

STRATA PLAN OF PART OF LOT 1, SECTION 33, TOWNSHIP 26, OSOYOOS DIVISION YALE DISTRICT, PLAN EPP117751, EXCEPT STRATA PLAN EPS8806 (Phases 1 and 2)

STRATA PLAN EPS8806 Phase 3

BCGS 82E.093



The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:500
(All distances are in metres)

276 Valley Road,
Kelowna, B.C.

LEGEND

- Denotes Standard Iron post (Type 5) found
- ⊙ Denotes Control Monument found
- (c) Denotes Common Property
- Wt Denotes witness
- SL Denotes Strata Lot
- LCP Denotes Limited Common Property
- NH Denotes Non-Habitable
- ET 16 Denotes LCP Entry for SL 16 (typ)
- WW 16 Denotes LCP Walkway for SL 16 (typ)
- YD 16 Denotes LCP Yard for SL 16 (typ)
- Deck 16 Denotes LCP Deck for SL 16 (typ)
- PFB Denotes Perimeter of Floor Below

Note: This plan shows one or more witness posts which are not set on the true corner(s).

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

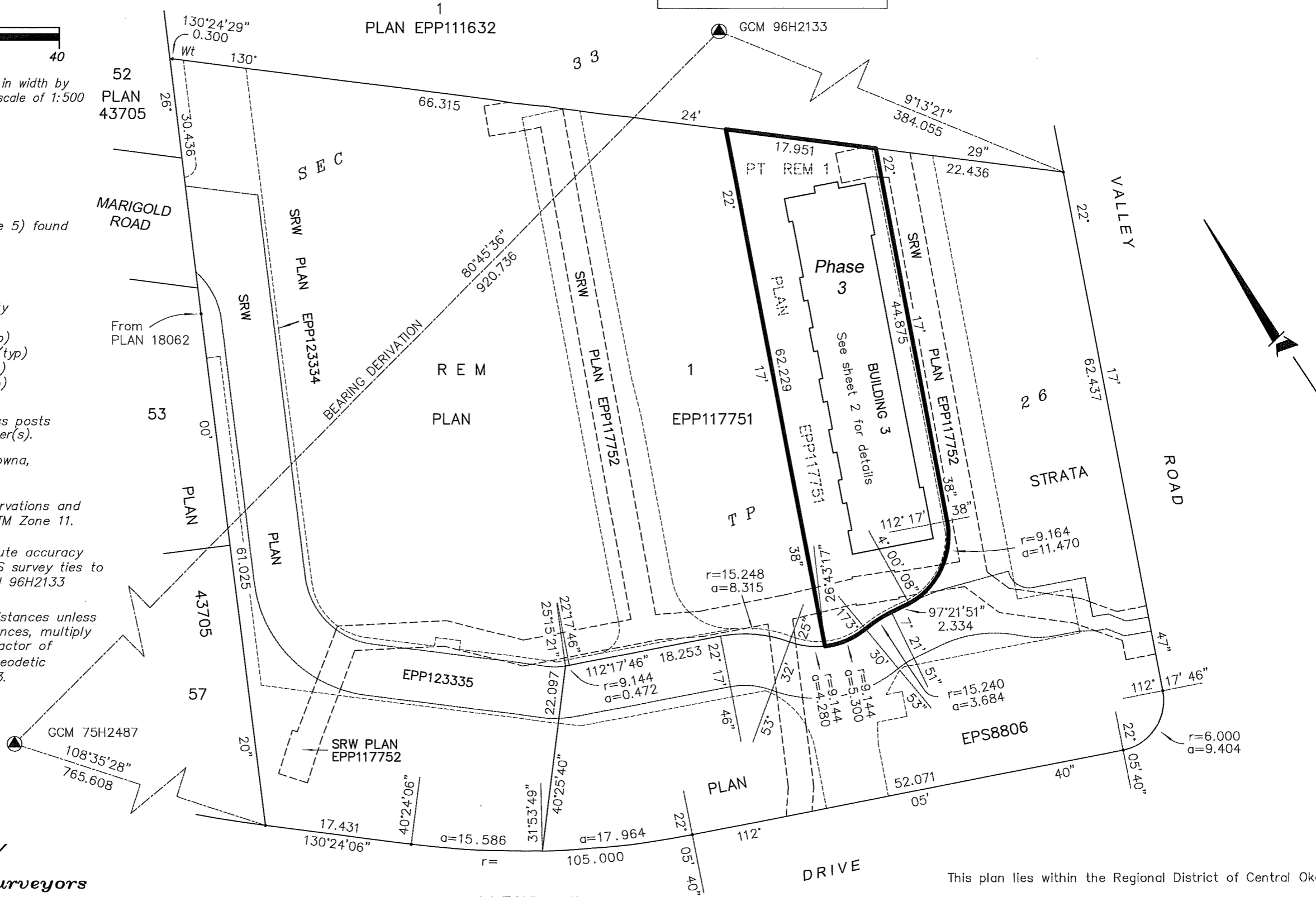
Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracy achieved are derived from Real-time GNSS survey ties to geodetic control monuments 75H2487 and 96H2133

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined factor of 0.9999140 which has been derived from geodetic control monuments 75H2487 and 96H2133.

GCM 75H2487
UTM Zone 11 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1
UTM northing: 5532530.180
UTM easting: 324265.150
Estimated Absolute Accuracy
Achieved: 0.02m.

GCM 96H2133
UTM Zone 11 coordinates
Datum: NAD83(CSRS) 4.0.0.BC.1
UTM northing: 5532678.011
UTM easting: 325173.861
Estimated Absolute Accuracy
Achieved: 0.02m.



RUNNALLS DENBY

british columbia land surveyors

259A Lawrence Avenue
Kelowna, B.C.
V1Y 6L2

Phone: (250)763-7322
Fax: (250)763-4413
Email: rob@runnallsdenby.com

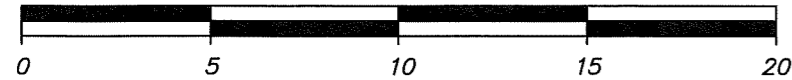
This plan lies within the Regional District of Central Okanagan.

The field survey represented by this plan was completed on the 2nd day of November, 2022.

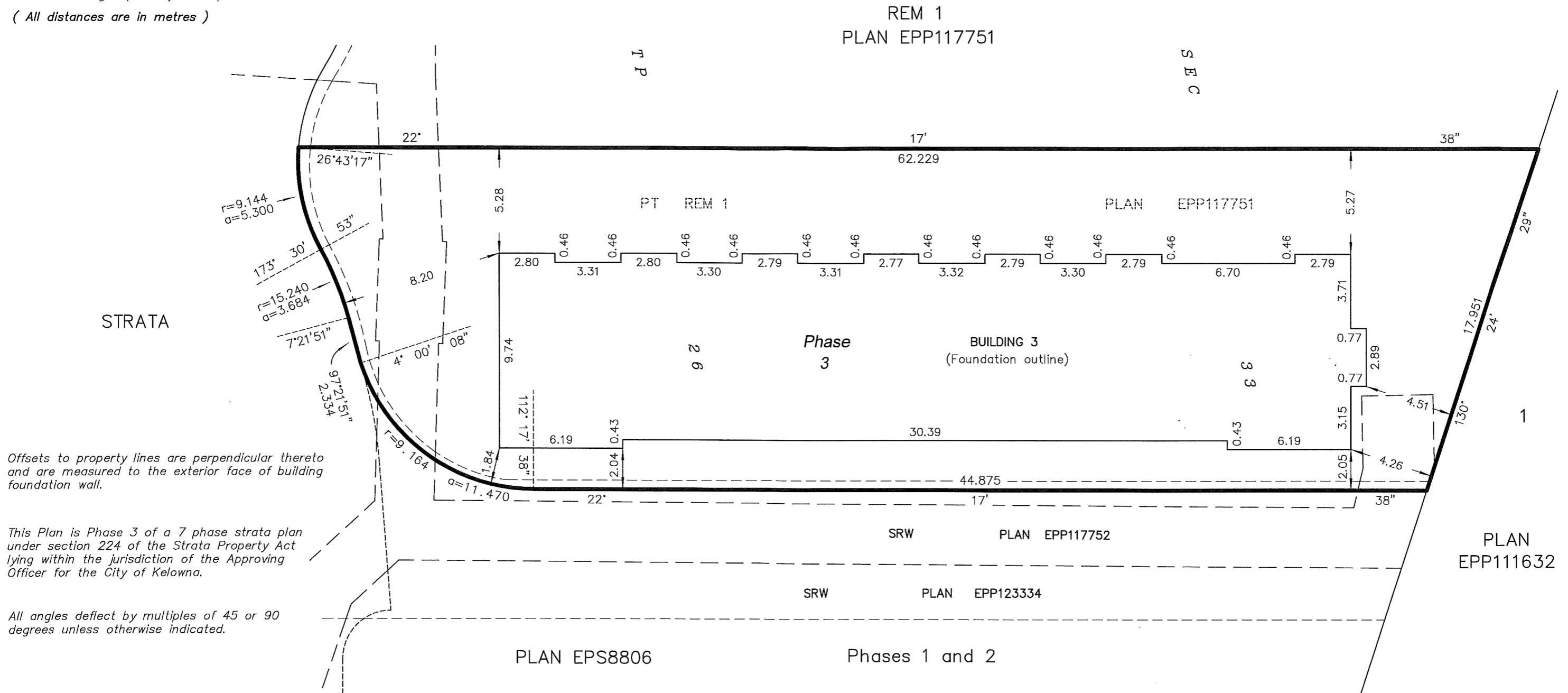
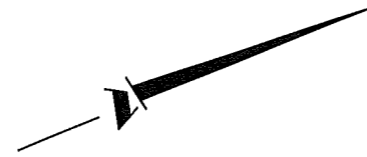
Robert T. Macdonald, BCLS 873

BUILDING 3 FOUNDATION

STRATA PLAN EPS8806 Phase 3



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
(All distances are in metres)



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

This Plan is Phase 3 of a 7 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Kelowna.

All angles deflect by multiples of 45 or 90 degrees unless otherwise indicated.

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 259A Lawrence Avenue Kelowna, B.C. V1Y 6L2
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 DWG. No.: 14997 Strata ph 3 FILE: 14997

Cross section arrows on this plan point in the direction of view.

All entries, walkways, decks, driveways and yards are limited in height by the centerline of the floor/ceiling above or its extension.

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

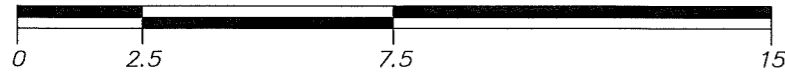
The building shown hereon is within the external defined boundaries of the land that is the subject of the strata plan.

Robert T. Macdonald, BCLS 873
 November 2, 2022

BUILDING 3, GROUND FLOOR

This sheet shows strata boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between structural portions of party walls between strata lots.

STRATA PLAN EPS8806 Phase 3

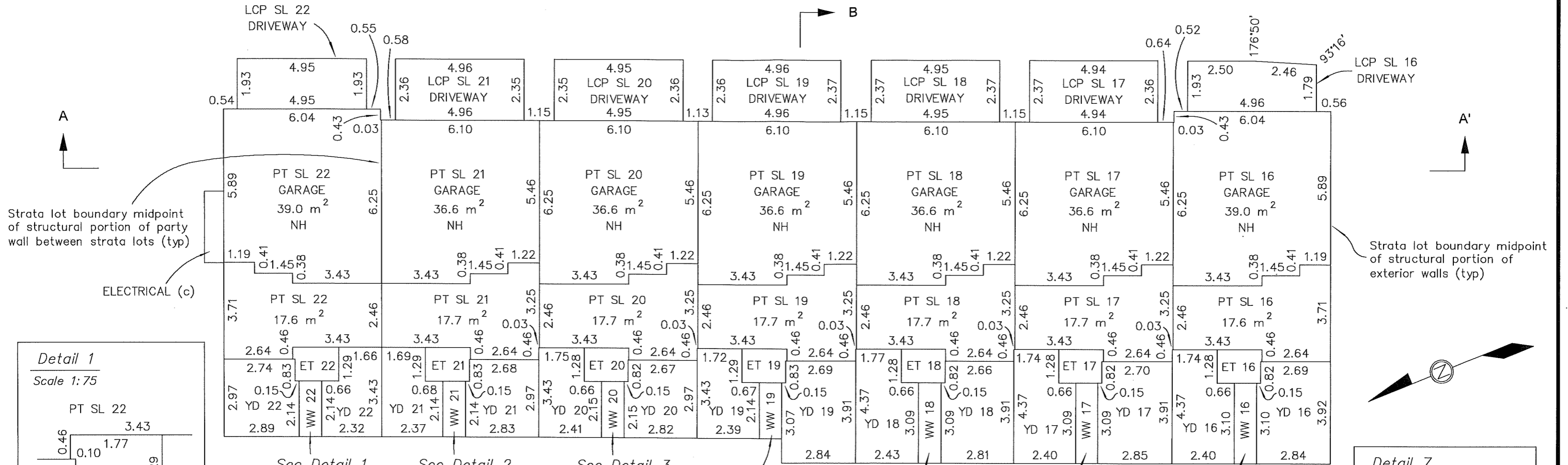


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150

(All distances are in metres)

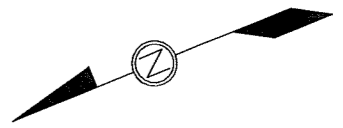
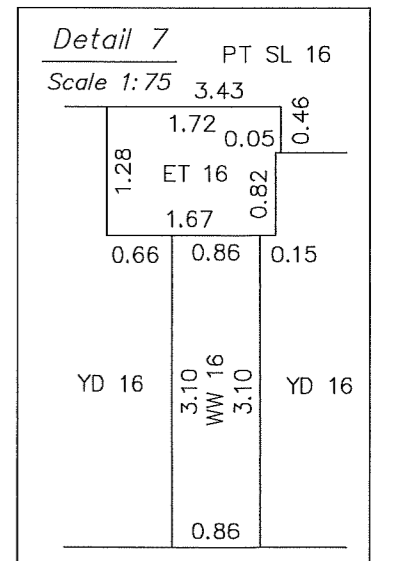
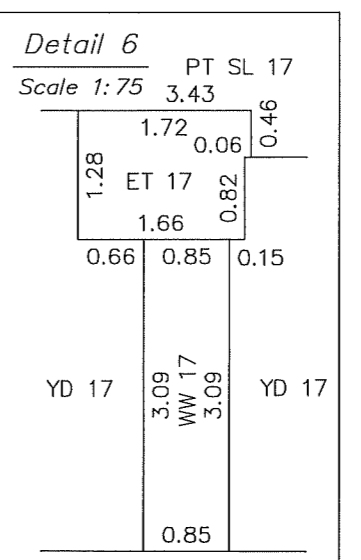
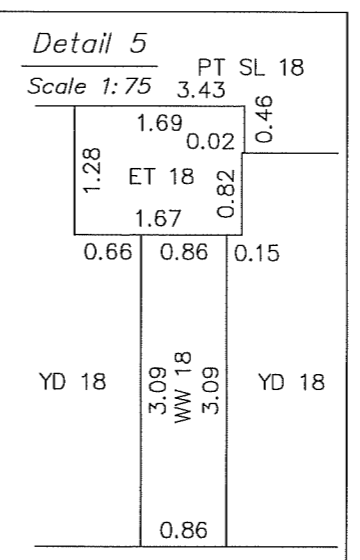
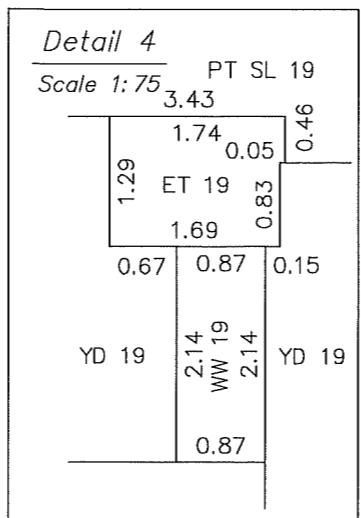
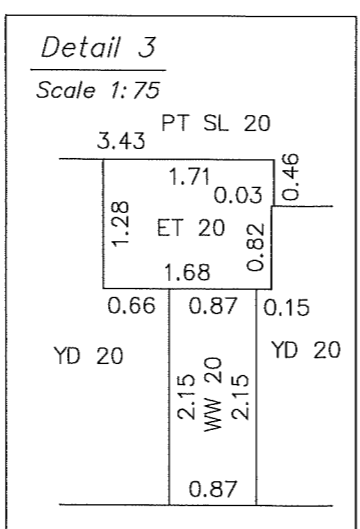
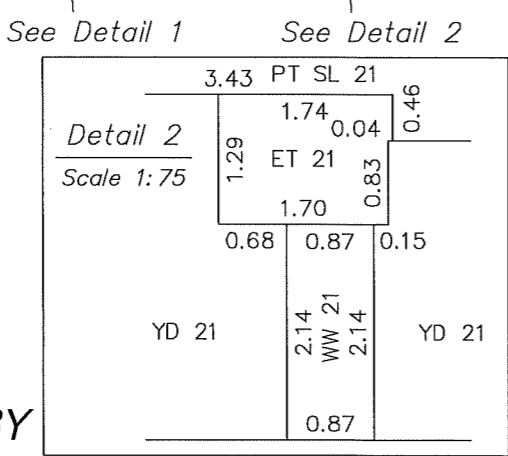
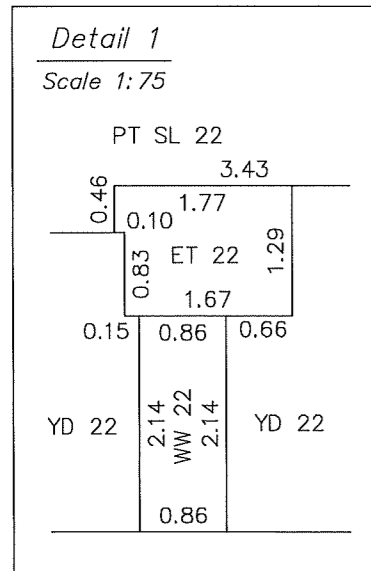
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Strata lot boundary midpoint of structural portion of party wall between strata lots (typ)

Strata lot boundary midpoint of structural portion of exterior walls (typ)



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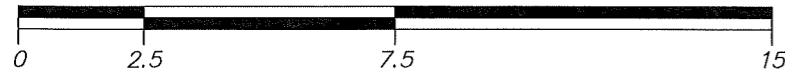
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BUILDING 3, MAIN FLOOR

STRATA PLAN EPS8806 Phase 3



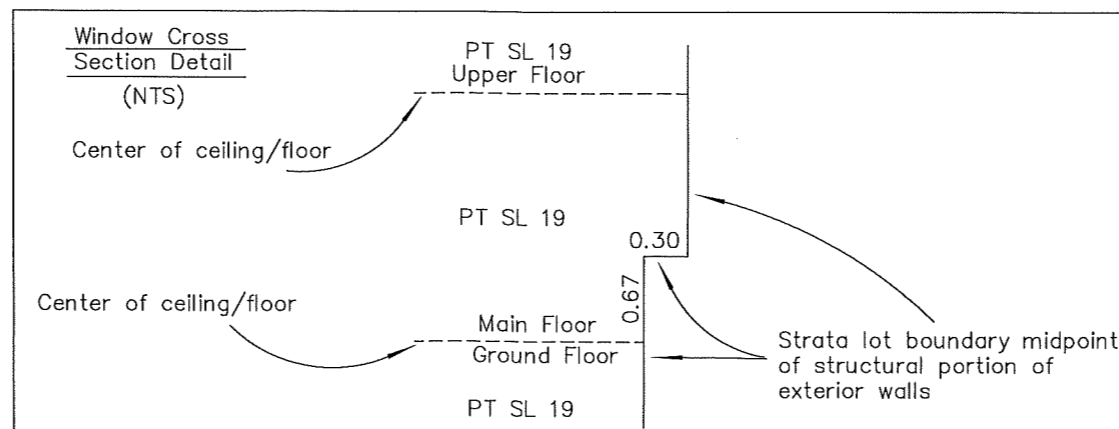
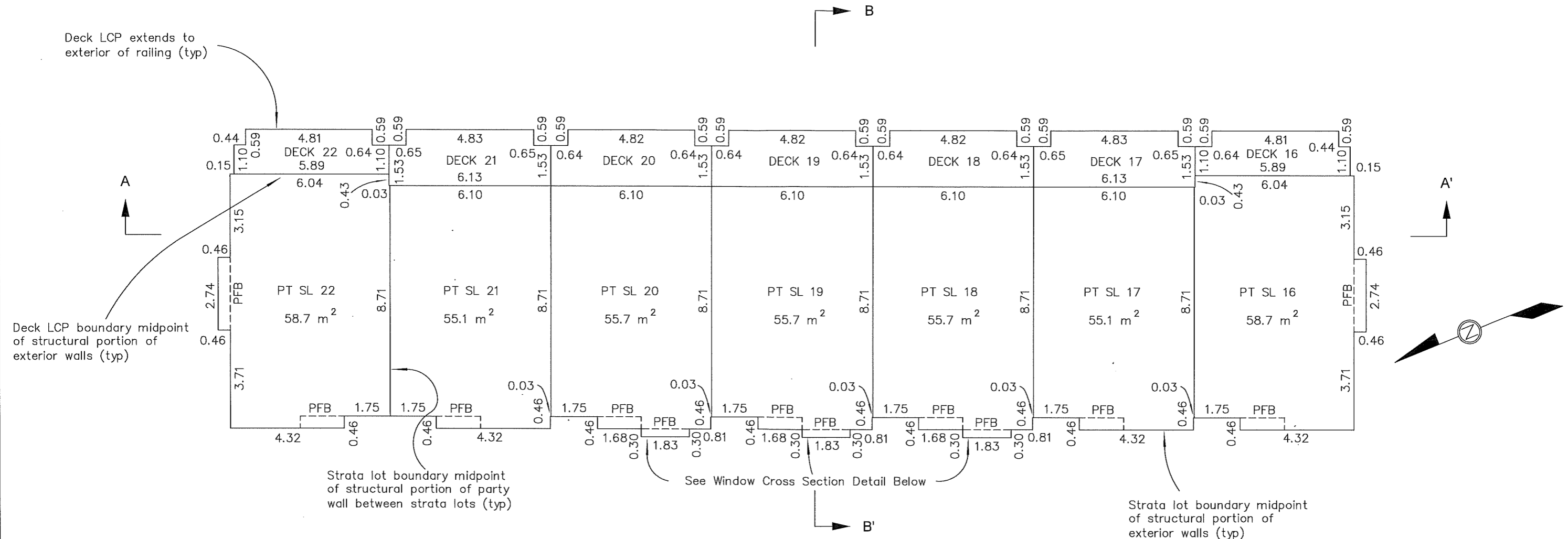
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150

(All distances are in metres)

This sheet shows strata boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between structural portions of party walls between strata lots.

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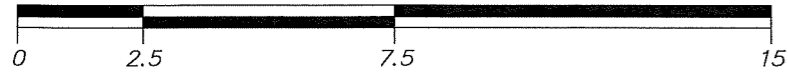
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BUILDING 3, UPPER FLOOR

STRATA PLAN EPS8806 Phase 3

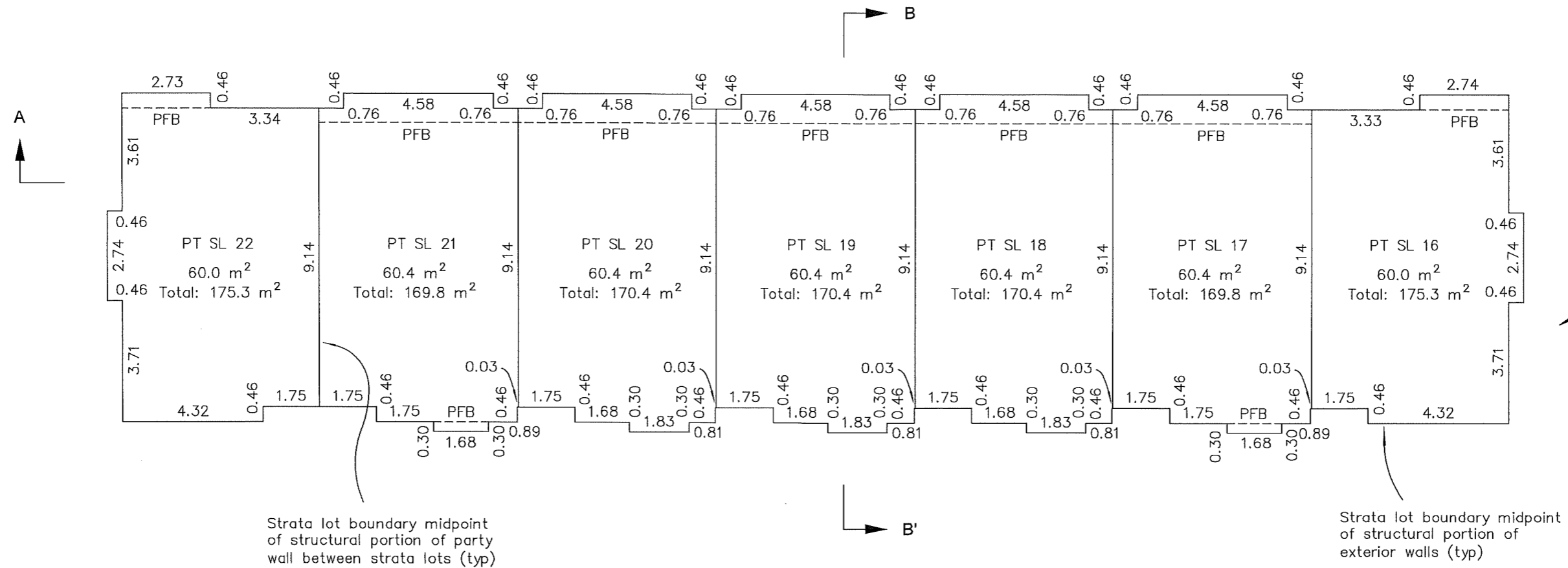


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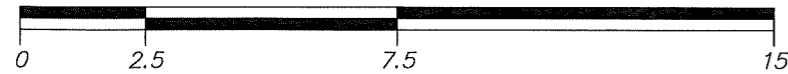
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BUILDING 3, CROSS SECTIONS

All entries, walkways, decks, driveways and yards are limited in height by the centerline of the floor/ceiling above or its extension.

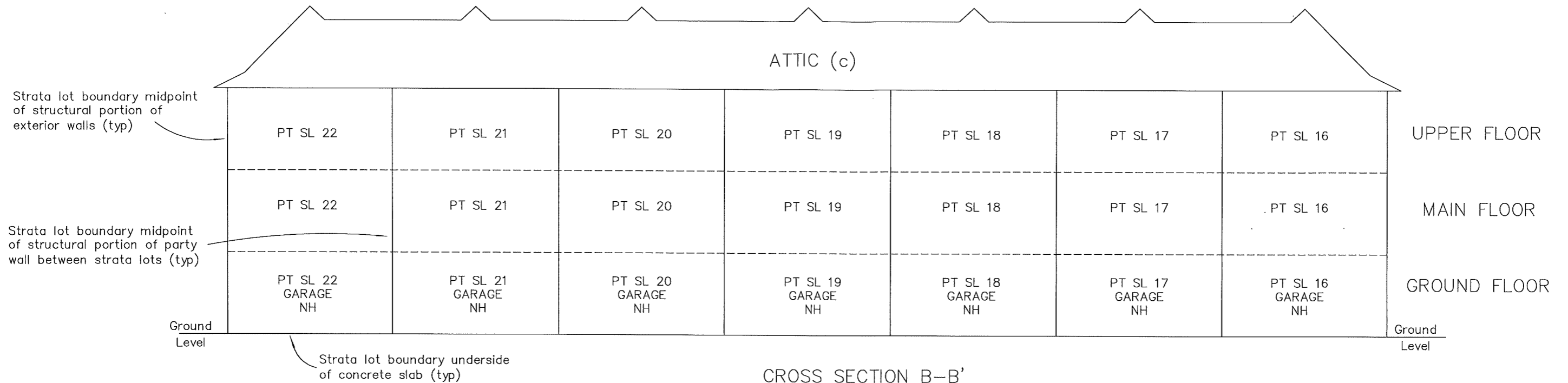
STRATA PLAN EPS8806 Phase 3



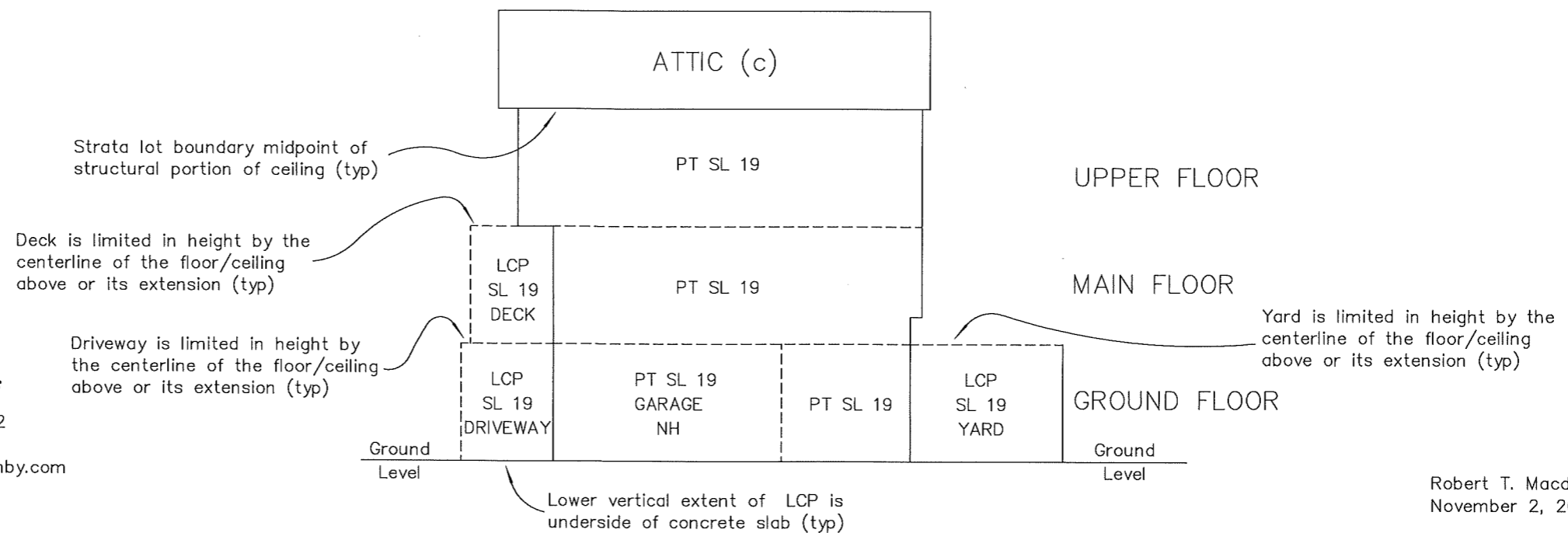
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CROSS SECTION A-A'



CROSS SECTION B-B'



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