

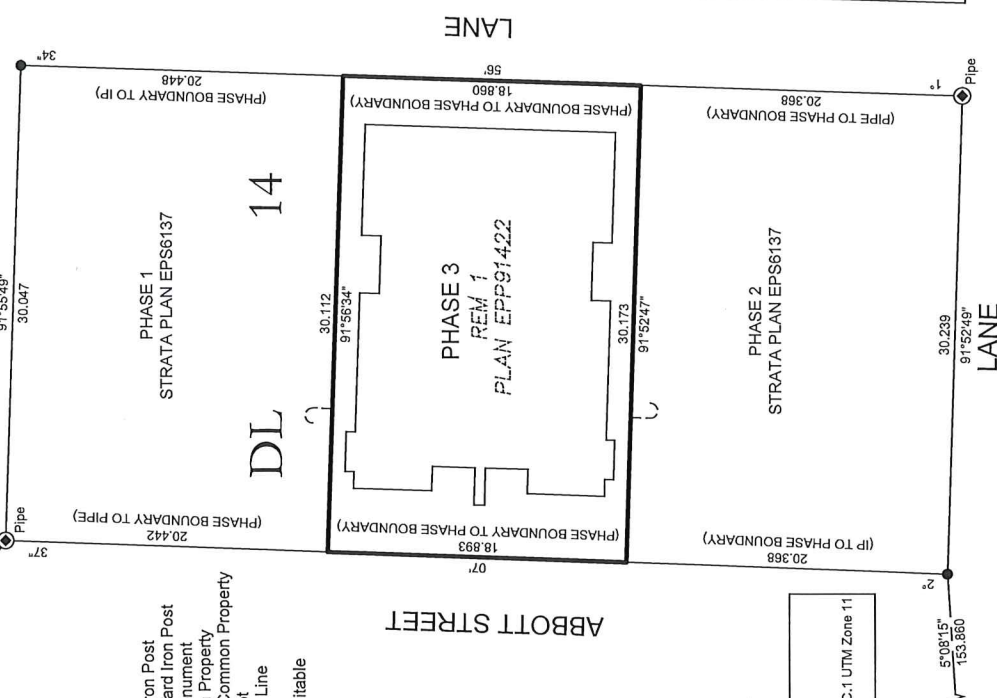
STRATA PLAN EPS6137 PHASE 3

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: 320716.772m
Datum: NAD83 (CSRS) 4.0.0.BC.1 UTM Zone 11
Absolute Accuracy: 0.02m

75H2513
UTM Northing: 5526498.912m
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
 - 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

STRATA PLAN OF LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP91422 EXCEPT STRATA PLAN EPS6137 (PHASES 1 AND 2)

CITY OF KELOWNA
BCGS 82E.083

Civic Address: 2735 Abbott Street, Kelowna, BC

This plan is Phase 3 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 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 deflect 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.

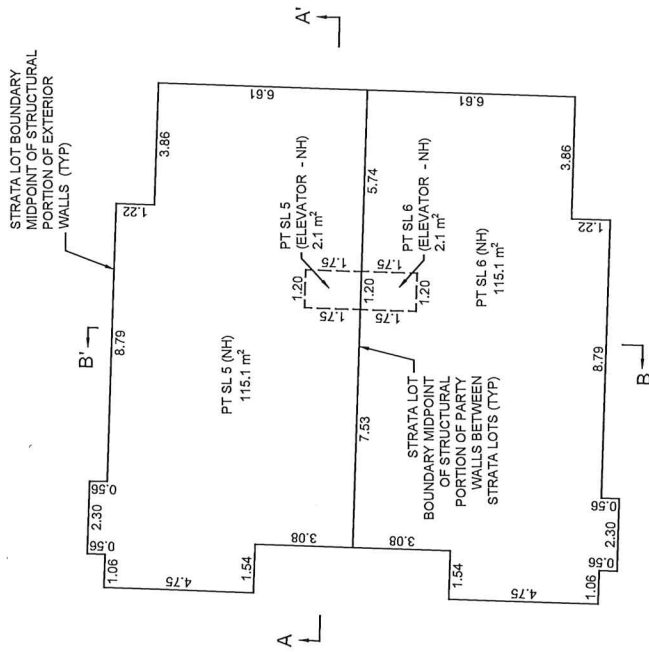
Corey M. Doherty, BCLS 990



170-1855 Kirschner Rd
Kelowna, B.C. V1Y 4N7
Ph.: (250) 868-0172
www.vectorgeomatics.com

FILE No.: 1900748_P3_RO
DRAWING No.: 1900748_PHASE3_RO

STRATA PLAN EPS6137 PHASE 3



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



GEOMATICS LAND SURVEYING LTD.
170-1855 Kirschiefer Rd
Kelowna, B.C. V1Y 4N7
Ph.: (250) 868-0172
www.vectorgeomatics.com

FILE No.: 1900749_P3_RO
DRAWING No.: 1900749_PHASE3_RO

STRATA PLAN EPS6137 PHASE 3

FIRST FLOOR

SCALE 1:150

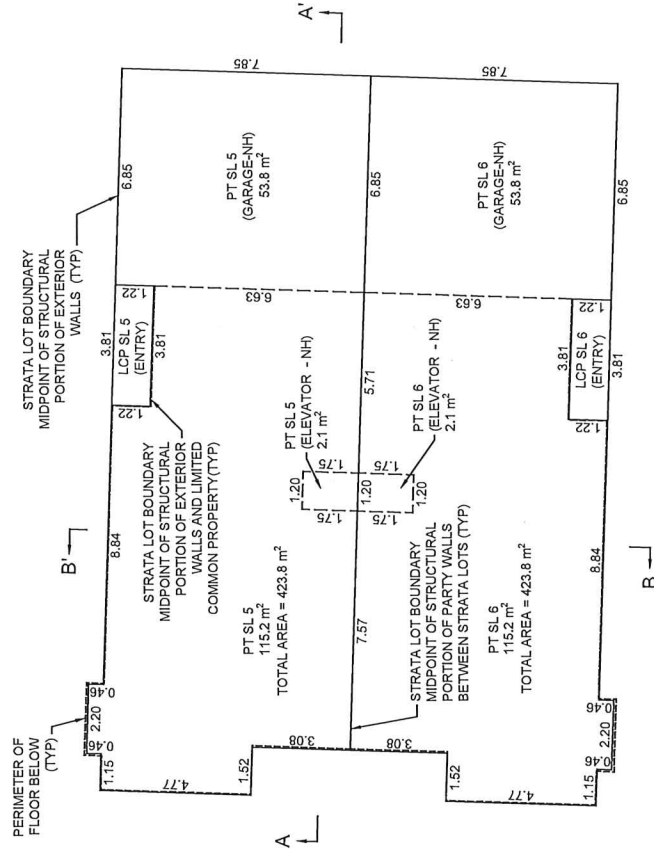


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150.

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.

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.

Cross section arrows point in the directions of view.



Corey M. Doherty, BCLS 990
November 4, 2020

VECTOR
GEOMATICS LAND SURVEYING LTD.
170-1855 Kirscher Rd
Kelowna, B.C. V1Y 4N7
Ph.: (250) 868-0172
www.vectorgeomatics.com
FILE No.: 1900749_P3_RO
DRAWING No.: 1900749_PHASE3_RO

