

**SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA**

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.

<p>Corey Doherty PR3175</p>	<p>c=CA, cn=Corey Doherty PR3175, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/ LKUP.cfm?id=PR3175</p>
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1. BC LAND SURVEYOR: (Name, address, phone number)

Corey M. Doherty
170-1855 Kirschner Rd

Corey.Doherty@vectorgeomatics.com
250.300.4181

Kelowna BC V1Y 4N7

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **159-423-6195**

Plan Number: **EPS6137**

This original plan number assignment was done under Commission #: **990**

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:	2020	July	02	(YYYY/Month/DD)	The checklist was filed under ECR#:
The plan was completed and checked on:	2020	July	08	(YYYY/Month/DD)	236729

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2020 July 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: 2020 July 08 (YYYY/Month/DD)

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

STRATA PLAN EPS6137 PHASE 1

STRATA PLAN OF LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP91422 CITY OF KELOWNA BCGS 82E.083

Civic Address: 2735 Abbott Street, Kelowna, BC

This plan is Phase 1 of a 3 phase strata plan under Section 224 of the Strata Property Act lying with the jurisdiction of the Approving Officer of the City of Kelowna.

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

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11 (117° West Longitude).

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from dual frequency GNSS observations to CANNET Active Control Station KLO3.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distance by the average combined factor of 0.9999435. The average combined factor has been determined based on an ellipsoidal elevation of 370 metres.

The building shown hereon is within the external boundaries of the land that is the subject of this strata plan.

The building included in this strata plan has not been previously occupied.

All angles defect by 90 degrees unless otherwise indicated.

This plan lies within the Regional District of Central Okanagan.

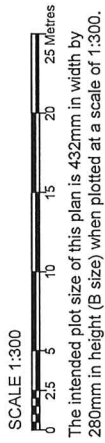
The field survey represented by this strata plan was completed on the 2nd day of July, 2020.

Corey M. Doherty, BCLS 990
July 2, 2020



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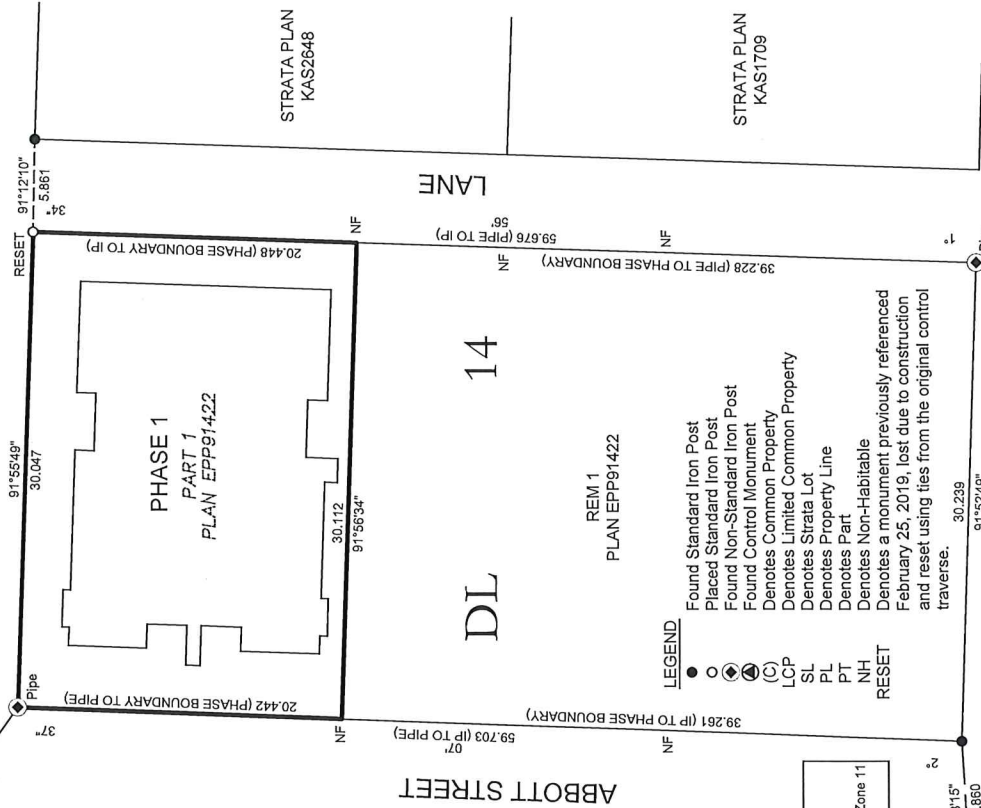
FILE No.: 1900749_P1_R0
DRAWING No.: 1900749_PHASE1_R0



8013
UTM Northing: 5526881.245m
UTM Easting: 320718.772m
Datum: NAD83 (CSRS) 4.0.0.BC.1 UTM Zone 11
Absolute Accuracy: 0.02m

75H2513
UTM Northing: 5526488.912m
UTM Easting: 320711.086m
Datum: NAD83 (CSRS) 4.0.0.BC.1 UTM Zone 11
Absolute Accuracy: 0.02m

OSPREY AVENUE

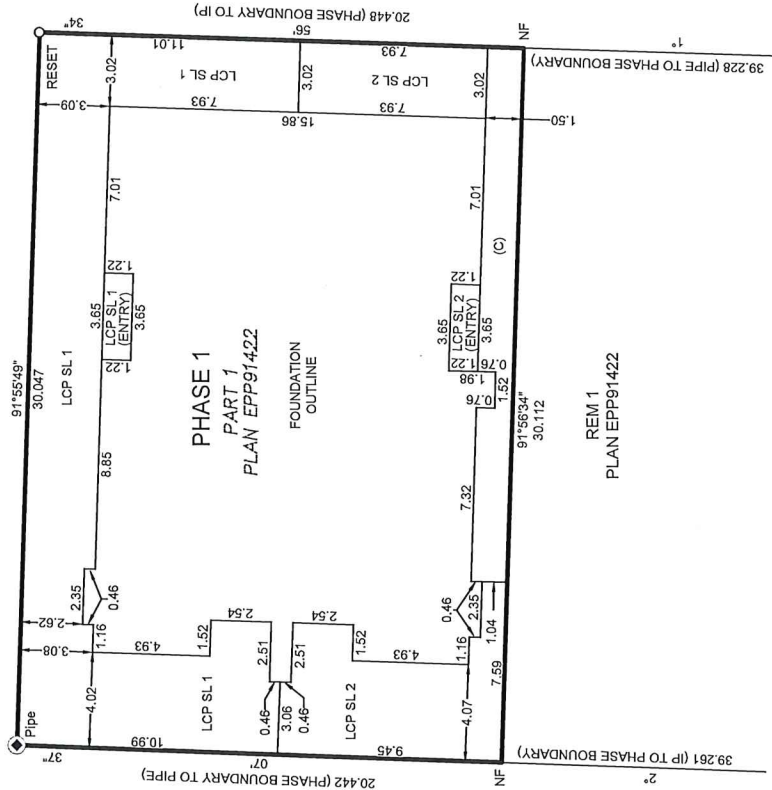


LEGEND

- Found Standard Iron Post
- Placed Standard Iron Post
- Found Non-Standard Iron Post
- Found Control Monument
- (C) Denotes Common Property
- LCP Denotes Limited Common Property
- SL Denotes Strata Lot
- PL Denotes Property Line
- PT Denotes Part
- NH Denotes Non-Habitable
- RESET Denotes a monument previously referenced February 25, 2019, lost due to construction and reset using ties from the original control traverse.

STRATA PLAN EPS6137 PHASE 1

OSPREY AVENUE



LANE

STRATA PLAN
KAS2648

BUILDING FOUNDATION

SCALE 1:200



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200.

Offsets to property lines are perpendicular thereto and are measured to the exterior face of building foundation walls.

Areas of Limited Common Property shown on this sheet do not have a designated upper vertical extent, unless otherwise indicated.

The designated upper vertical extent of the area of Limited Common Property (entry) is defined as the centre of the structural portion of the floor above.

Carey M. Doherty, BCLS 990
July 2, 2020



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DRAWING No.: 1900749_PHASE1_RO

ABBOTT STREET



STRATA PLAN EPS6137 PHASE 1



FIRST FLOOR



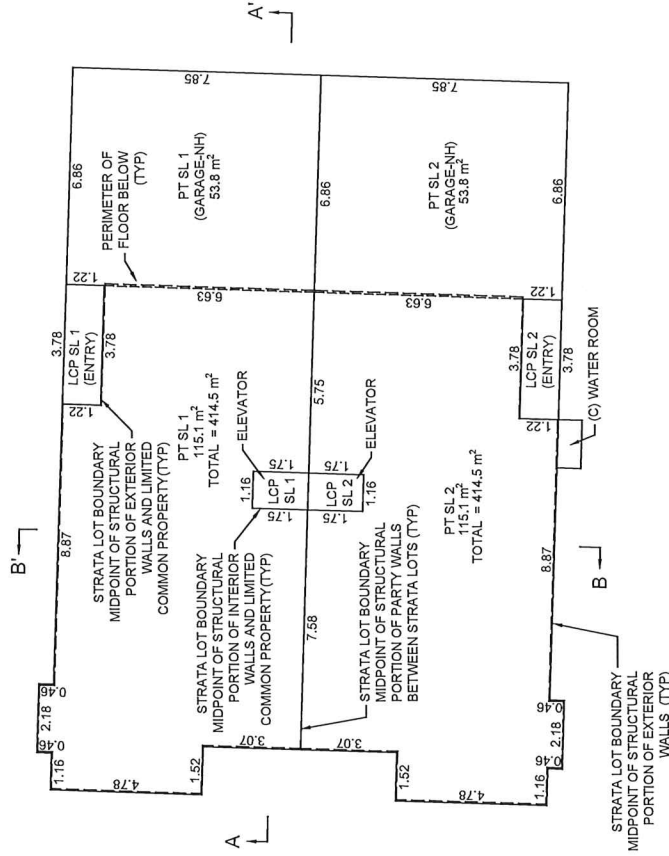
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

This sheet shows strata lot boundaries to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots and Limited Common Property.

The designated upper vertical extent of the area of Limited Common Property (entry) is defined as the centre of the structural portion of the floor above.

The designated upper vertical extent of the area of Limited Common Property of the elevator is defined as the centre of the structural portion of the roof.

Section arrows point in the directions of view.

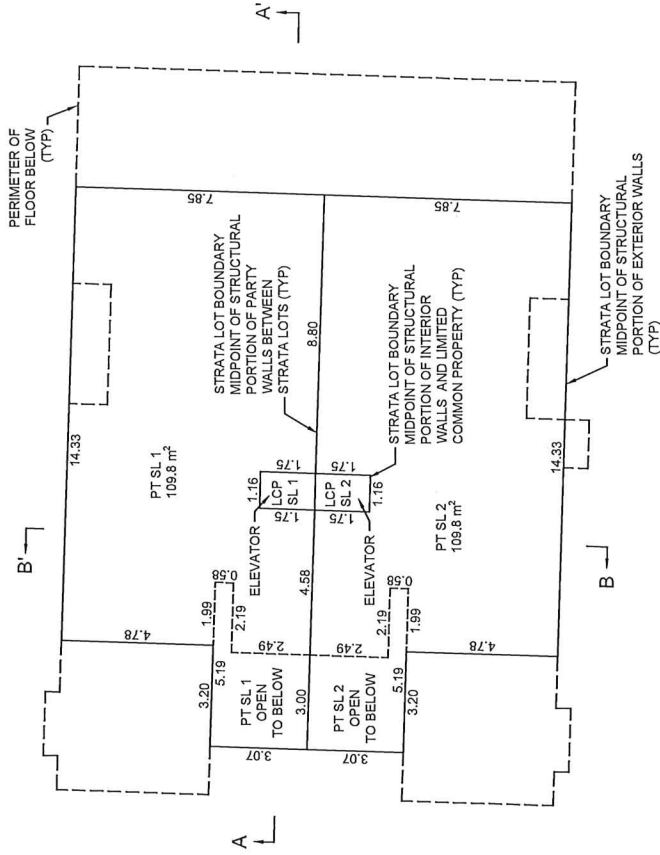


Corey M. Doherty, BCLS 980
July 2, 2020

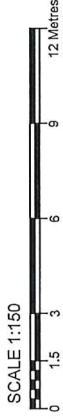


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STRATA PLAN EPS6137 PHASE 1



SECOND FLOOR



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

This sheet shows strata lot boundaries to the midpoint of the structural portion of exterior walls and the midpoint between structural portions of party walls between strata lots and Limited Common Property.

The designated upper vertical extent of the area of Limited Common Property of the elevator is defined as the centre of the structural portion of the roof.

Section arrows point in the directions of view.

Carey M. Doherty, BCLS 990
July 2, 2020

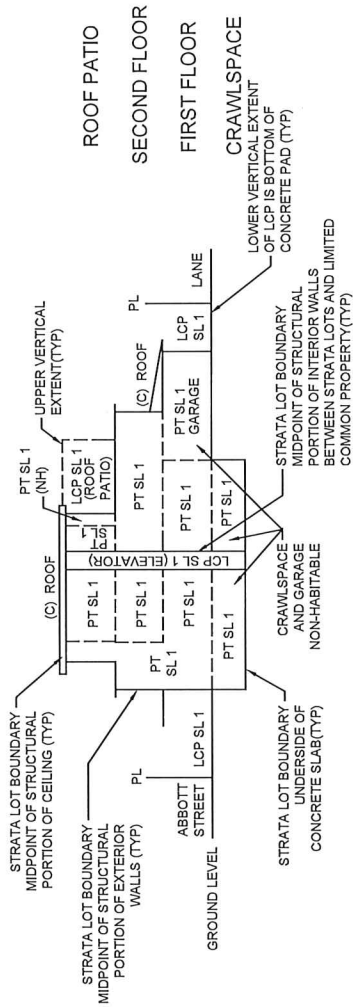


VECTOR
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STRATA PLAN EPS6137 PHASE 1

SECTION A - A'



CROSS SECTIONS



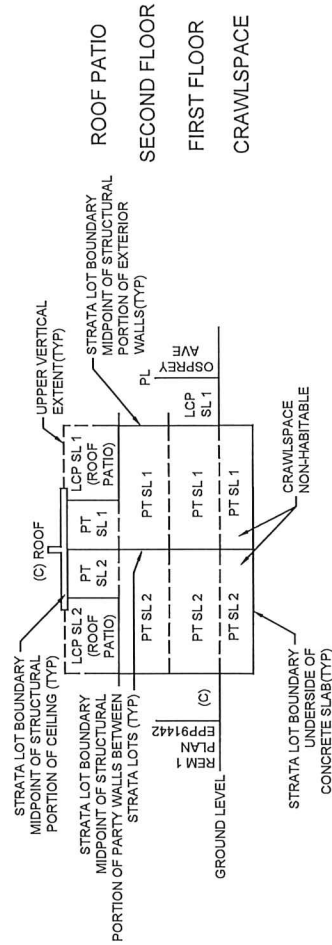
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:300.

This sheet shows strata lot boundaries to the midpoint of the structural portions of exterior walls and the midpoint of party walls between strata lots and Limited Common Property.

The designated upper vertical extent of the areas of Limited Common Property (roof patio) is defined as the centre of the structural portion of the roof above or its extensions, unless otherwise indicated.

The designated upper vertical extent of the area of Limited Common Property of the elevator is defined as the centre of the structural portion of the roof.

SECTION B - B'



Carey M. Doherty, BCLS 990
July 2, 2020



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