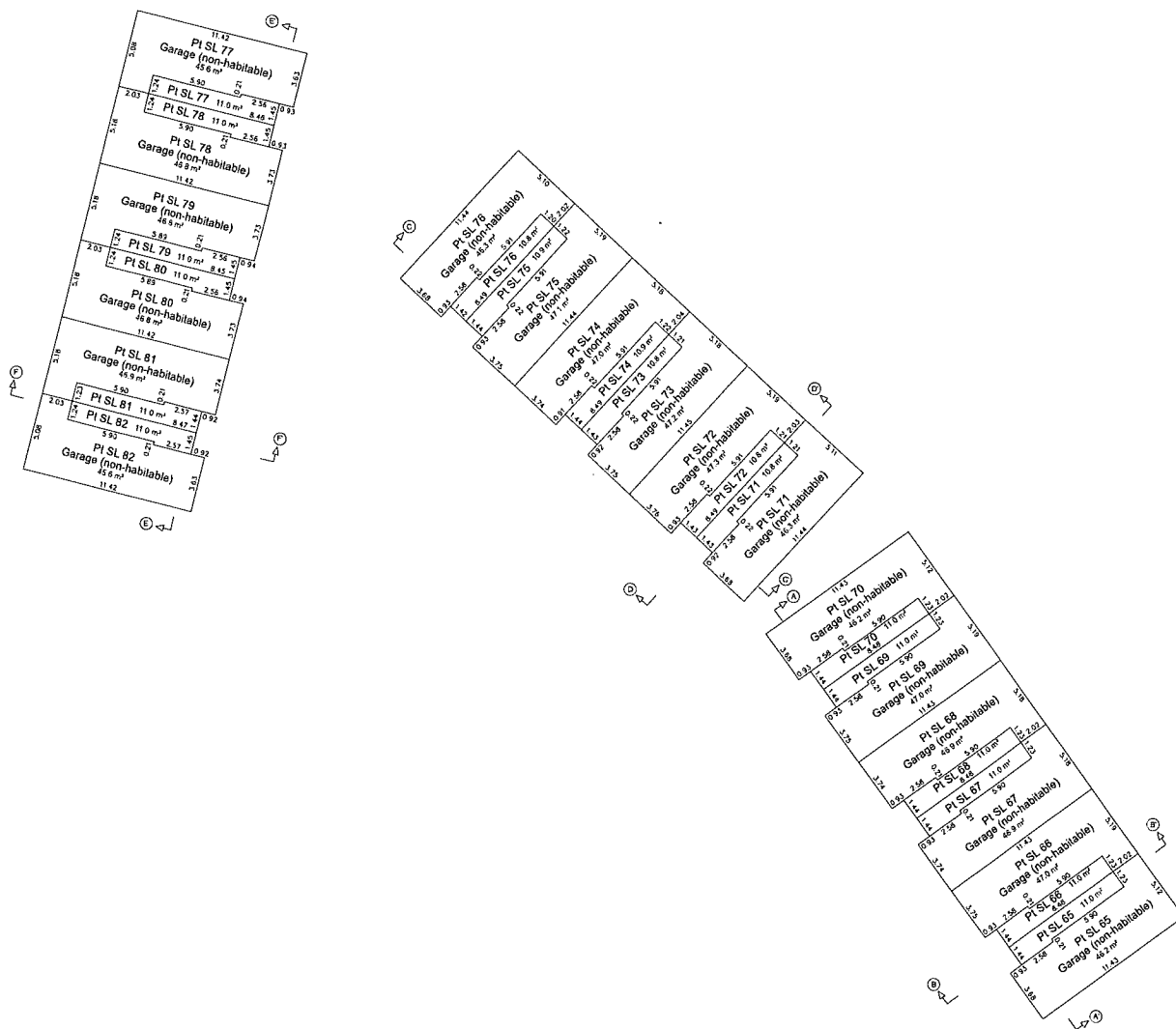
SL Denotes Strata Lot
PI Denotes Part

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

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 3 OF 6 SHEETS
STRATA PLAN EPS5459
PHASE 6



SECOND FLOOR

SCALE 1:150 METRIC

The intended plot size of this plan is 560mm in width by 884mm in height (D-size) when plotted at a scale of 1:150 METRIC.

LEGEND

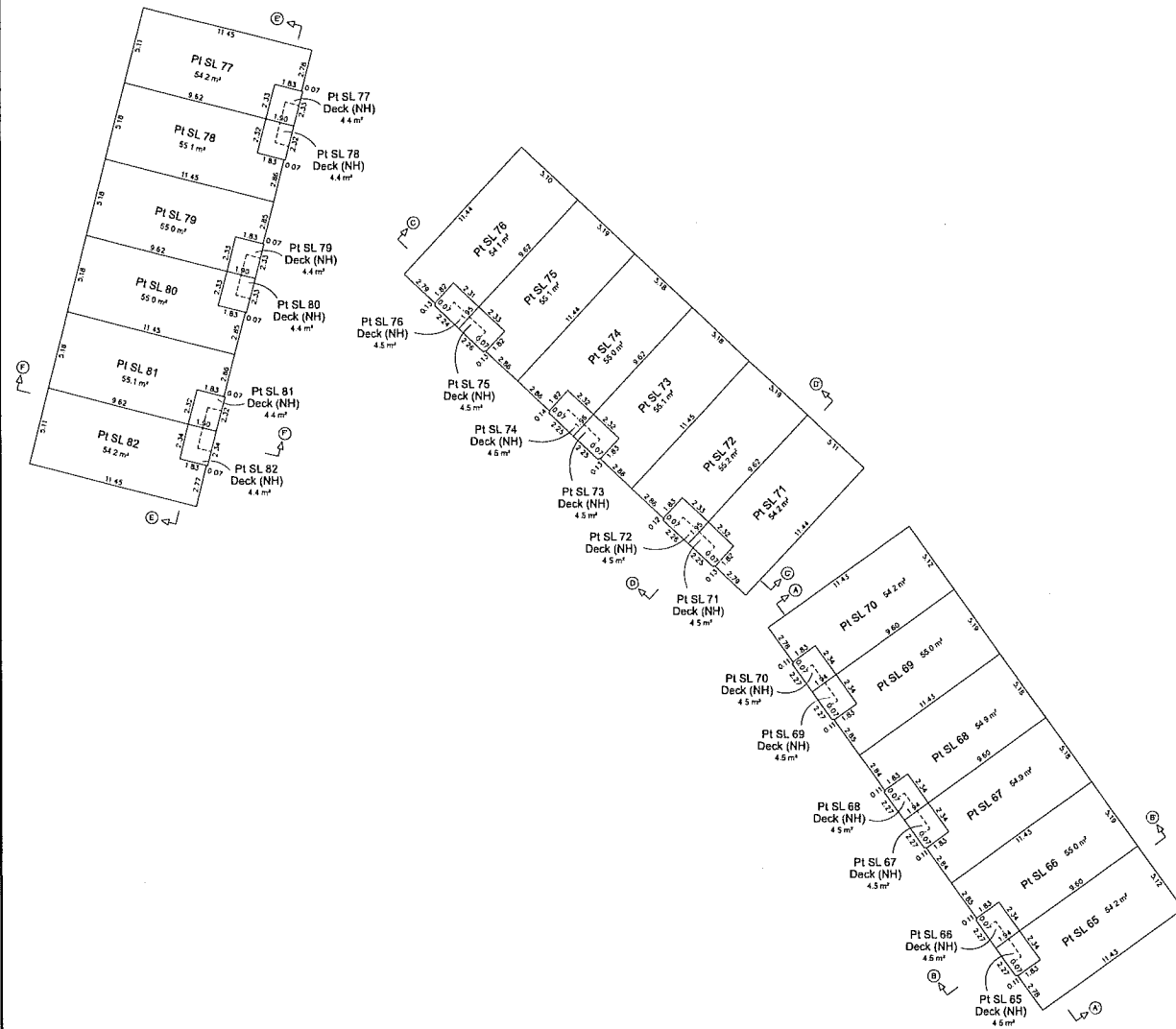
SL Denotes Strata Lot
 Pl Denotes Part
 NH Denotes Non-Habitable
 --- Denotes Floor Below

Dimensions of the strata lots are measured to the centre of all walls. Part strata lot decks including 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 6 SHEETS
 STRATA PLAN EPS5459
 PHASE 6



THIRD FLOOR

SHEET 5 OF 6 SHEETS
STRATA PLAN EPS5459
PHASE 6

SCALE 1:150 METRIC

The intended plot size of this plan is 550mm in width by 854mm in height (D-size) when plotted at a scale of 1:150 METRIC

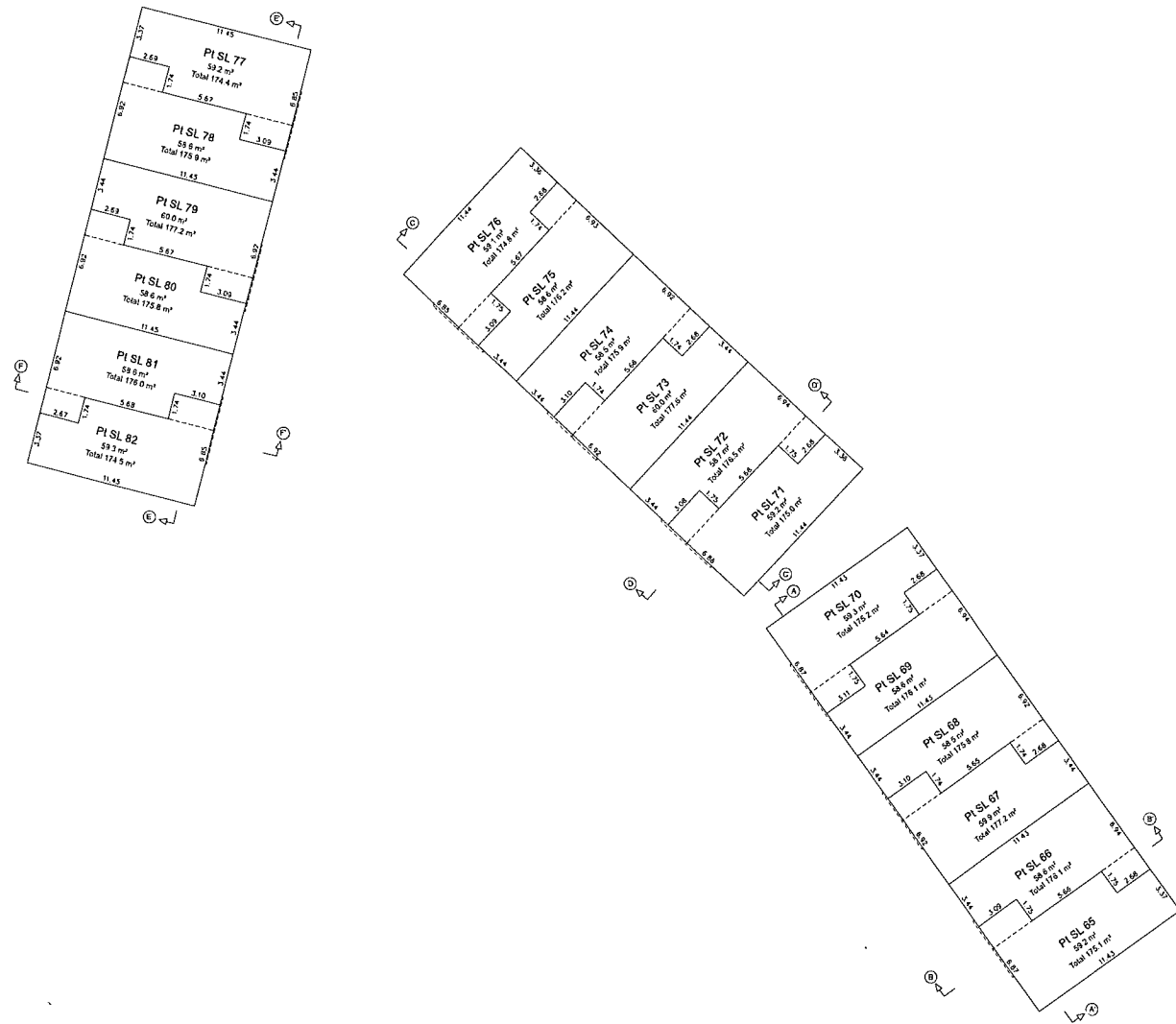
LEGEND

SL Denotes Strata Lot
PI 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 dimensions 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.



SECTIONS

NOT TO SCALE

SHEET 6 OF 6 SHEETS
STRATA PLAN EPS5459
PHASE 6

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. 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.

