

**SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA**

PAGE 1 OF 18 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.

**Jennifer Ashton
KEM896**

Digitally signed by
Jennifer Ashton KEM896
Date: 2024.11.28
07:19:17 +11'00'

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

Jennifer Ashton, BCLS

Runnalls Denby Land Surveying Ltd.

259A Lawrence Avenue

Kelowna

BC V1Y 6L2

jen@runnallsdenby.com

250-763-7322

File: 16488

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **173-273-8757**

Plan Number: **EPS9966**

This original plan number assignment was done under Commission #: **984**

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: 2024 November 14 (YYYY/Month/DD) The checklist was filed under ECR#: 287388
The plan was completed and checked on: 2024 November 27 (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 2024 November 14 (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: 2024 November 27 (YYYY/Month/DD)

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

**STRATA PLAN OF LOT 3 SECTION 31 TOWNSHIP 26 OSOYOOS
DIVISION YALE DISTRICT PLAN EPP100150 EXCEPT STRATA
PLAN EPS9966 (PHASES 1 AND 2)**

SHEET 1 OF 17 SHEETS

**STRATA PLAN EPS9966
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 1:600
(All distances are in metres)

1455 Cara Glen Court,
Kelowna, B.C.

LEGEND

- Denotes Standard Iron post (Type 5) found
- Denotes Standard Iron post (Type 5) placed
- ⊗ Denotes Control Monument found
- Reset Denotes IP previously tied February 6, 2020 (See Plan EPP100150) last and replaced using ties from the original control traverse.

73H1793
UTM Zone 11 coordinates
Datum: NAD83(CSRs) 4.0.0.BC.1
UTM northing: 5531148.644
UTM easting: 323074.222
Estimated Absolute Accuracy
Achieved: 0.02m.

74H2435
UTM Zone 11 coordinates
Datum: NAD83(CSRs) 4.0.0.BC.1
UTM northing: 5530188.896
UTM easting: 323085.815
Estimated Absolute Accuracy
Achieved: 0.02m.

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 accuracies
achieved are derived from survey ties to geodetic
control monuments 73H1793 and 74H2435.

This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground-level distances by the combined factor of
0.9999168 which has been derived from geodetic
control monument 73H1793.

Measurements to exterior foundation on this sheet.

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

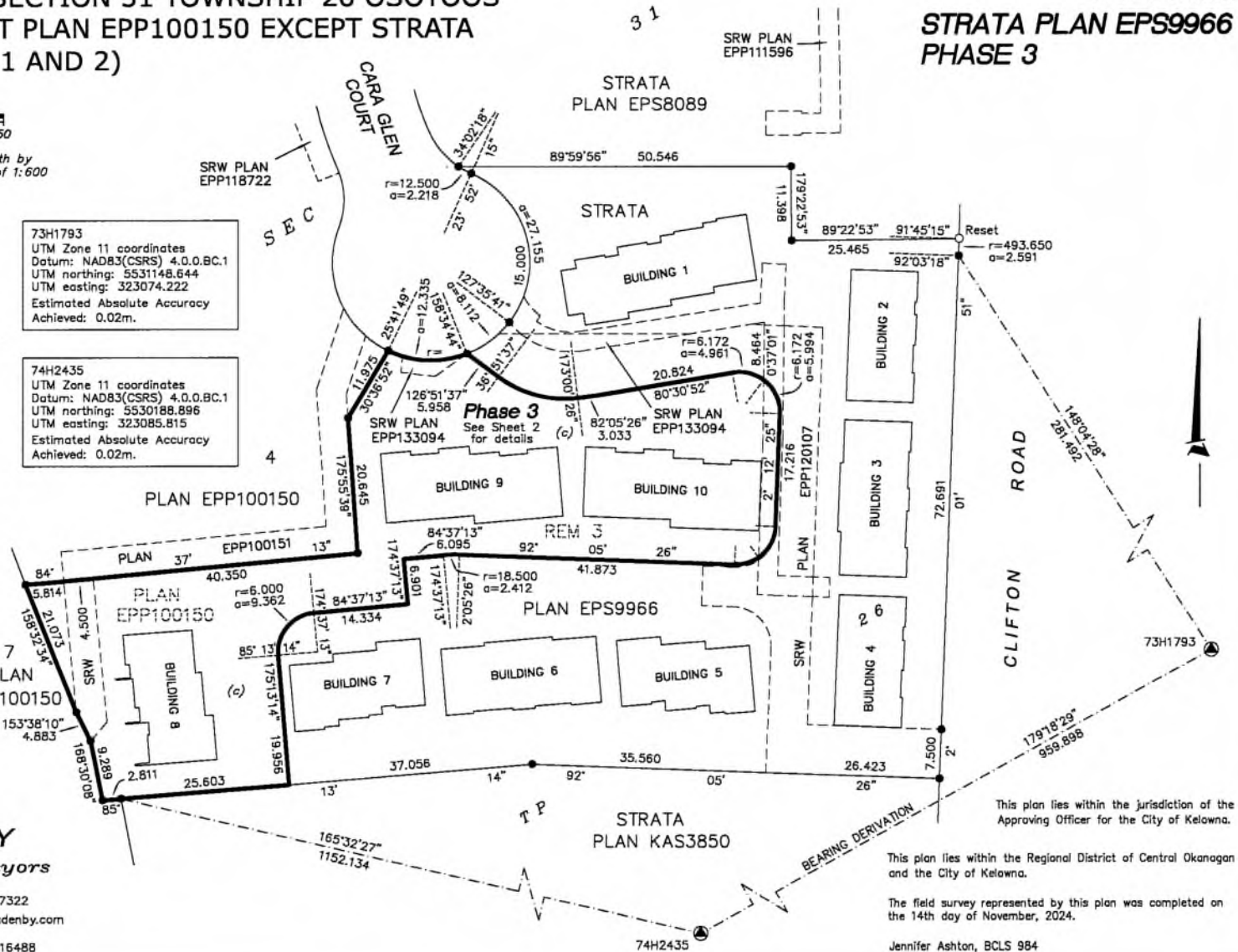
RUNNALLS DENBY
british columbia land surveyors

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

Phone: (250)763-7322
Email: jen@runnallsdenby.com

DWG. No.: 16488 Strata Ph 3

FILE: 16488



This plan lies within the jurisdiction of the
Approving Officer for the City of Kelowna.

This plan lies within the Regional District of Central Okanagan
and the City of Kelowna.

The field survey represented by this plan was completed on
the 14th day of November, 2024.

Jennifer Ashton, BCLS 984

BUILDINGS 8 TO 10 FOUNDATIONS

STRATA PLAN EPS9966 PHASE 3



The intended plot size of this plan is 432mm in width by 279mm in height (B size) when plotted at a scale of 1:400
(All distances are in metres)



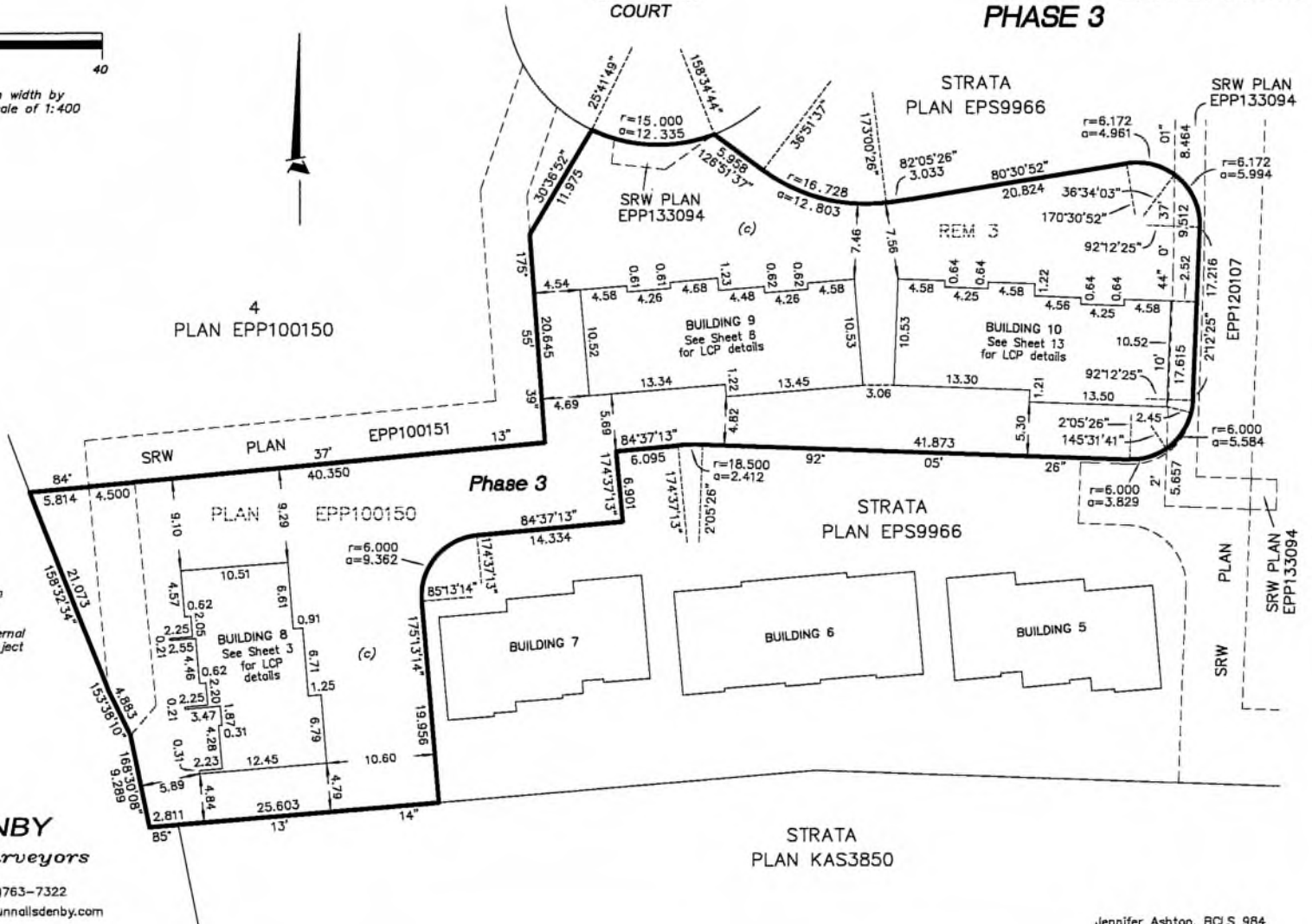
4
PLAN EPP100150

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

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

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

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



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STRATA
PLAN KAS3850

BUILDING 8 LEVEL 1

SHEET 3 OF 17 SHEETS

STRATA PLAN EPS9966 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)

LEGEND

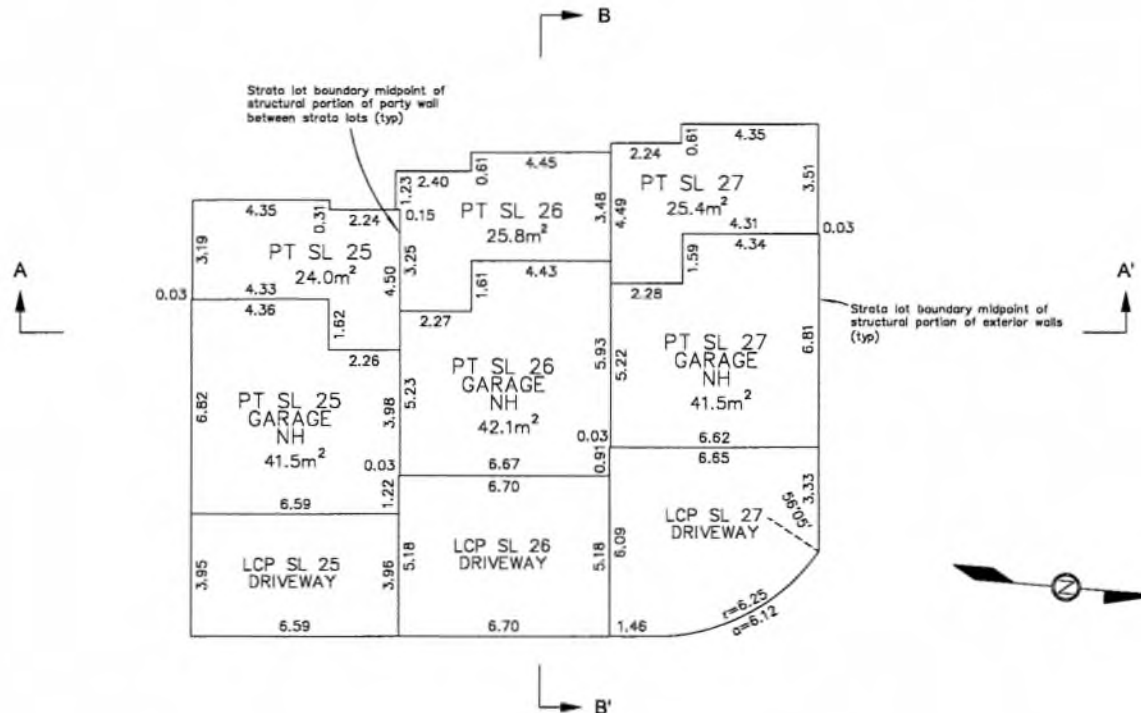
- SL Denotes Strata Lot
- (c) Denotes Common Property
- LCP Denotes Limited Common Property
- PT Denotes Part of Strata Lot
- NH Denotes Non-Habitable

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.

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

All LCP Patios, Decks, Driveways and Terraces are limited in height by the center of the floor above, or its extensions, or where there is no floor above, by the average height of a Strata Lot in the same building, unless otherwise indicated.

This sheet does not include any grid bearings, non-tangential deflections are noted as angles in degrees and minutes.



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Jennifer Ashton, BCLS 984
November 14, 2024

BUILDING 8 LEVEL 2

SHEET 4 OF 17 SHEETS

STRATA PLAN EPS9966 PHASE 3



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LEGEND

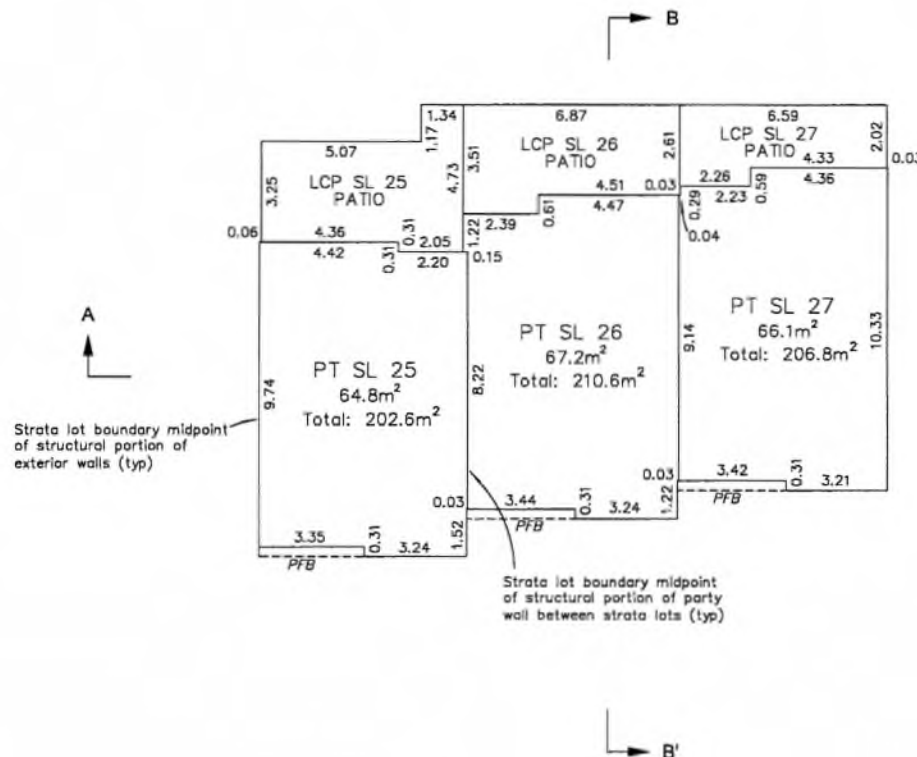
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- PT Denotes Part of Strata Lot
- PFB Denotes Perimeter of Floor Below

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November 14, 2024

BUILDING 8 LEVEL 3

SHEET 5 OF 17 SHEETS

STRATA PLAN EPS9966 PHASE 3



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LEGEND

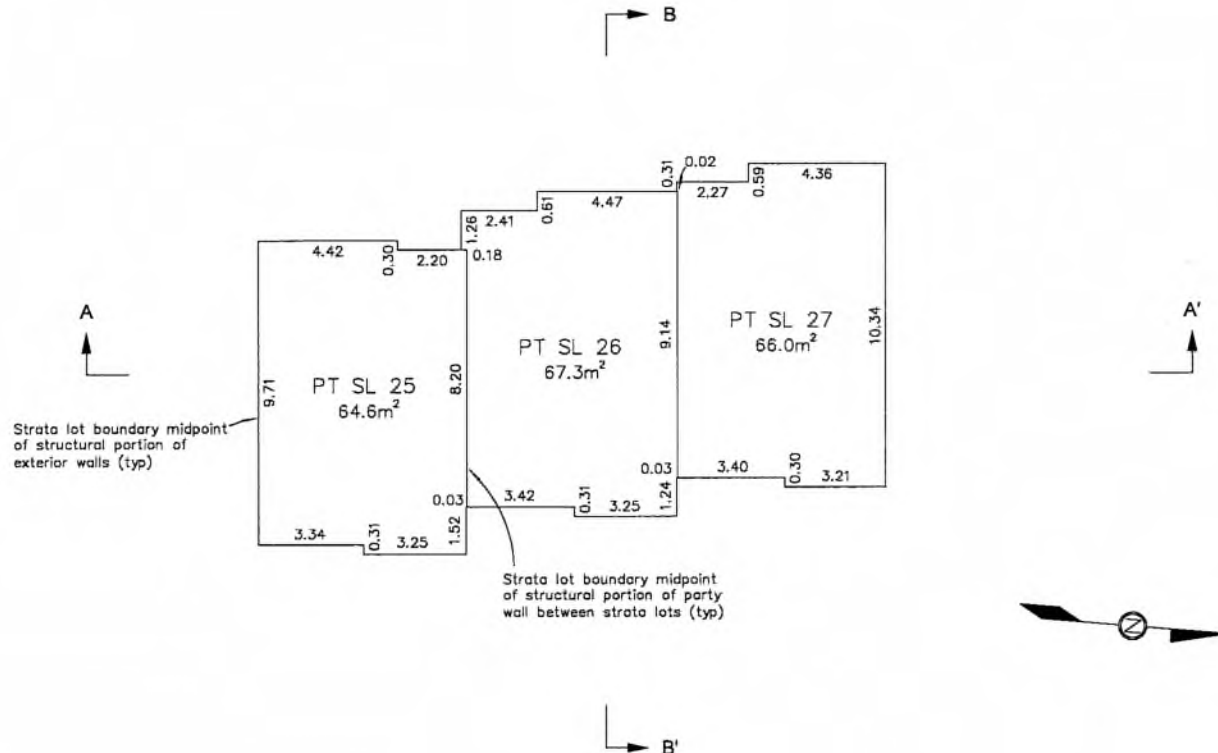
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PT Denotes Part of Strata Lot

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November 14, 2024

BUILDING 8 LEVEL 4

SHEET 6 OF 17 SHEETS

STRATA PLAN EPS9966 PHASE 3



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LEGEND

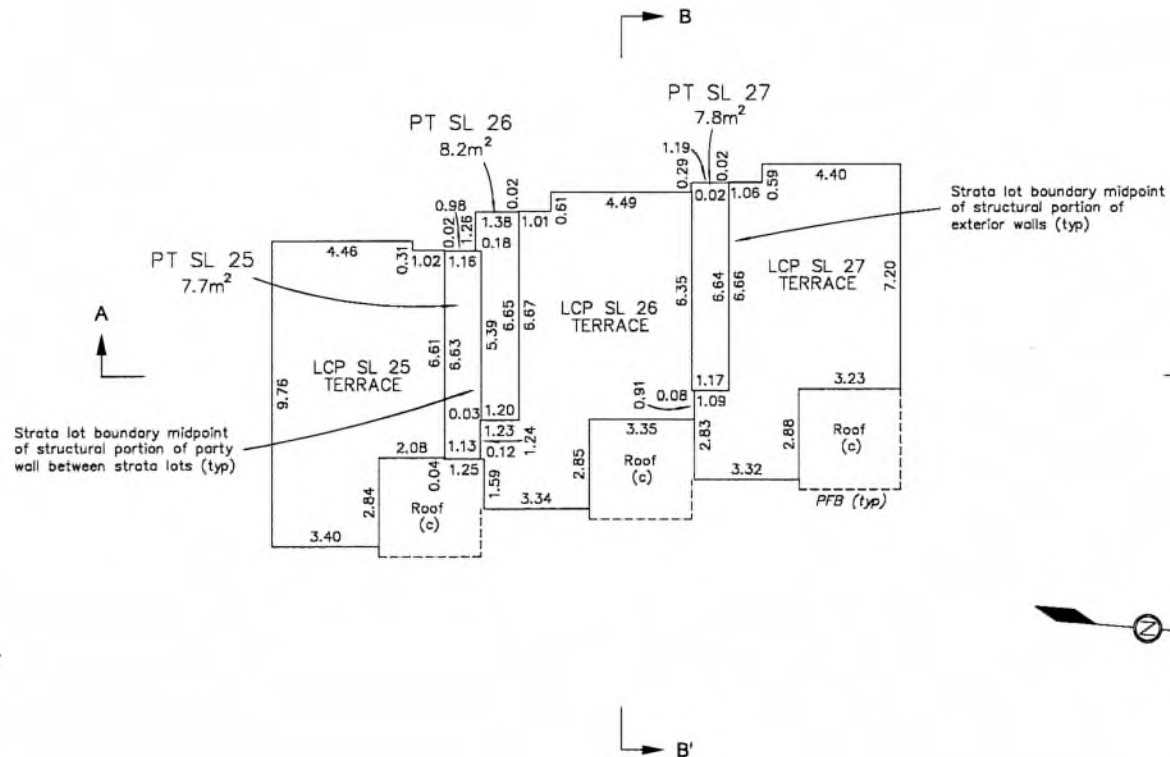
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- PT Denotes Part of Strata Lot
- PFB Denotes Perimeter of Floor Below

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Jennifer Ashton, BCLS 984
November 14, 2024

BUILDING 8 CROSS SECTIONS

SHEET 7 OF 17 SHEETS

STRATA PLAN EPS9966 PHASE 3



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(All distances are in metres)

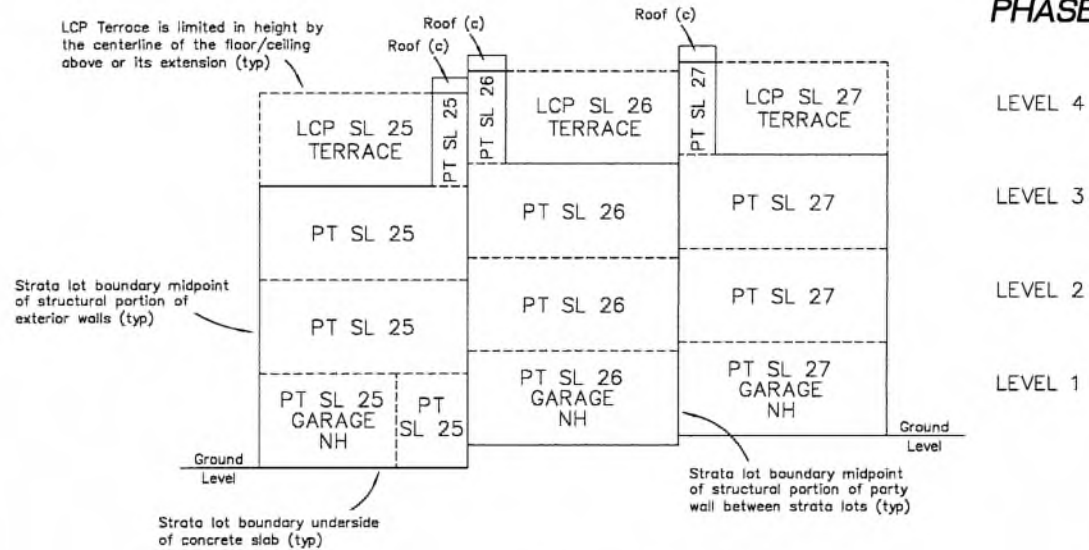
LEGEND

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LCP Denotes Limited Common Property
PT Denotes Part of Strata Lot
NH Denotes Non-Habitable

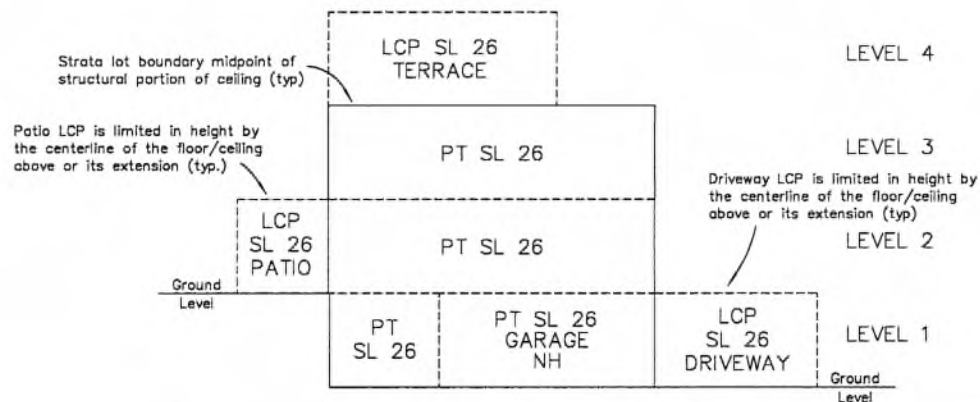
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CROSS SECTION A-A'



CROSS SECTION B-B'



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Jennifer Ashton, BCLS 984
November 14, 2024

BUILDING 9 LEVEL 1

SHEET 8 OF 17 SHEETS

STRATA PLAN EPS9966 PHASE 3



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LEGEND

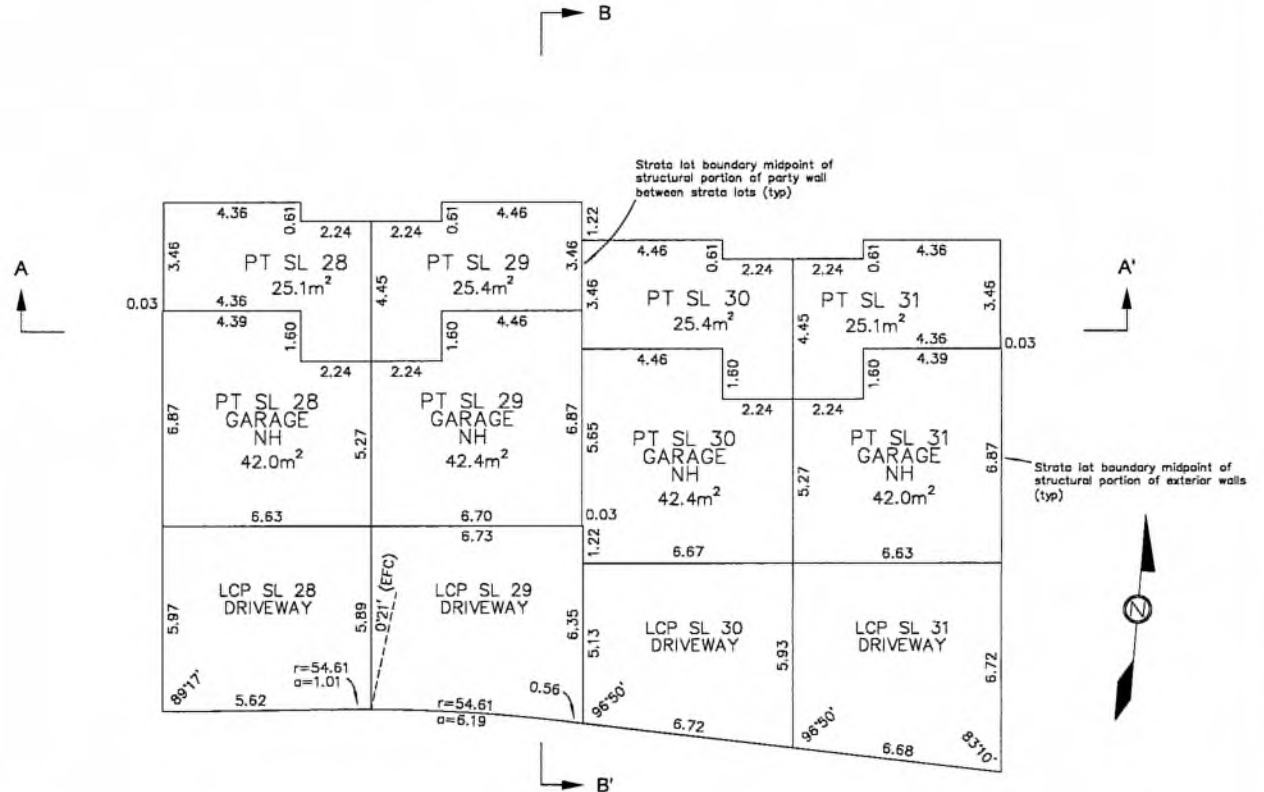
- SL Denotes Strata Lot
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- NH Denotes Non-Habitable
- EFC Denotes Exaggerated For Clarity

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

All LCP Patios, Decks, Driveways and Terraces are limited in height by the center of the floor above, or its extensions, or where there is no floor above, by the average height of a Strata Lot in the same building, unless otherwise indicated.

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November 14, 2024

BUILDING 9 LEVEL 2

SHEET 9 OF 17 SHEETS

STRATA PLAN EPS9966 PHASE 3



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(All distances are in metres)

LEGEND

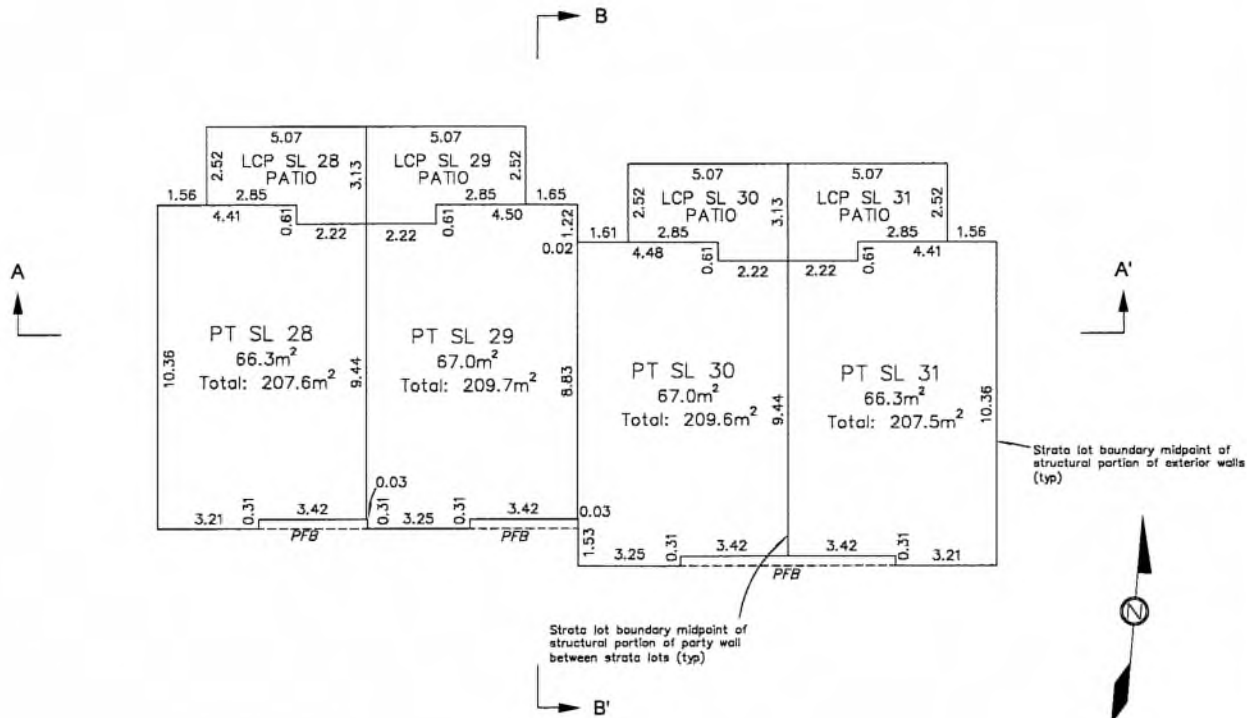
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Jennifer Ashton, BCLS 984
November 14, 2024

BUILDING 9 LEVEL 3

SHEET 10 OF 17 SHEETS

STRATA PLAN EPS9966 PHASE 3



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(All distances are in metres)

LEGEND

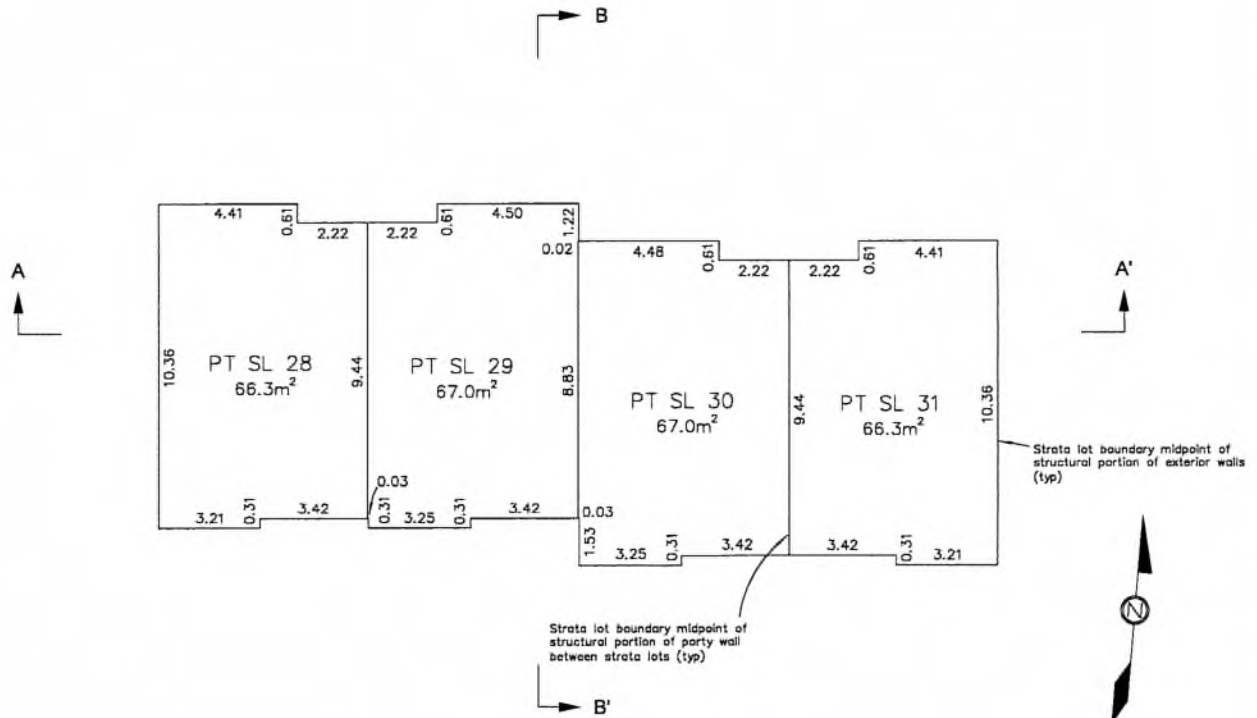
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- LCP Denotes Limited Common Property
- PT Denotes Part of Strata Lot
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Cross section arrows on this plan point in the direction of view.

All LCP Patios, Decks, Driveways and Terraces are limited in height by the center of the floor above, or its extensions, or where there is no floor above, by the average height of a Strata Lot in the same building, unless otherwise indicated.

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Jennifer Ashton, BCLS 984
November 14, 2024

BUILDING 9 LEVEL 4

SHEET 11 OF 17 SHEETS

STRATA PLAN EPS9966 PHASE 3



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(All distances are in metres)

LEGEND

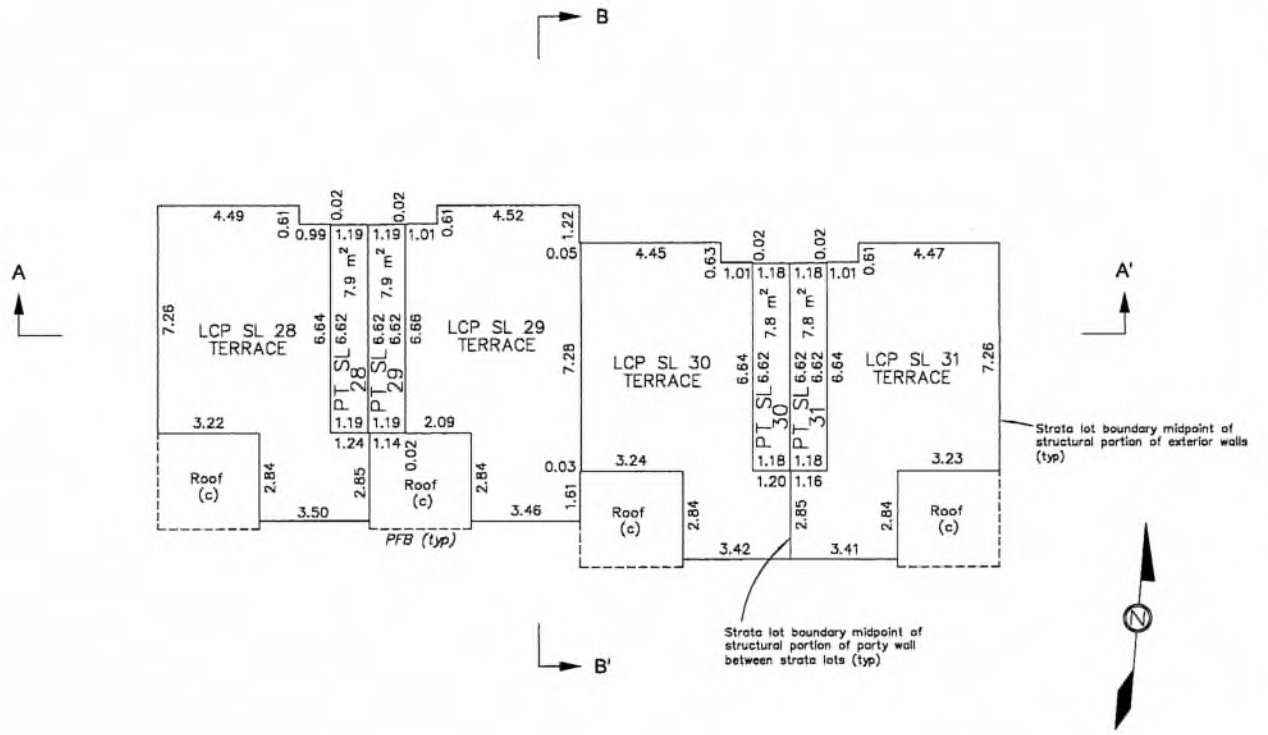
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This sheet shows strata boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between structural portions of party walls between strata lots.

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

All LCP Patios, Decks, Driveways and Terraces are limited in height by the center of the floor above, or its extensions, or where there is no floor above, by the average height of a Strata Lot in the same building, unless otherwise indicated.

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Jennifer Ashton, BCLS 984
November 14, 2024

BUILDING 9 CROSS SECTIONS

SHEET 12 OF 17 SHEETS

STRATA PLAN EPS9966 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

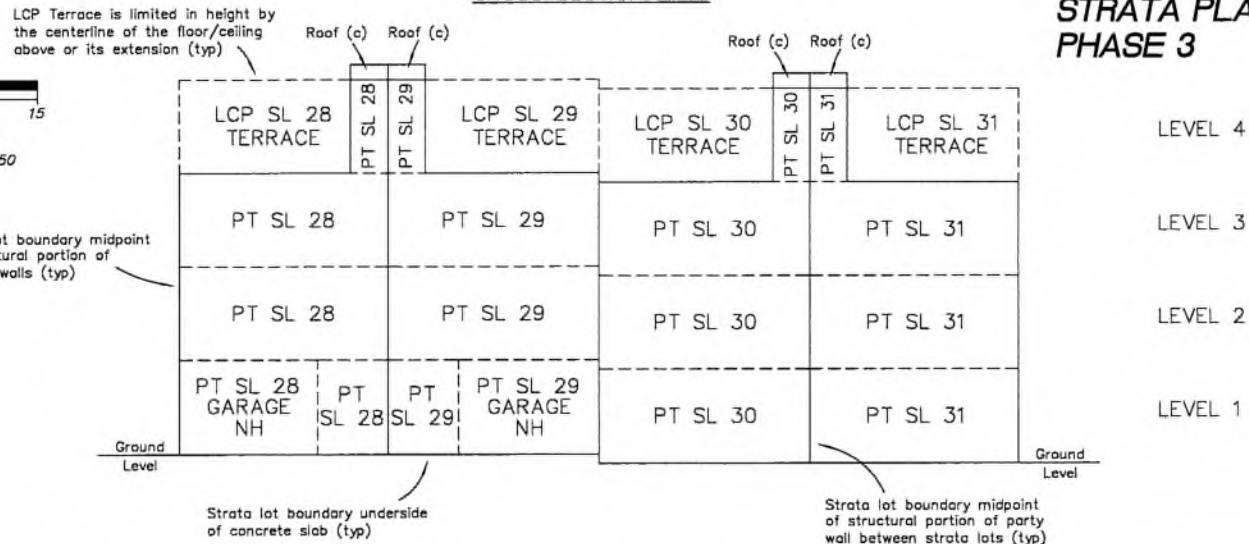
(All distances are in metres)

LEGEND
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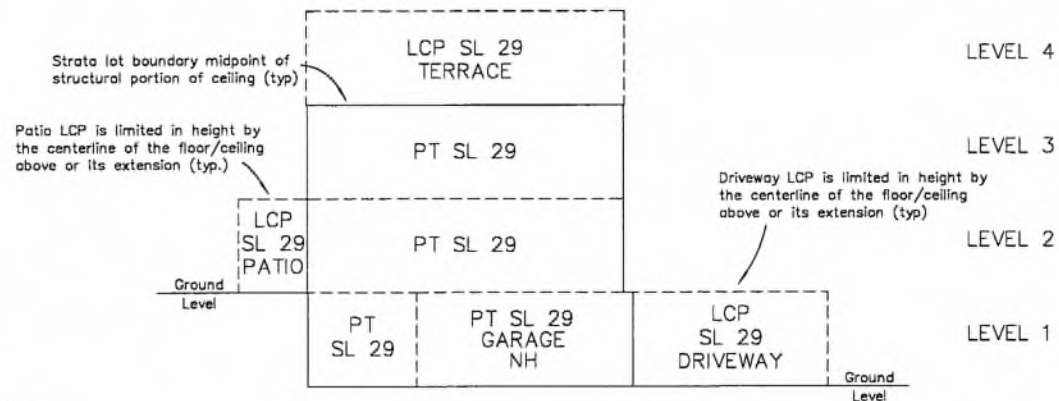
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CROSS SECTION A-A'



CROSS SECTION B-B'



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BUILDING 10 LEVEL 1

SHEET 13 OF 17 SHEETS

STRATA PLAN EPS9966 PHASE 3



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LEGEND

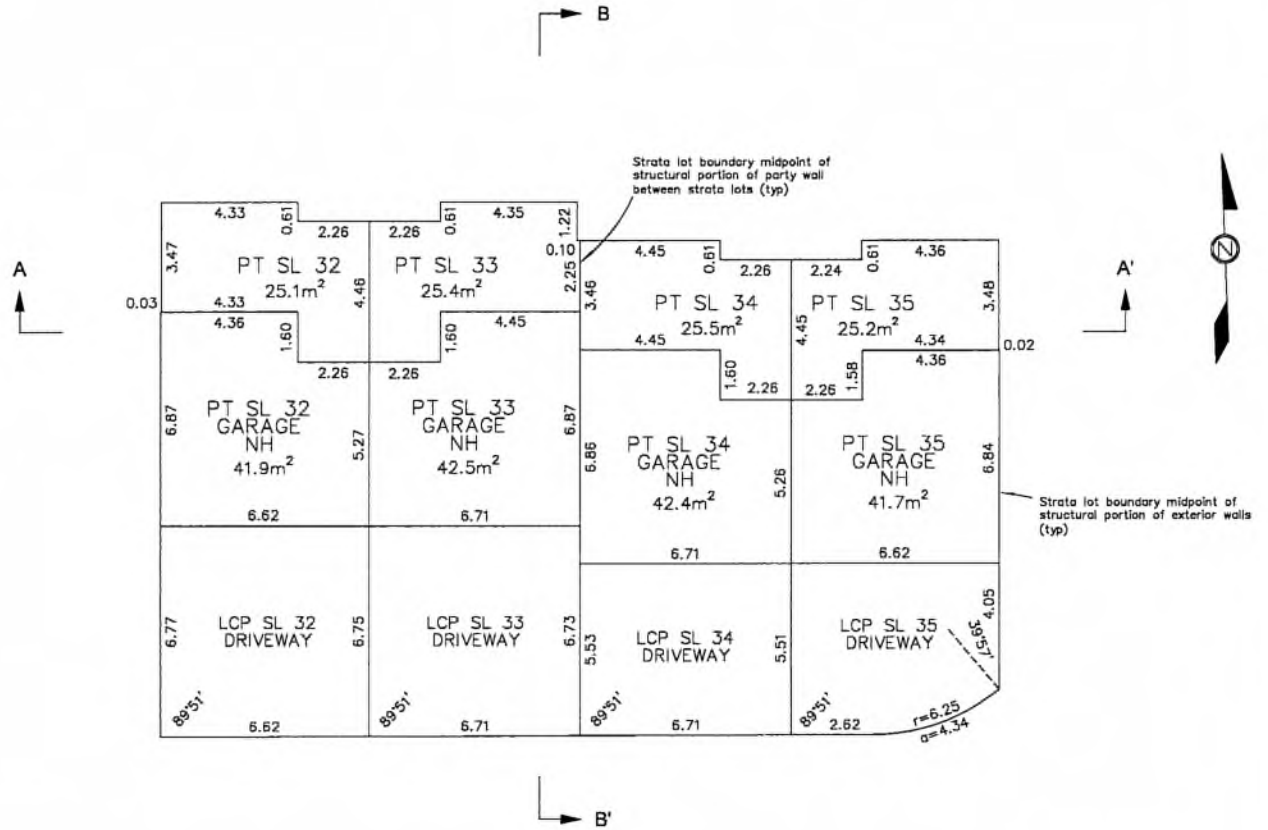
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November 14, 2024

BUILDING 10 LEVEL 2

SHEET 14 OF 17 SHEETS

STRATA PLAN EPS9966 PHASE 3



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LEGEND

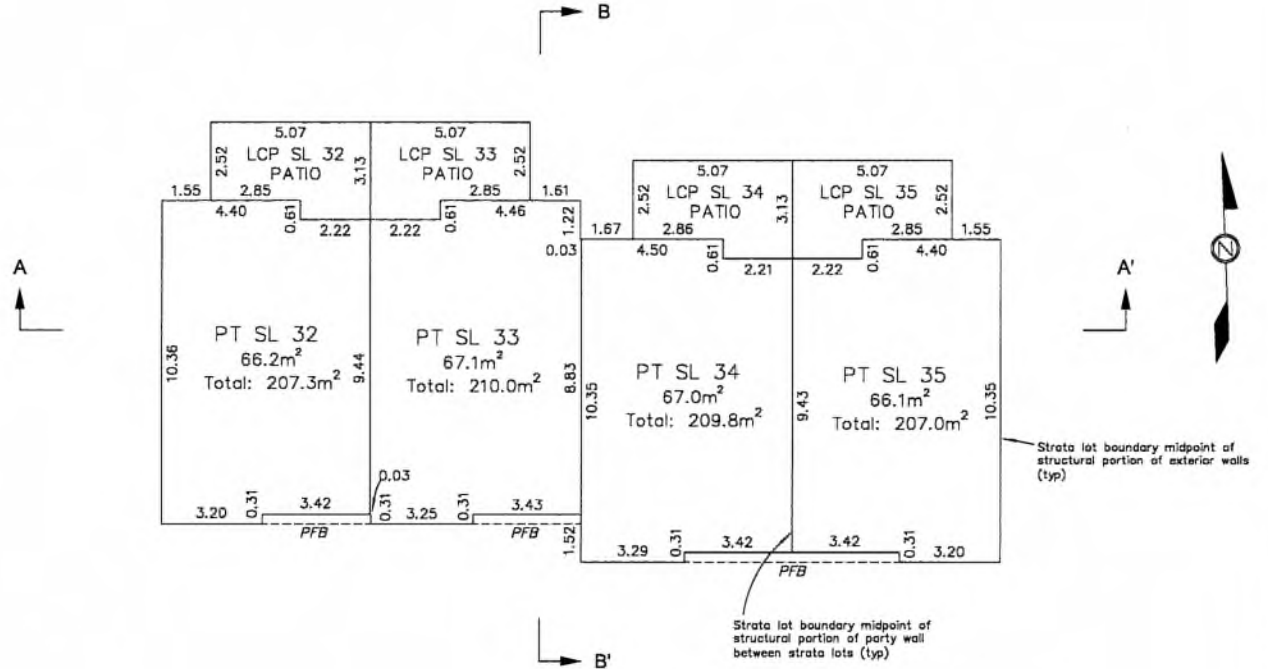
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BUILDING 10 LEVEL 3

SHEET 15 OF 17 SHEETS

STRATA PLAN EPS9966 PHASE 3



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LEGEND

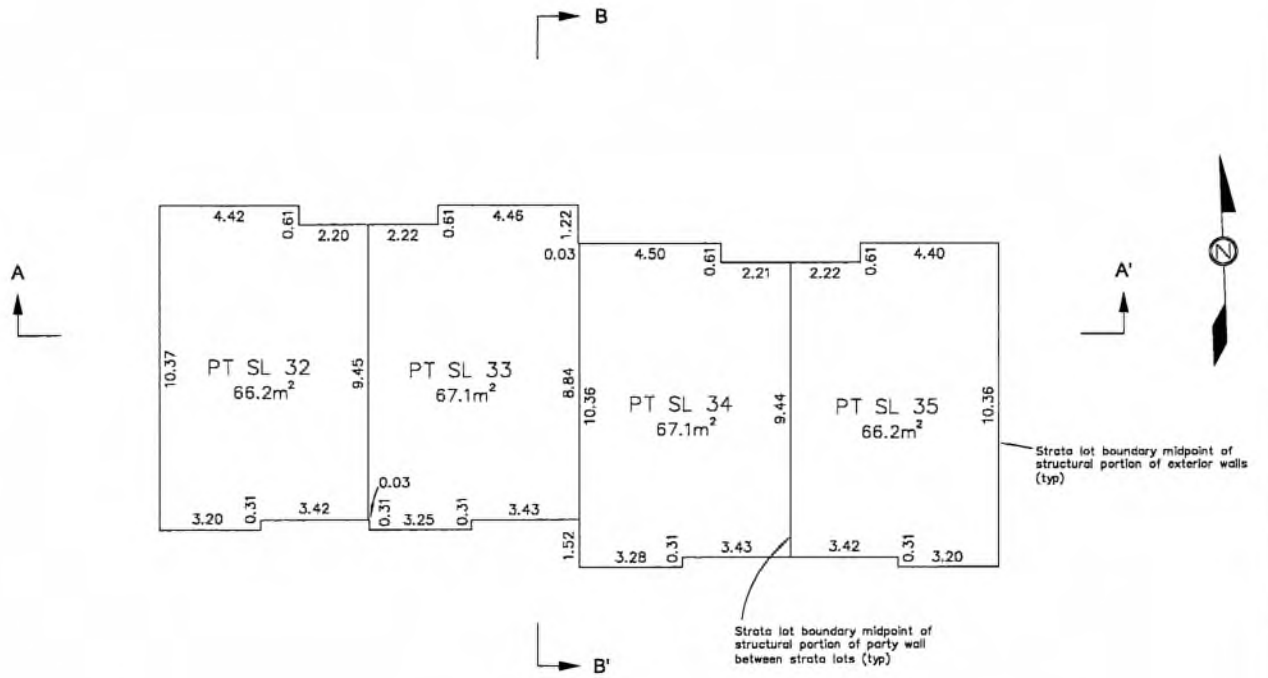
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BUILDING 10 LEVEL 4

SHEET 16 OF 17 SHEETS

STRATA PLAN EPS9966 PHASE 3



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LEGEND

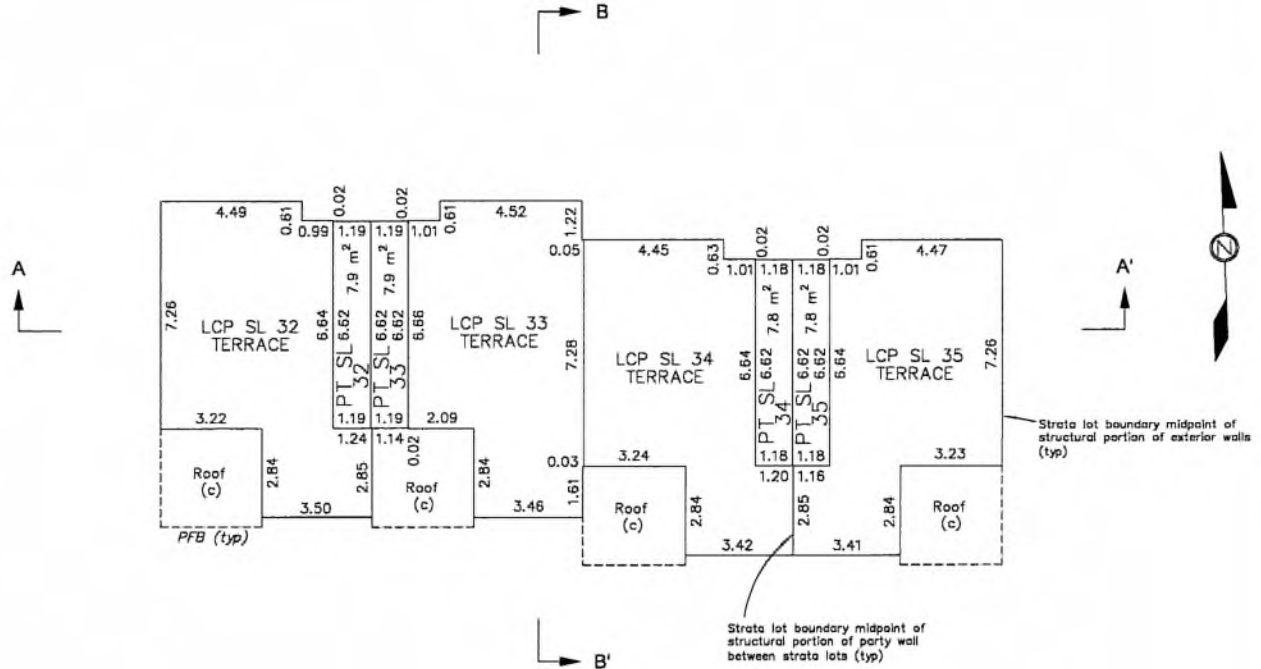
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BUILDING 10 CROSS SECTIONS

SHEET 17 OF 17 SHEETS

STRATA PLAN EPS9966 PHASE 3

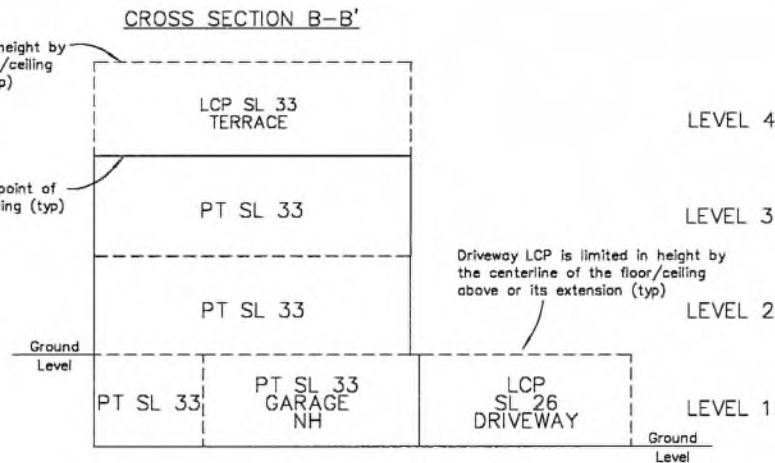
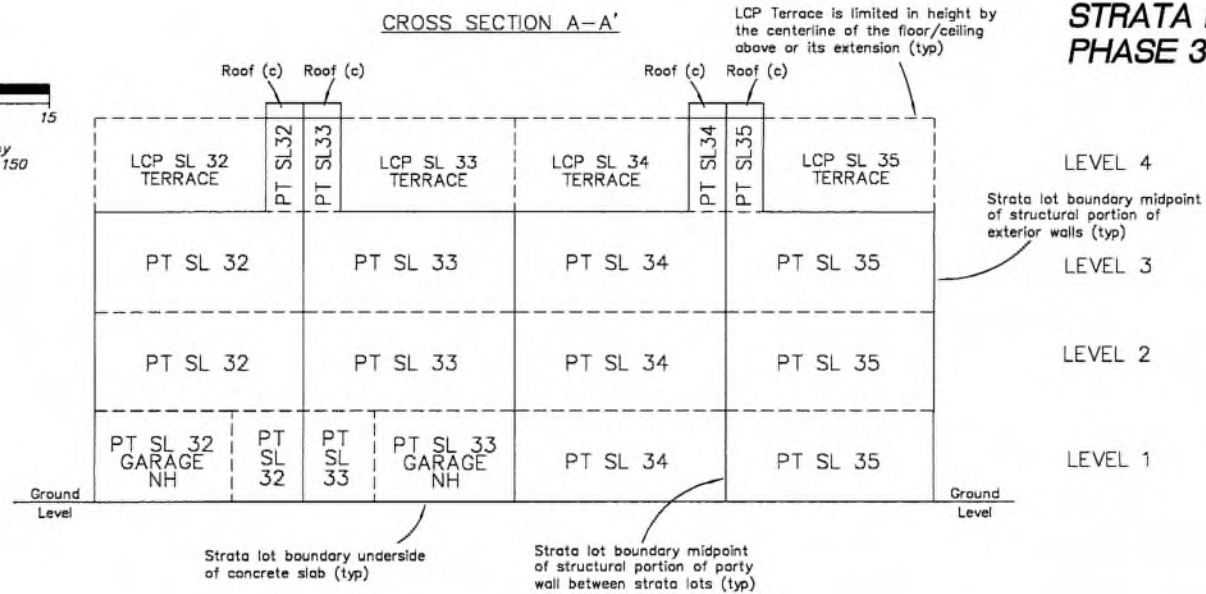


The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:150
(All distances are in metres)

LEGEND
 SL Denotes Strata Lot
 (c) Denotes Common Property
 LCP Denotes Limited Common Property
 PT Denotes Part of Strata Lot

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.

All LCP Patios, Decks, Driveways and Terraces are limited in height by the center of the floor above, or its extensions, or where there is no floor above, by the average height of a Strata Lot in the same building, unless otherwise indicated.



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November 14, 2024