

STRATA PLAN EPS6137 PHASE 2

SCALE 1:300
 0 2.5 5 10 15 20 25 Metres
 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.

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

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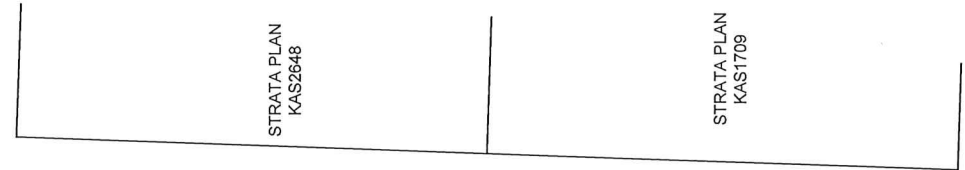
- LEGEND**
- Found Standard Iron Post
 - Found Non-Standard Iron Post
 - ⊙ Found Control Monument
 - (C) Denotes Common Property
 - LCP Denotes Limited Common Property
 - SL Denotes Strata Lot
 - PL Denotes Property Line
 - PT Denotes Part
 - NH Denotes Non-Habitable
 - TYP Denotes Typical

OSPREY AVENUE

ABBOTT STREET

LANE

LANE



**STRATA PLAN OF PART OF LOT 1
 DISTRICT LOT 14 OSOYOOS DIVISION
 YALE DISTRICT PLAN EPP91422 EXCEPT
 STRATA PLAN EPS6137 (PHASE 1)**

CITY OF KELOWNA
 BCGS 82E.083

Civic Address: 2735 Abbott Street, Kelowna, BC

This plan is Phase 2 of a 3 phase strata plan under Section 224 of the Strata Property Act lying within 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 BC_Kelowna.

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 327 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 4th day of November, 2020.

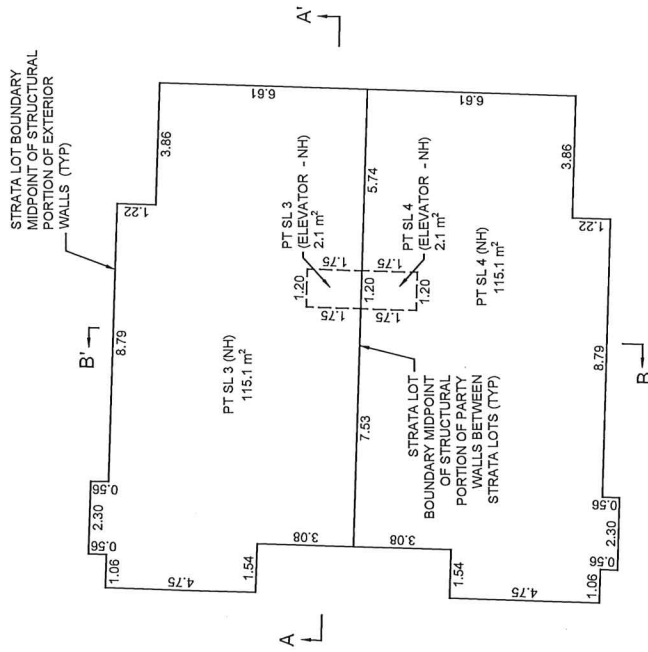
Corey M. Doherty, BCLS 990



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 www.vectorgeomatics.com

FILE No.: 1900749_P2_RO
 DRAWING No.: 1900749_PHASE2_RO

STRATA PLAN EPS6137 PHASE 2



CRAWLSPACE



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 of the structural portion of party walls between strata lots.

Cross section arrows point in the directions of view.

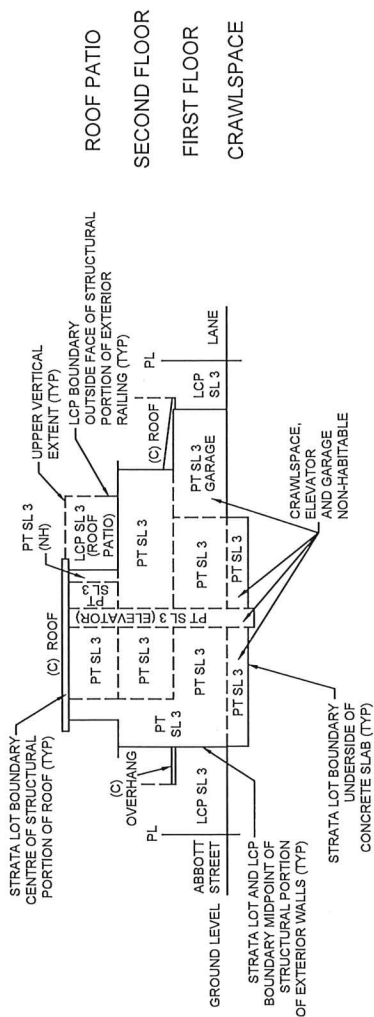
Corey M. Doherty, BCLS 990
November 4, 2020



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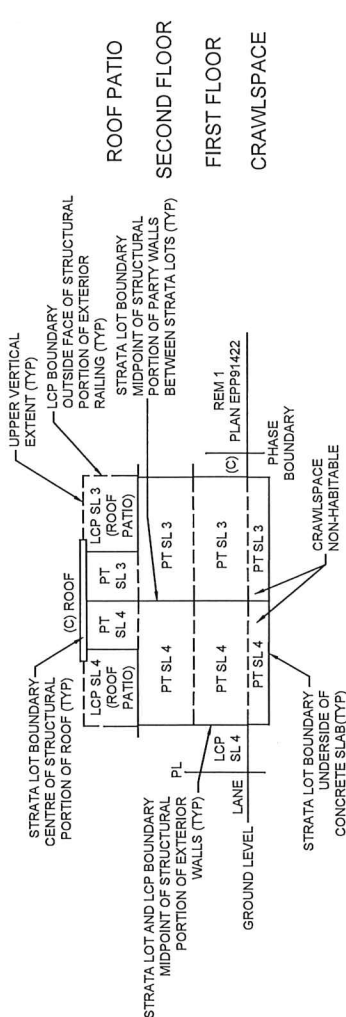
STRATA PLAN EPS6137 PHASE 2

CROSS SECTION A - A'



ROOF PATIO
SECOND FLOOR
FIRST FLOOR
CRAWLSPACE

CROSS SECTION B - B'



ROOF PATIO
SECOND FLOOR
FIRST FLOOR
CRAWLSPACE

CROSS SECTIONS



SCALE 1:300
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 portion of exterior walls and the midpoint of the structural portion of party walls between strata lots and Limited Common Property, unless otherwise indicated.

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 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.

Corey M. Doherty, BCLS 980
November 4, 2020



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