

**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.

**Simone  
Porcellato  
STR6SW**

c=CA, cn=Simone  
Porcellato STR6SW, o=BC  
Land Surveyor, ou=Verify  
ID at www.juricert.com/  
LKUP.cfm?id=STR6SW

**1. BC LAND SURVEYOR: (Name, address, phone number)**
**AllTerra Land Surveying Ltd.**
**Simone Porcellato BCLS**
**2489 Main Street**
**West Kelowna**
**BC V4T 2H7**
**sim@allterrasurvey.ca**
**(250)452-9298**
**File: 318018-ST2**
☐ Surveyor General Certification [For Surveyor General Use Only]

**2. PLAN IDENTIFICATION:**
Control Number: **161-003-6753**Plan Number: **EPS7017**This original plan number assignment was done under Commission #: **961**
**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:    **2021    January    04    (YYYY/Month/DD)**    The checklist was filed under ECR#:

The plan was completed and checked on: **2021    January    06    (YYYY/Month/DD)**    **245636**

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of **2021    January    04    (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: **2021    January    04    (YYYY/Month/DD)**

Arterial Highway ☐

Remainder Parcel (Airspace) ☐

**4. ALTERATION: ☐**

STRATA PLAN OF LOT 3, SECTION 28, TOWNSHIP 26, ODYD,  
PLAN KAP74074 EXCEPT PLAN EPS7017 (PHASE ONE).

SHEET 1 OF 5  
STRATA PLAN EPS7017  
PHASE 2

CITY OF KELOWNA  
BCGS 82E.093  
SCALE 1:750 METRIC



The intended plot size of this plan is 432mm in width by 560mm in height (C-size) when plotted at a scale of 1:750 METRIC.

LEGEND

- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Lead Plug Found

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

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

Grid bearings are derived from observations between geodetic control monuments 73H1781 and 96H2132 and are referred to the central meridian of UTM Zone 11.

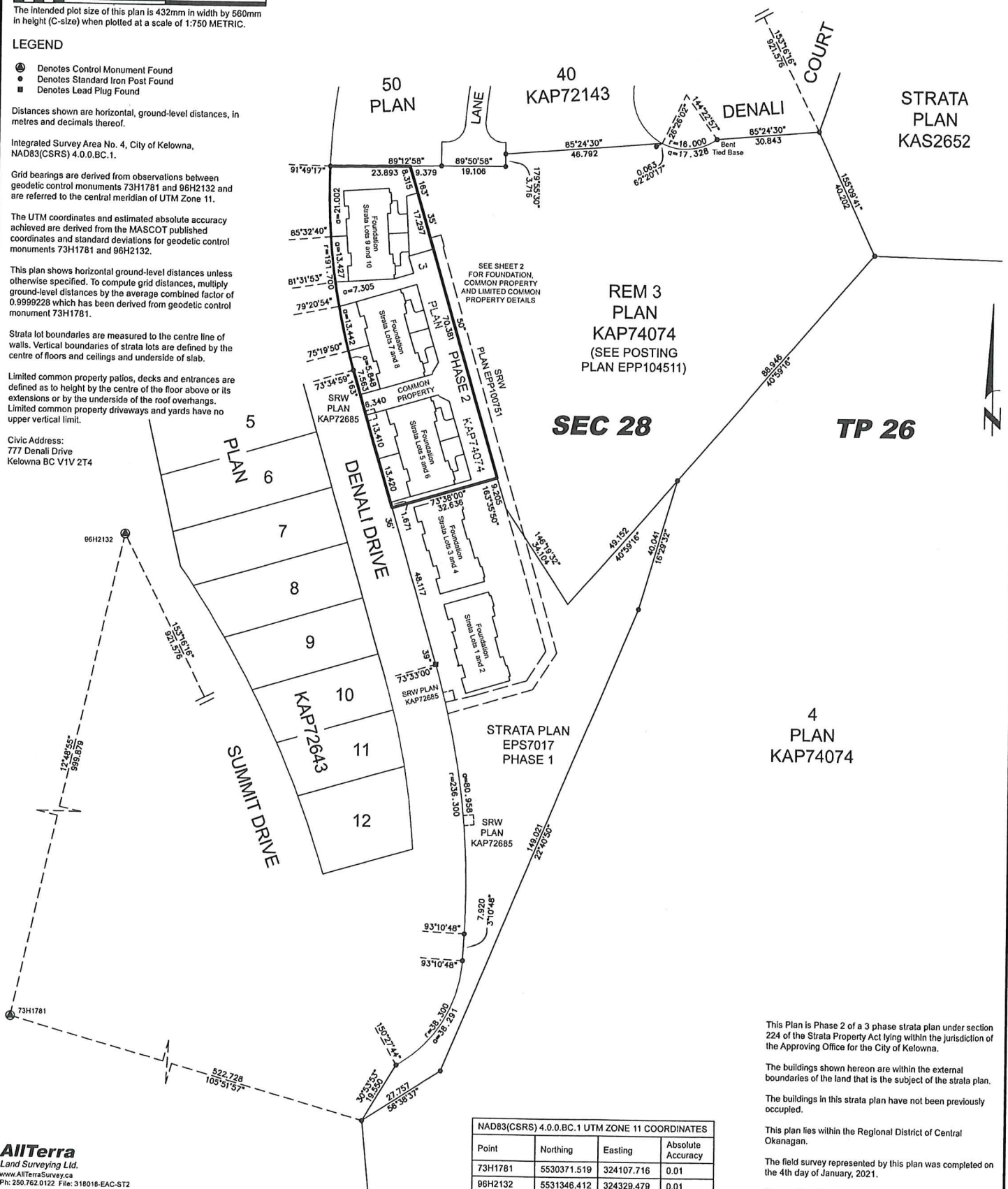
The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 73H1781 and 96H2132.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999228 which has been derived from geodetic control monument 73H1781.

Strata lot boundaries are measured to the centre line of walls. Vertical boundaries of strata lots are defined by the centre of floors and ceilings and underside of slab.

Limited common property patios, decks and entrances are defined as to height by the centre of the floor above or its extensions or by the underside of the roof overhangs. Limited common property driveways and yards have no upper vertical limit.

Civic Address:  
777 Denali Drive  
Kelowna BC V1V 2T4



NAD83(CSRS) 4.0.0.BC.1 UTM ZONE 11 COORDINATES			
Point	Northing	Easting	Absolute Accuracy
73H1781	5530371.519	324107.716	0.01
96H2132	5531346.412	324329.479	0.01

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 Office for the City of Kelowna.

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

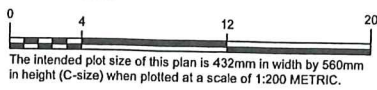
The buildings in this strata plan have not been previously occupied.

This plan lies within the Regional District of Central Okanagan.

The field survey represented by this plan was completed on the 4th day of January, 2021.

Simone Porcellato, BCLS # 961

SCALE 1:200



LCP Denotes Limited Common Property  
SL Denotes Strata Lot

All angles are multiples of 90 degrees unless indicated otherwise.

Limited common property patios, decks and entrances are defined as to height by the centre of the floor above or its extensions or by the underside of the roof overhangs. Limited common property driveways and yards have no upper vertical limit.

PLAN  
80'10'50"

SHEET 2 OF 5

REM 3  
PLAN KAP74074  
(SEE POSTING  
PLAN EPP104511)

DENALI DRIVE

SRW PLAN  
KAP72685

PLAN  
KAP74074

36° 32.64' 73°38'00" (A')

**STRATA PLAN EPS7017**  
**PHASE 1**

Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

Dated this 4th, day of January, 2021.

Simone Porcellato, BCLS # 961

**AllTerra**  
Land Surveying Ltd.  
www.AllTerraSurvey.ca  
Ph: 250.792.0122 File: 318018-ST2

# LOWER FLOOR

SCALE 1:200

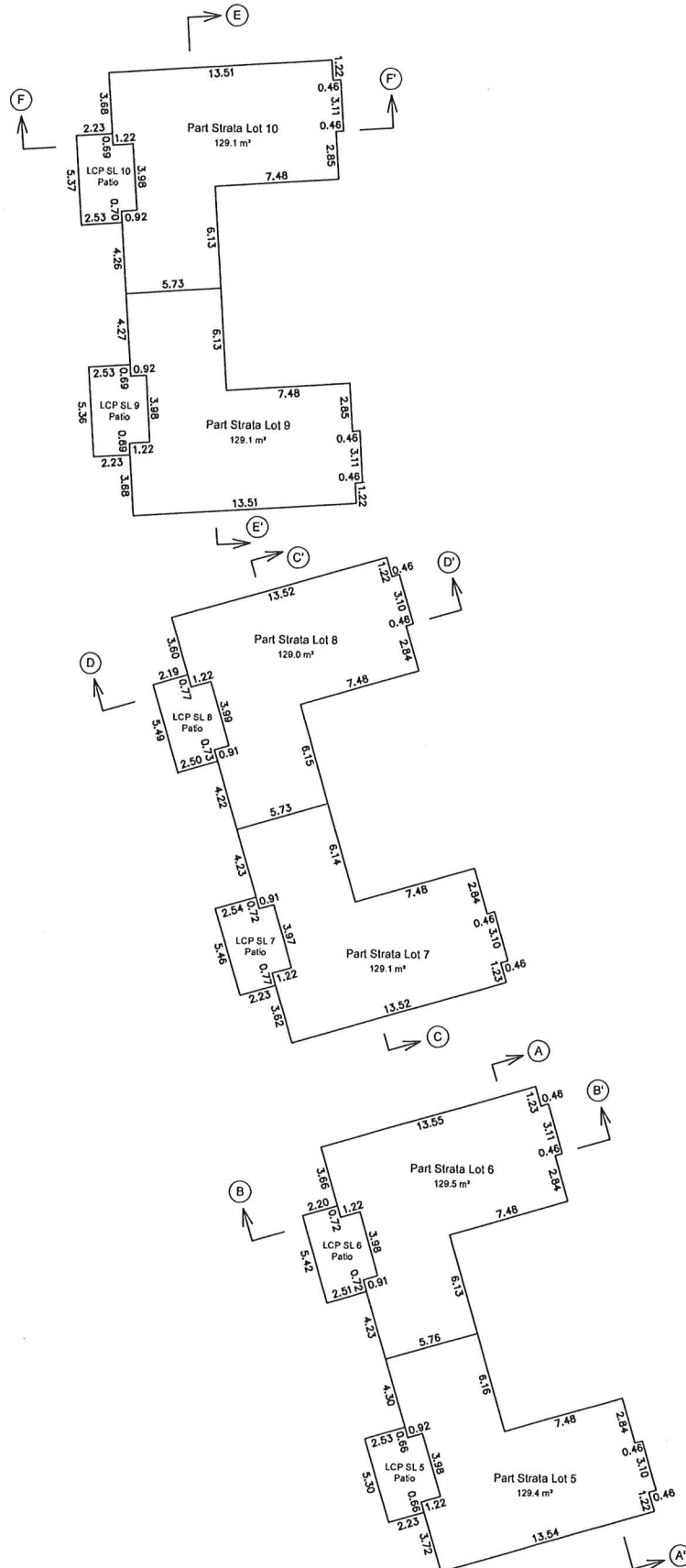
The intended plot size of this plan is 432mm in width by 560mm in height (C-size) when plotted at a scale of 1:200 METRIC.

## LEGEND

LCP Denotes Limited Common Property  
SL Denotes Strata Lot

Limited common property patios, decks and entrances are defined as to height by the centre of the floor above or its extensions or by the underside of the roof overhangs.  
Limited common property driveways and yards have no upper vertical limit.

Strata lot boundaries are measured to the centre line of walls. Vertical boundaries of strata lots are defined by the centre of floors and ceilings and underside of slab.





# MAIN FLOOR

SCALE 1:200

The intended plot size of this plan is 432mm in width by 560mm in height (C-size) when plotted at a scale of 1:200 METRIC.

## LEGEND

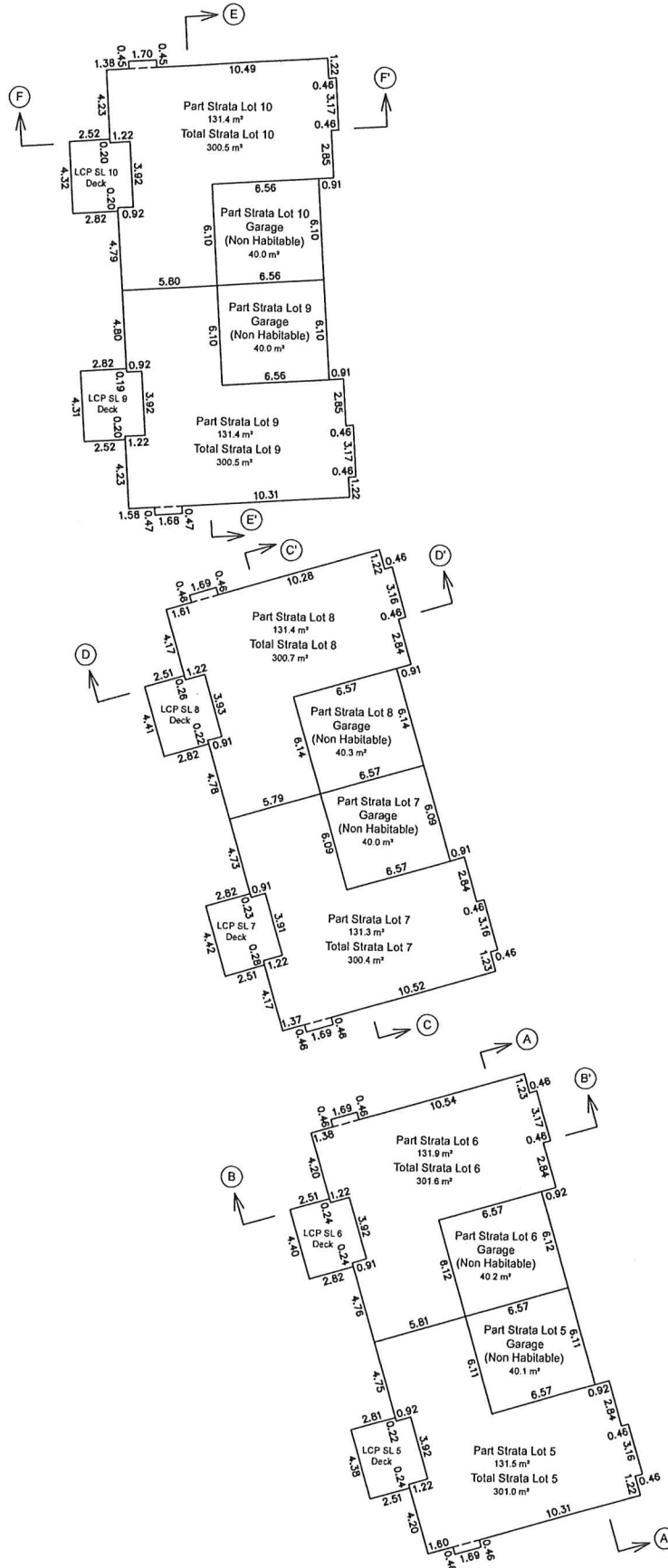
--- Denotes Floor Below

LCP Denotes Limited Common Property

SL Denotes Strata Lot

Limited common property patios, decks and entrances are defined as to height by the centre of the floor above or its extensions or by the underside of the roof overhangs. Limited common property driveways and yards have no upper vertical limit.

Strata lot boundaries are measured to the centre line of walls. Vertical boundaries of strata lots are defined by the centre of floors and ceilings and underside of slab.



# CROSS SECTIONS

SHEET 5 OF 5  
STRATA PLAN EPS7017  
PHASE 2

NOT TO SCALE

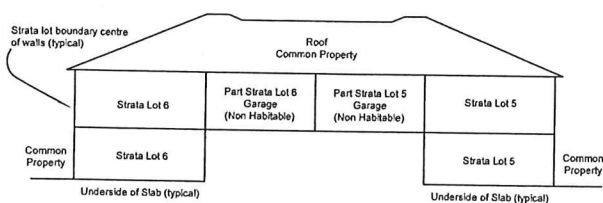
## LEGEND

Roof Denotes Entire Roof System  
LCP Denotes Limited Common Property  
SL Denotes Strata Lot

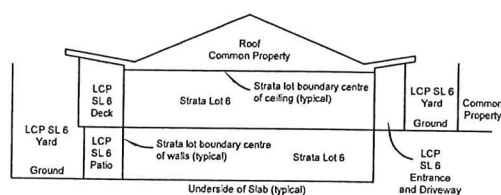
Limited common property patios, decks and entrances are defined as to height by the centre of the floor above or its extensions or by the underside of the roof overhangs.  
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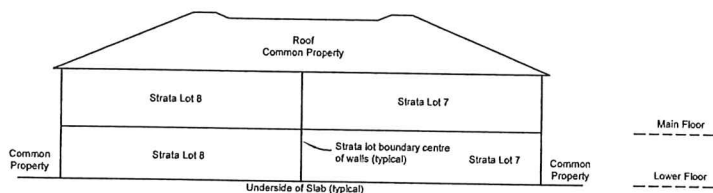
A - A'



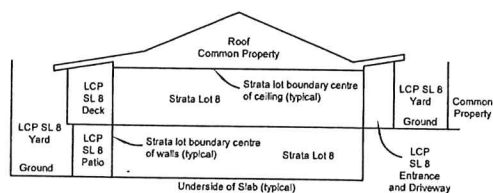
B - B'



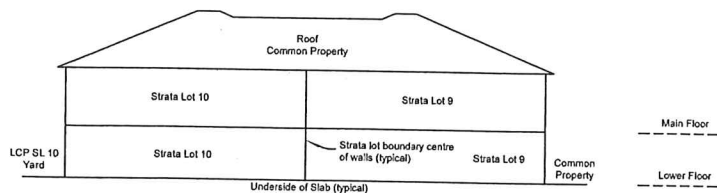
C - C'



D - D'



E - E'



F - F'

