

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.

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

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION: Control Number:
Plan Number:
This original plan number assignment was done under Commission #: LTO Document Reference:

3. CERTIFICATION: Form 9 Explanatory Plan Form 9A

The field survey was completed on: (YYYY/Month/DD) The checklist was filed under ECR#:
The plan was completed and checked on: (YYYY/Month/DD)
I am a British Columbia land surveyor and certify that
this plan was completed and checked on: (YYYY/Month/DD)
that the checklist was filed under ECR#:
and that the plan is correct in accordance with Land Title Office records.

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

I am a British Columbia land surveyor and certify:

1. That the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan subject to clause 2 of this endorsement
2. That certain parts of the buildings are not within the external boundaries but appropriate and necessary easements of other interests are registered as set out in section 244 (1)(f) of the Strata Property Act.

Registered Charge Number(s):

Certification Date: (YYYY/Month/DD)

Arterial Highway I am a British Columbia land surveyor and certify that I am authorized by the Minister of Transportation and Infrastructure under section 44.1 of the Transportation Act to show certain lands identified on this plan dedicated as Arterial Highway.

Remainder Parcel (Airspace) I am a British Columbia Land Surveyor and certify that no portion of the parcels or dedications created on this plan overlap vertically, that is, lie above or below any portion of the Air Space parcels on Air Space Plan

4. ALTERATION: LTO Document Reference:

This is an alteration to a previous version of this plan identified by control number:

DESCRIPTION OF ALTERATION: SEE SCHEDULE

**STRATA PLAN OF PART OF LOT A SECTION 23 TOWNSHIP 28
SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP80574**

**STRATA PLAN EPS9957
"PHASE 1"**

CITY OF KELOWNA
BCGS 82E.073
CIVIC ADDRESS: 5300 MAIN STREET



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250



DATUM: NAD83 (CSRS) 4.0.0.BC.1, UTM ZONE 11.			
STATION	NORTHING	EASTING	ABSOLUTE ACCURACY
02H2371	5518869.828	319341.896	0.02
75H2828	5519023.956	320078.183	0.06

NOTE: FOR MAPPING PURPOSES ONLY.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 02H2371 AND 75H2828.

OFFSETS TO THE PROPERTY LINES ARE PERPENDICULAR THERETO AND ARE MEASURED TO THE EXTERIOR FACE OF THE BUILDING FOUNDATION WALLS

LEGEND

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NUMBER 4, CITY OF KELOWNA, NAD83 (CSRS) 4.0.0.BC.1

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 02H2371 AND 75H2828 AND ARE REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 11.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99992466. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON ELLIPSOIDAL ELEVATION OF 490 METRES.

- ▲ - DENOTES GEODETIC CONTROL MONUMENT
- - DENOTES STANDARD IRON POST FOUND
- PT - DENOTES PART
- SL - DENOTES STRATA LOT
- A - DENOTES AREA
- LCP - DENOTES LIMITED COMMON PROPERTY
- NH - DENOTES NON HABITABLE AREA
- HAB - DENOTES HABITABLE
- PFB - DENOTES PERIMETER OF FLOOR BELOW
- © - DENOTES COMMON PROPERTY
- D1 - DENOTES DECK LCP FOR SL 1 (TYPICAL)
- G1 - GARAGE NON HABITABLE FOR SL1 (TYPICAL)
- DW1 - DENOTES DRIVEWAY LCP FOR SL 1 (TYPICAL)

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FB695 P110-119; FB 701 P16-20; FB 702 P8-11,60; FB704 P8-12; FB707 P6-10; FB714 P75-76,103-109; FB727 P40-41, 62-65, 92-95 (PB); FB729 P52-53 (RN)



THIS PLAN IS PHASE 1 OF A 2 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT LYING WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF KELOWNA.

THE BUILDINGS IN THIS STRATA PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED.

THE BUILDINGS SHOWN HEREON ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

THIS PLAN LIES WITHIN THE CITY OF KELOWNA.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF CENTRAL OKANAGAN

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 4th DAY OF OCTOBER, 2023 JAVIER SIU, BCLS 934

FLOOR PLANS LOWER FLOOR

STRATA PLAN EPS9957

"PHASE 1"

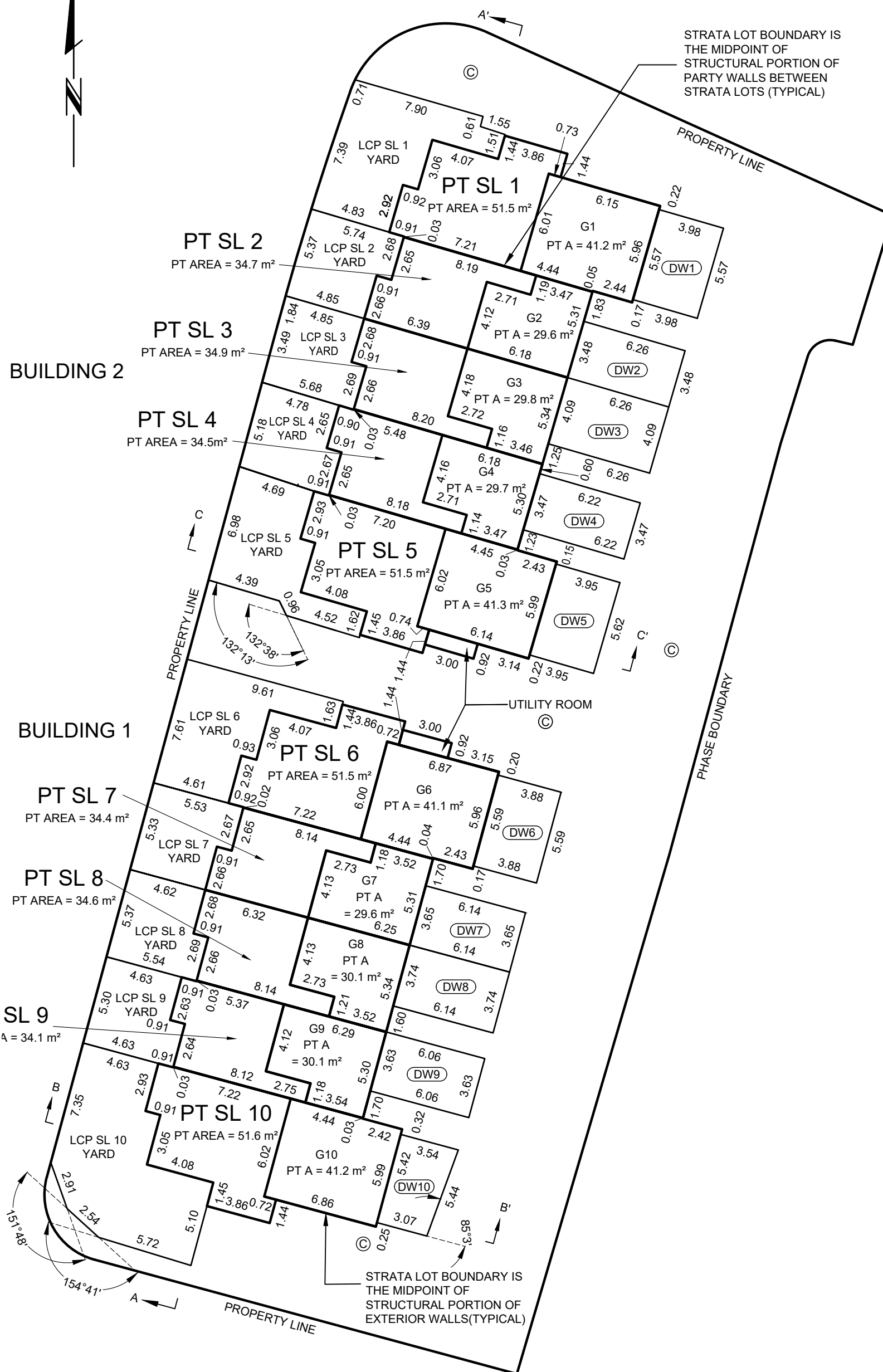
SCALE 1:250



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ALL ANGLES ARE 45° OR 90° AND MULTIPLES THEREOF, UNLESS OTHERWISE NOTED.



STRATA LOT BOUNDARY IS THE MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS BETWEEN STRATA LOTS (TYPICAL)

STRATA LOT BOUNDARY IS THE MIDPOINT OF STRUCTURAL PORTION OF EXTERIOR WALLS (TYPICAL)

SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW

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

YARD AREAS OF LIMITED COMMON PROPERTY DO NOT HAVE A DESIGNATED UPPER VERTICAL EXTENT UNLESS OTHERWISE NOTED.

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JAVIER SIU, BCLS
22nd DAY OF SEPTEMBER, 2023.

FLOOR PLANS MAIN FLOOR

STRATA PLAN EPS9957 "PHASE 1"

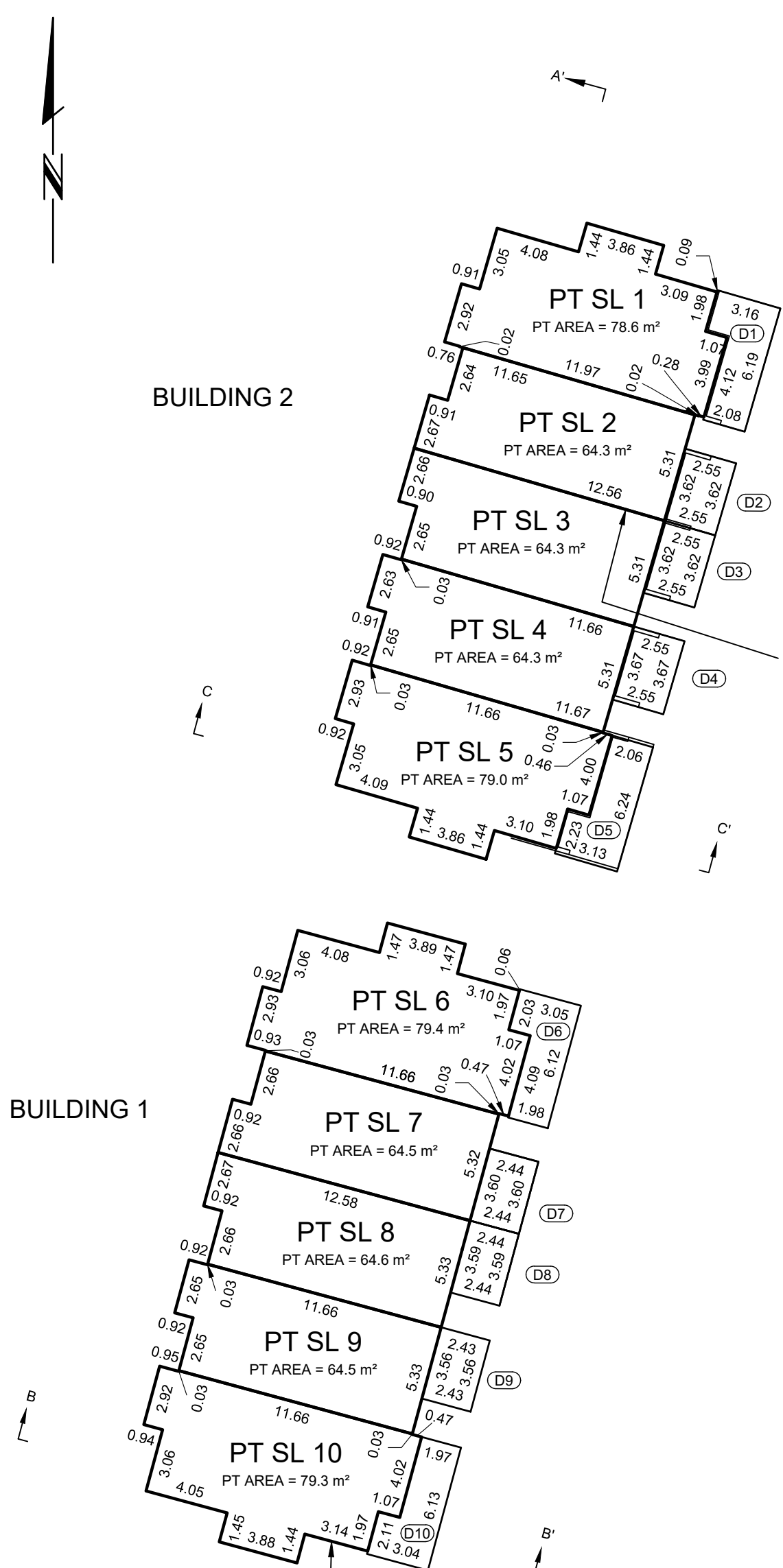
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22nd DAY OF SEPTEMBER, 2023.

**FLOOR PLANS
UPPER FLOOR**

**STRATA PLAN EPS9957
"PHASE 1"**

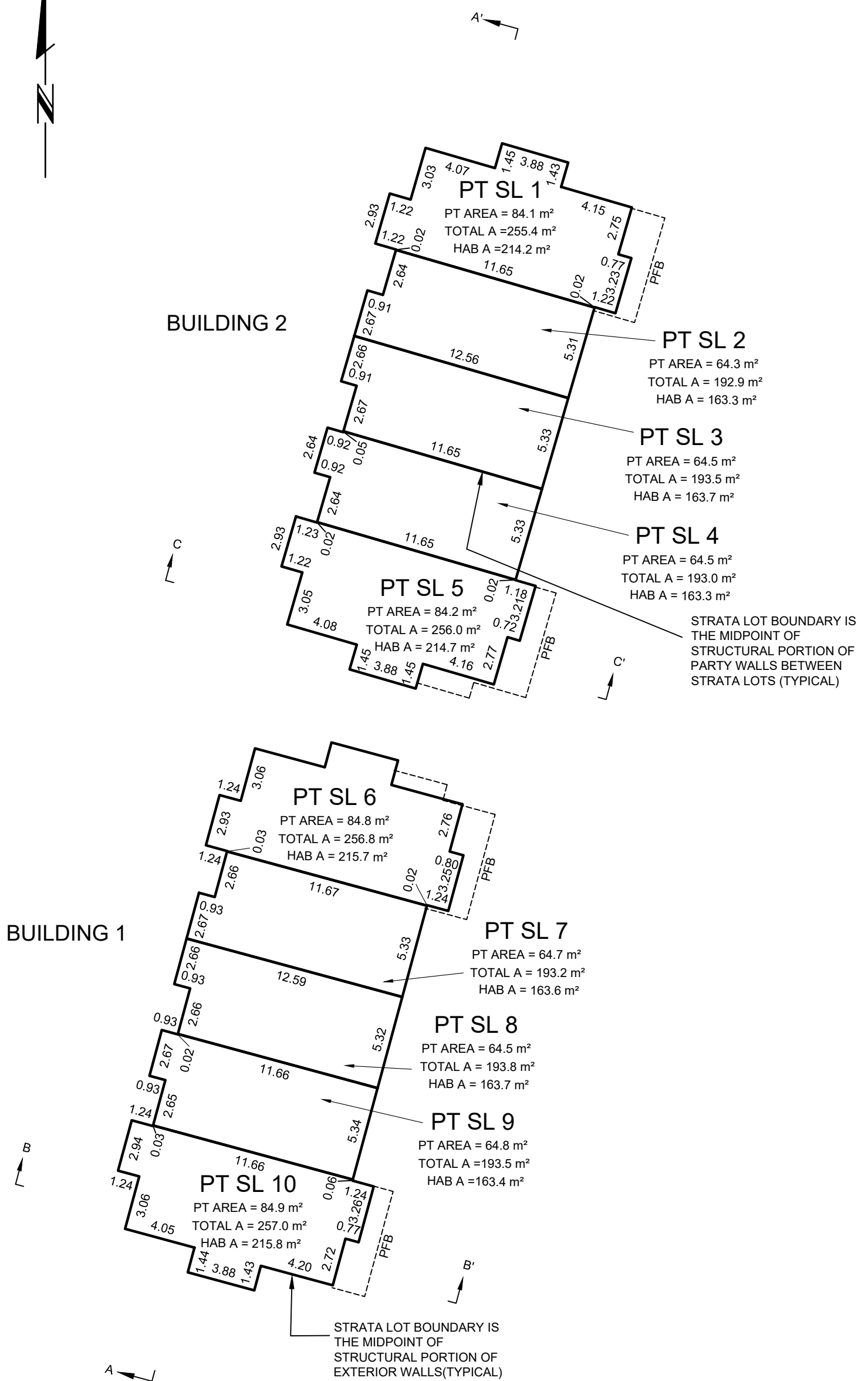
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CROSS SECTIONS

SCALE 1:250

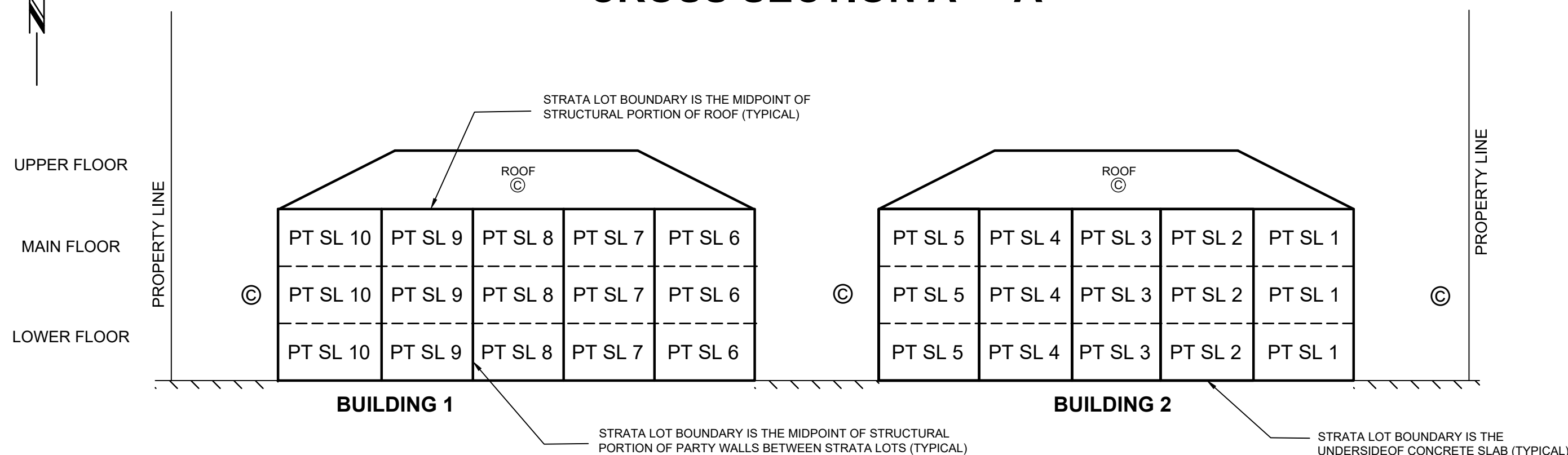


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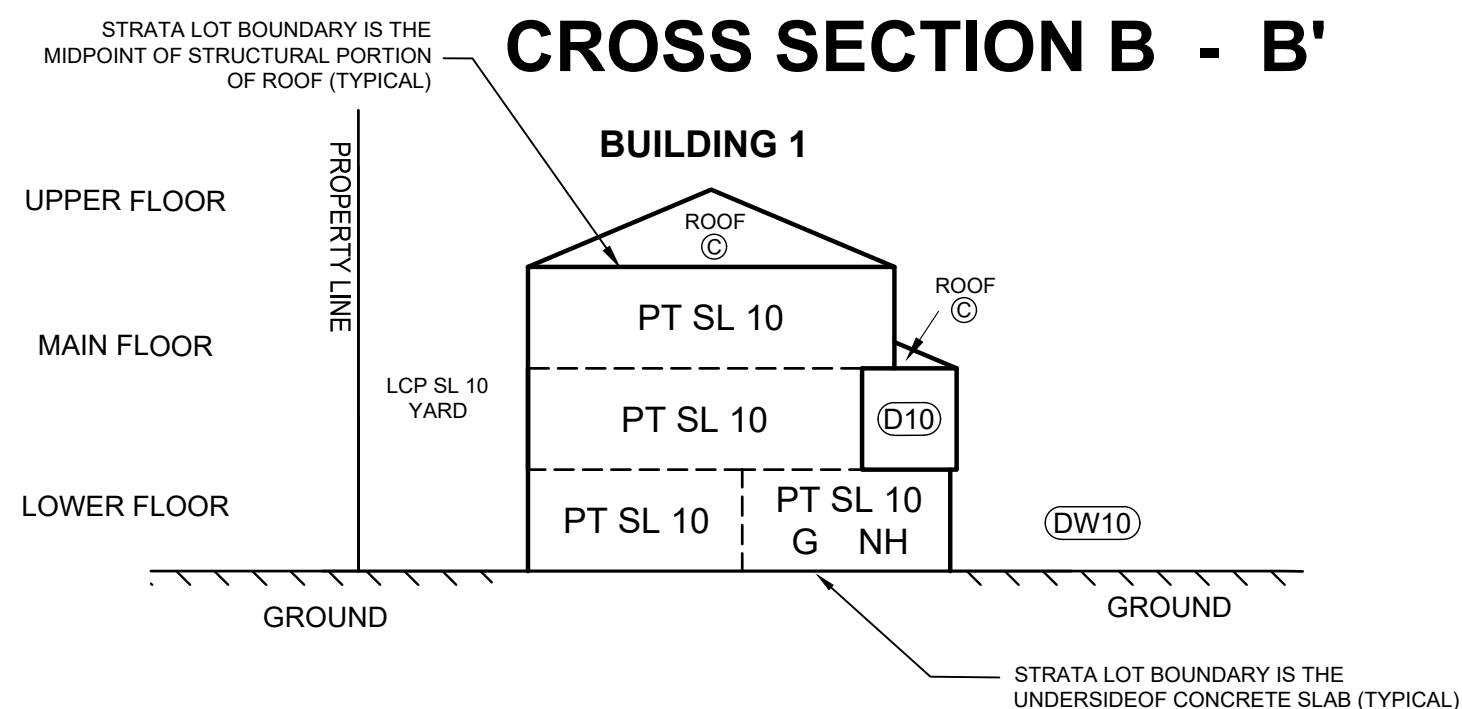
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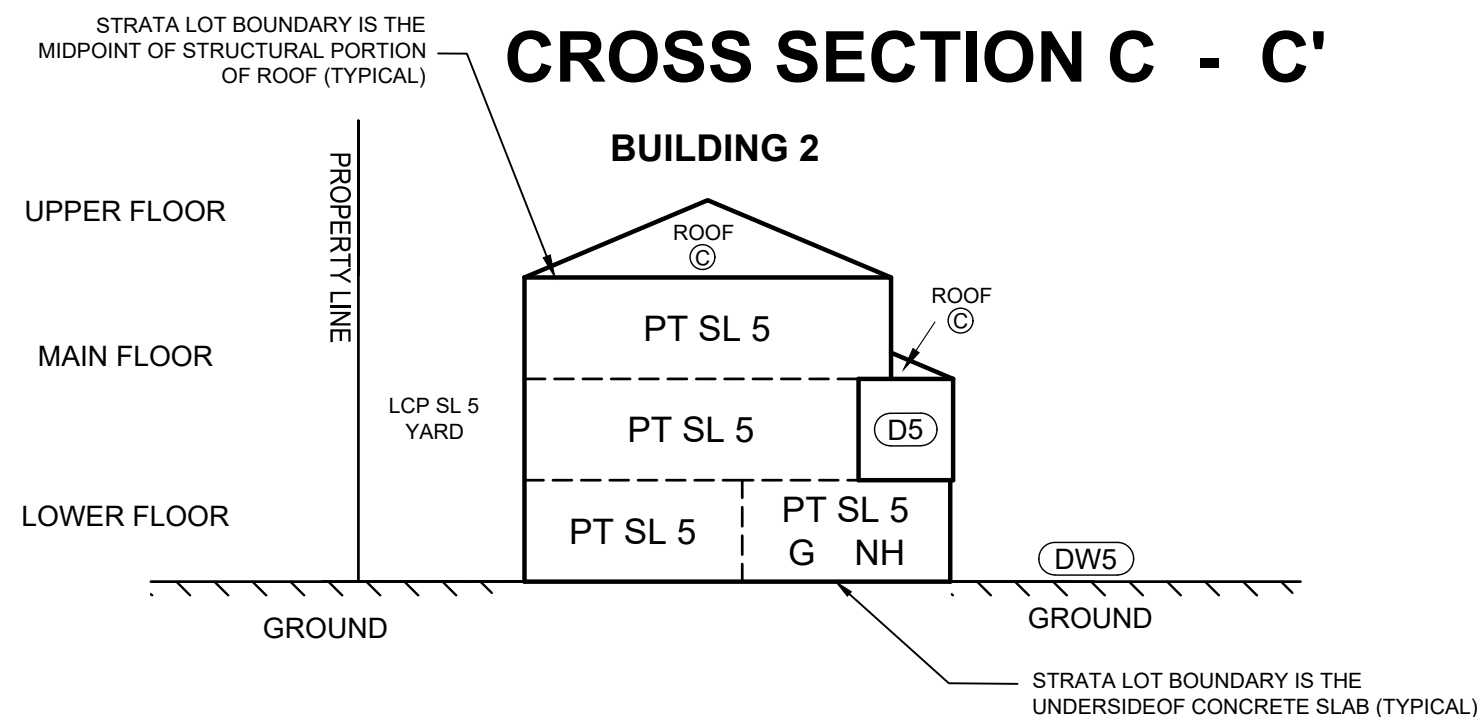
CROSS SECTION A - A'



CROSS SECTION B - B'



CROSS SECTION C - C'



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