

**SURVEY PLAN CERTIFICATION  
PROVINCE OF BRITISH COLUMBIA**

PAGE 1 OF 6 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.

**Colin Ferguson**  
**5JRPZC**

c=CA, cn=Colin Ferguson  
5JRPZC, o=BC Land  
Surveyor, ou=Verify ID at  
www.juricert.com/  
LKUP.cfm?id=5JRPZC

1. BC LAND SURVEYOR: (Name, address, phone number)

Colin Michael Ferguson

Ferguson Land Surveying & Geomatics Ltd.

#404 - 1630 Pandosy Street

Kelowna

BC V1Y 1P7

Tel: (250) 763-3115

Fax: (250) 763-0321

Job #: 21315-STRATA

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **159-121-5376**

Plan Number: **EPS5792**

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 May 29 (YYYY/Month/DD)    The checklist was filed under ECR#: 235736  
The plan was completed and checked on: 2020 June 02 (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 2020 May 29 (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 May 29 (YYYY/Month/DD)

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

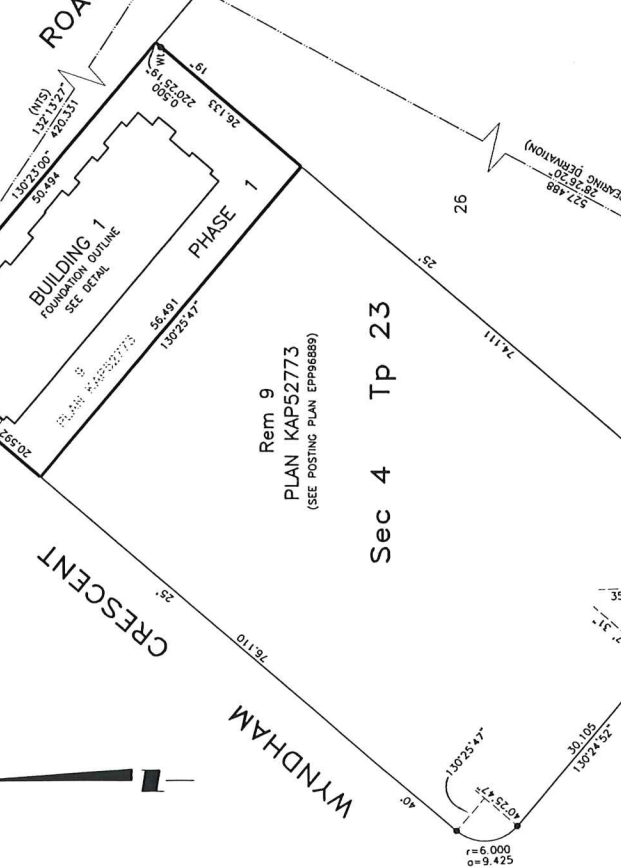
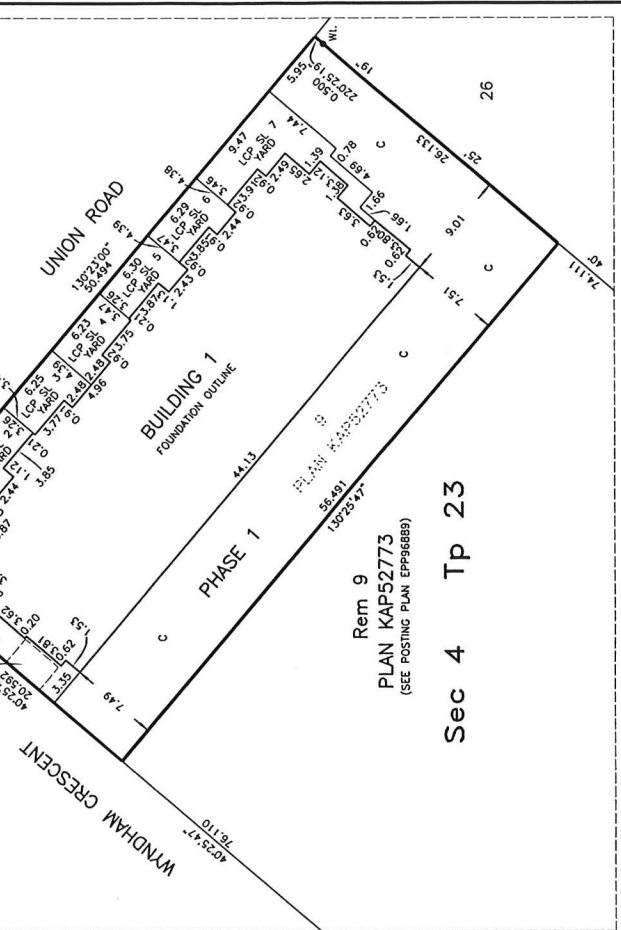
SHEET 1 OF 5 SHEETS  
**STRATA PLAN EPS5792**  
**PHASE 1**

**STRATA PLAN OF LOT 9 SECTION 4 TOWNSHIP 23**  
**ODYD PLAN KAP52773**  
 BCGS 82E.093  
 CITY OF KELOWNA



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500  
 CITY ADDRESS:  
 115 WYNDHAM CRESCENT  
 KELOWNA, BC

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500  
 CITY ADDRESS:  
 115 WYNDHAM CRESCENT  
 KELOWNA, BC



NAD83(CSRS)	4.G.O.BC.1 UTM ZONE 11	COORDINATES
GCM	NORTHING	EASTING
9642133	5532678.011	325173.861
9642134	5533141.804	325425.039

INTEGRATED SURVEY AREA NO. 4, CITY OF KELOWNA, NAD83 (CSRS) 4.G.O.BC.1  
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS MADE AT SURVEY STATION MONUMENTS 9642133 AND 9642134 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11.  
 THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 9642133 AND 9642134.  
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO OBTAIN HORIZONTAL DISTANCES FROM THE AVERAGE GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99999123 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 9642133 AND 9642134.

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S). ALL ANGLES DEFLECT BY MULTIPLES OF 45 OR 90 DEGREES UNLESS OTHERWISE INDICATED.  
 THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED.  
 THE BUILDING SHOWN HEREON IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THIS STRATA PLAN.

THIS PLAN IS PHASE 1 OF A 3 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT AND IS SUBJECT TO THE APPROVING JURISDICTION OF THE OFFICER FOR THE CITY OF KELOWNA.

**Ferguson Land Surveying & Geomatics Ltd.**  
 B.C. AND CANADA LAND SURVEYORS  
 404-1630 PANDOSY STREET, KELOWNA, B.C.  
 TELEPHONE (250) 763-3115 FAX (250) 763-0321

**JOB No 21315-STRATA**  
 AS Surveyed (Map 1st, 2008) and RECORDED (STRATA) 15151515-STRATA/08  
 PART 974

AREAS OF LIMITED COMMON PROPERTY (YARDS) DO NOT HAVE A DESIGNATED UPPER VERTICAL EXTENT.  
 THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF CENTRAL OKANAGAN.

LEGEND  
 ● DENOTES CONTROL MONUMENT FOUND  
 ○ DENOTES STANDARD IRON POST FOUND  
 SL DENOTES STRATA LOT  
 PT DENOTES PART OF  
 NH DENOTES NON HABITABLE AREA  
 C DENOTES COMMON PROPERTY  
 LCP DENOTES LIMITED COMMON PROPERTY  
 RESET DENOTES A POST PREVIOUSLY SET JANUARY 6, 2020 (SEE PLAN EPP96889), DISTURBED, AND RESET USING TIES FROM THE ORIGINAL CONTROL TRANSFER

Rem 9  
 PLAN KAP52773  
 (SEE POSTING PLAN EPP96889)  
 Sec 4 Tp 23

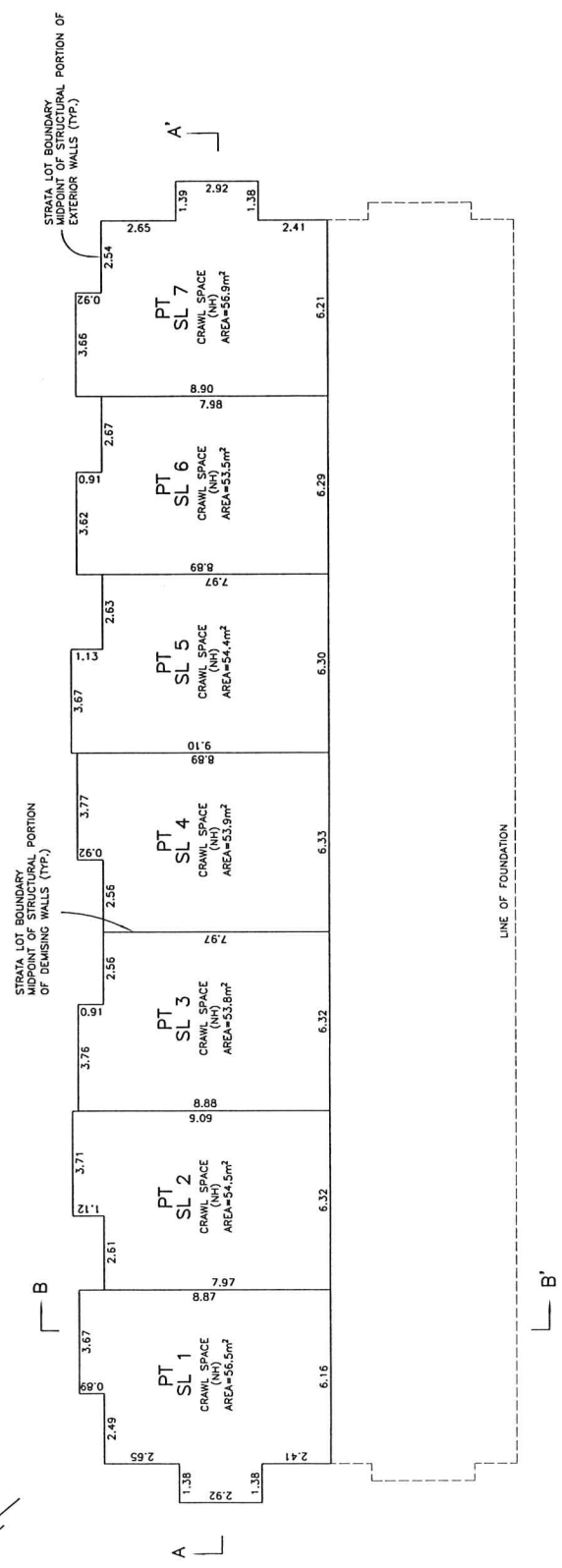
Rem 9  
 PLAN KAP52773  
 (SEE POSTING PLAN EPP96889)  
 Sec 4 Tp 23

SHEET 2 OF 5 SHEETS  
**STRATA PLAN EPS5792**  
**PHASE 1**

**BUILDING 1**  
**CRAWL SPACE**



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:125



THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE MIDPOINT OF THE STRUCTURAL PORTION OF EXTERIOR WALLS BETWEEN STRATA LOTS.

SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.

ALL ANGLES DEFLECT BY MULTIPLE OF 45 OR 90 DEGREES UNLESS OTHERWISE INDICATED.

COLIN FERGUSON, BCLS 858  
 MAY 29, 2020

**Ferguson Land Surveying & Geomatics Ltd.**  
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 404-1630 PANDOSY STREET, MELOWNA, B.C.  
 TELEPHONE (250) 763-3115 FAX (250) 763-0321

**JOB No 21315-STRATA**

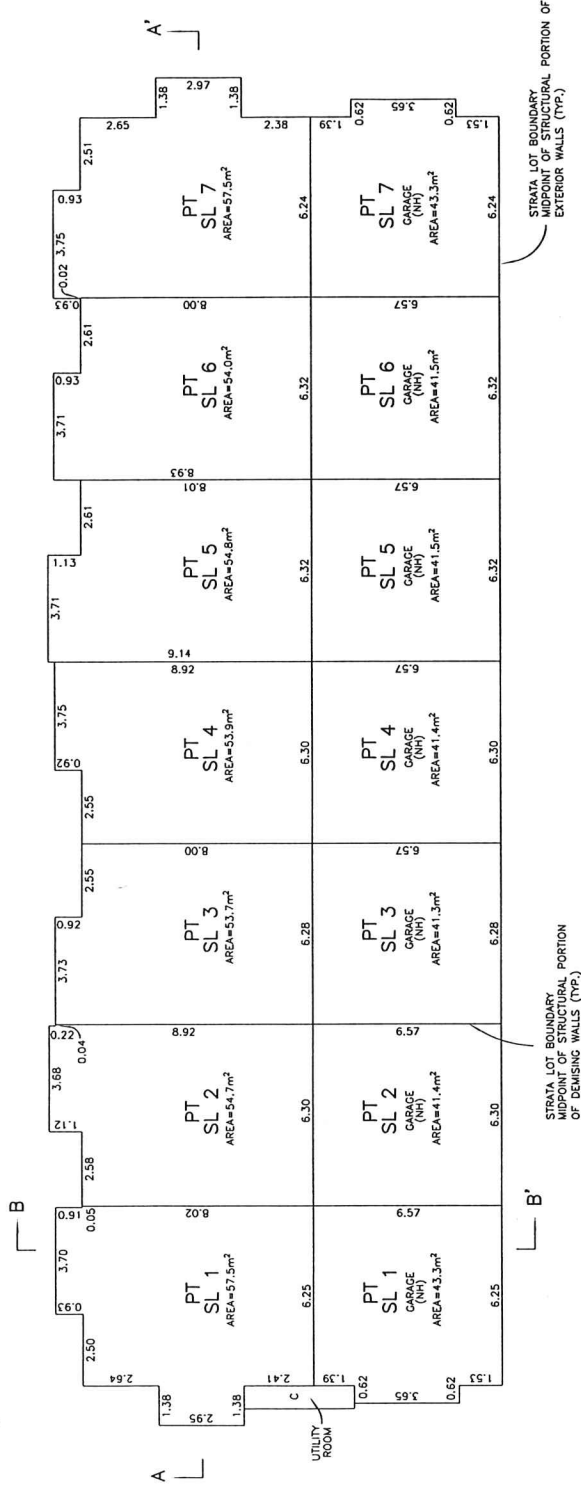
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 PLOT: EPS 14 10/25/2020 SEC FILE

SHEET 3 OF 5 SHEETS  
**STRATA PLAN EPS5792**  
**PHASE 1**

**BUILDING 1**  
**MAIN FLOOR**



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:125



THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE MIDPOINT OF THE STRUCTURAL PORTION OF EXTERIOR WALLS AND THE MIDPOINT BETWEEN STRUCTURAL PORTIONS OF DEMISING WALLS BETWEEN STRATA LOTS.

SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.

ALL ANGLES DEFLECT BY MULTIPLE OF 45 OR 90 DEGREES UNLESS OTHERWISE INDICATED.

COLIN FERGUSON, B.C.L.S. 858  
 MAY 28, 2020

**Ferguson Land Surveying & Geomatics Ltd.**  
 B.C. AND CANADA LAND SURVEYORS  
 404-1630 PANDOSY STREET, MELLOWNA, B.C.  
 TELEPHONE (250) 763-3115 FAX (250) 763-0321

**JOB No 21315-STRATA**

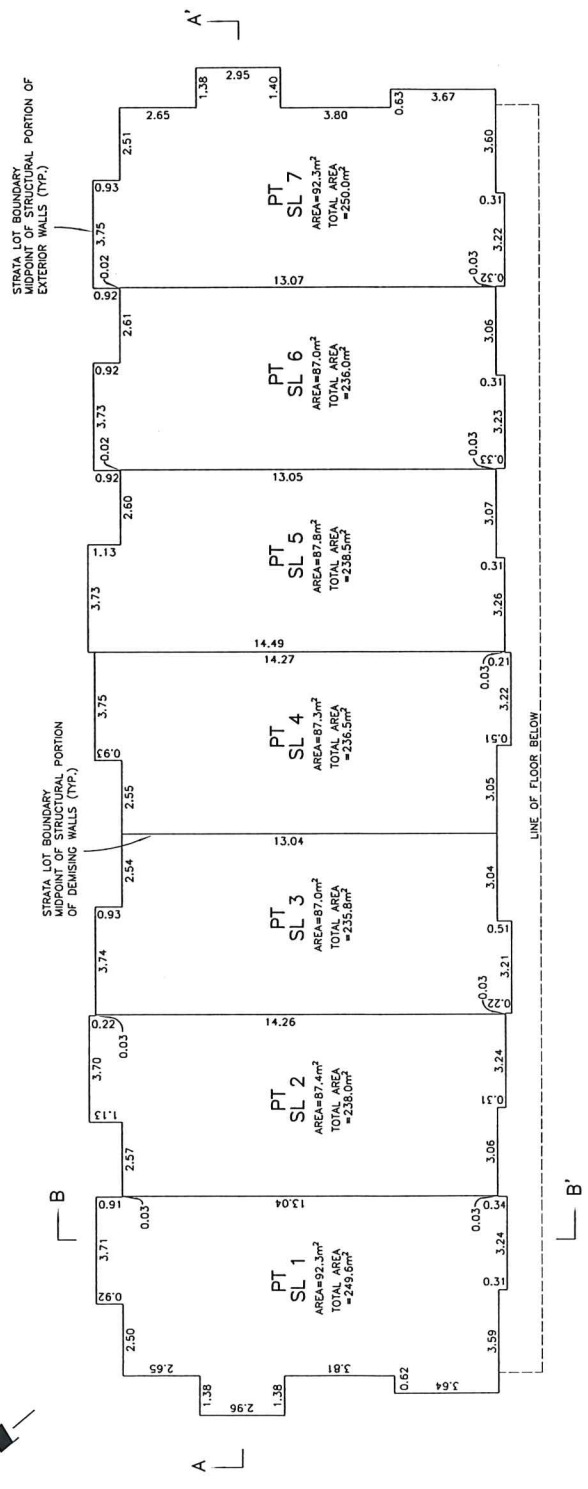
Submitted Under the BC Land Survey Act R.S.B.C. 1996 c. 243 s. 11(1) 15-STRATA.DWG  
 DWG# EP-4 - 10/05/20 - 10/05/20

SHEET 4 OF 5 SHEETS  
**STRATA PLAN EPS5792**  
**PHASE 1**

**BUILDING 1**  
**UPPER FLOOR**



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:125



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SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.  
 ALL ANGLES REFLECT BY MULTIPLE OF 45 OR 90 DEGREES UNLESS OTHERWISE INDICATED.

COLIN FERGUSON, BCLS 858  
 MAY 29, 2020

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 TELEPHONE (250) 763-3115 FAX (250) 763-0321

**JOB No 21315-STRATA**  
 S:\Projects (Aug 10, 2008)\Job\_Plan\315\315-STRATA.DWG  
 DWG BY: AF  
 FB/PC: SEC FILE

# BUILDING 1 SECTIONS

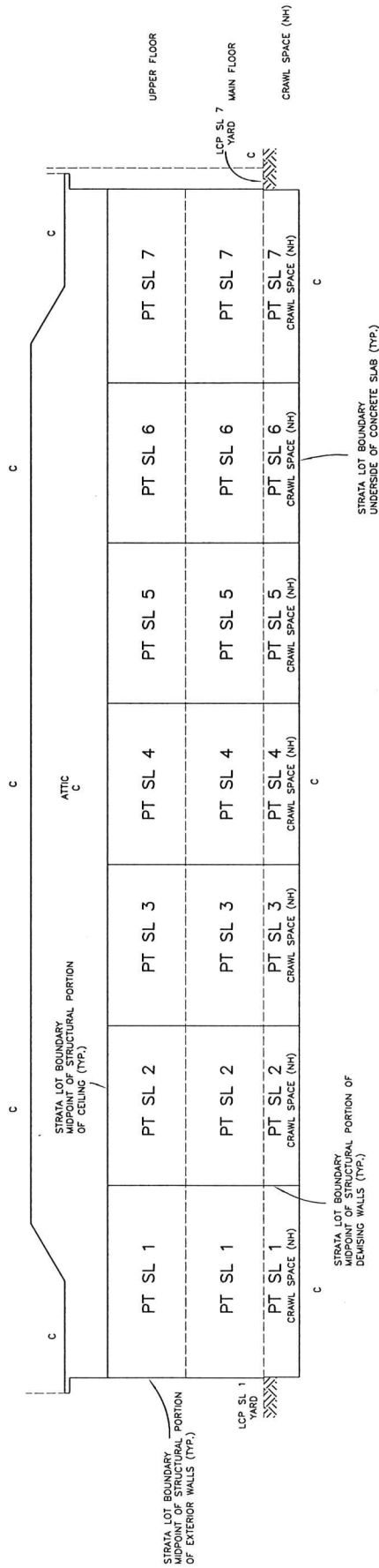


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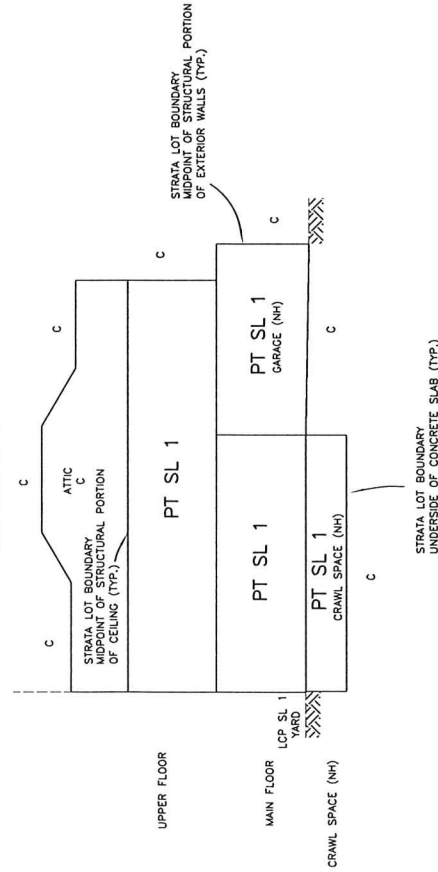
SHEET 5 OF 5 SHEETS

# STRATA PLAN EPS5792 PHASE 1

## SECTION A-A'



## SECTION B-B'



AREAS OF LIMITED COMMON PROPERTY (YARDS) DO NOT HAVE A DESIGNATED UPPER VERTICAL EXTENT.

THIS SHEET SHOWS STRATA LOT BOUNDARY DIMENSIONS TO THE MIDPOINT OF STRUCTURAL WALLS AND THE MIDPOINT BETWEEN STRUCTURAL PORTIONS OF DEMISING WALLS BETWEEN STRATA LOTS.

COLIN FERGUSON, BCLS 858  
MAY 29, 2020

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TELEPHONE (250) 763-3115 FAX (250) 763-0321

JOB No 21315-STRATA

5/3/2020 (Rev 10, 2020)\\s\p\m\1315\21315-STRATA.DWG  
DWG: BFG, A, REV/PC: SEE FILE