

**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.

Jason Kozina Digitally signed by
H88DFU Jason Kozina H88DFU
Date: 2020.10.14
08:34:50 -07'00'

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

Jason C. Kozina
101-630 Goldstream Avenue

Victoria

BC V9B 2W8

Surveyor General Certification [For Surveyor General Use Only]

Apex Land Surveying Ltd.
jason@summitsurveying.ca
www.summitsurveying.ca

2. PLAN IDENTIFICATION:

Control Number: **160-268-9690**

Plan Number: **EPS5697**

This original plan number assignment was done under Commission #: **787**

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 October 09 (YYYY/Month/DD) The checklist was filed under ECR#: 226059
The plan was completed and checked on: 2020 October 14 (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 October 09 (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 October 09 (YYYY/Month/DD)

Arterial Highway

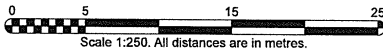
Remainder Parcel (Airspace)

4. ALTERATION:

**STRATA PLAN OF LOT C, SECTION 10,
ESQUIMALT DISTRICT, PLAN 11683.**

**SHEET 1 OF 5 SHEETS
STRATA PLAN EPS5697**

BCGS 92B.043



Capital Regional Assessment Area

The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:250.

Integrated Survey Area No. 38, the Municipality of Esquimalt NAD83(CSRS) 3.0.0.BC.1.CRD.

Grid bearings are derived from observations between geodetic control monuments 84H0251 and 84H0219 and are referred to the central meridian of UTM Zone 10.

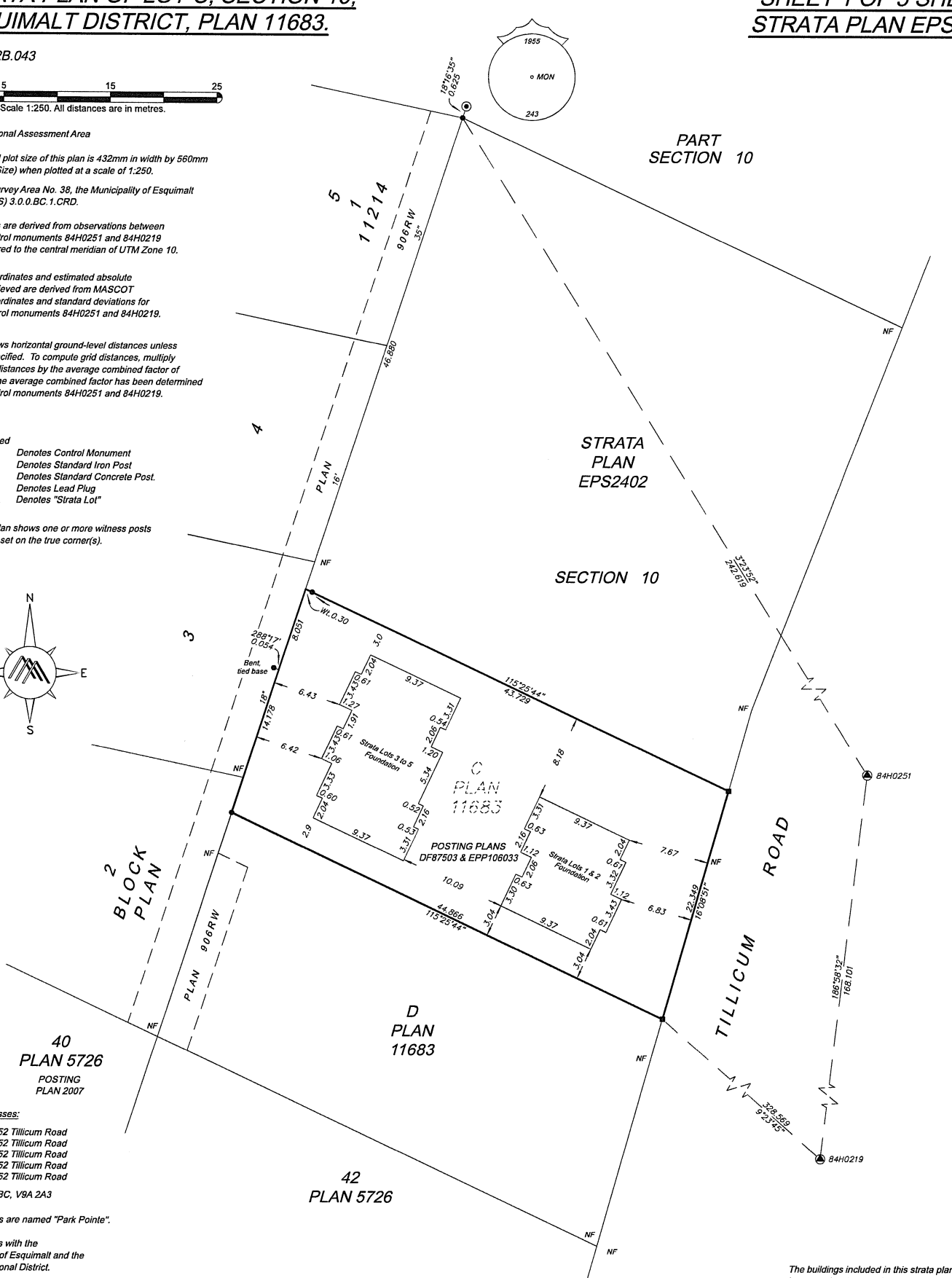
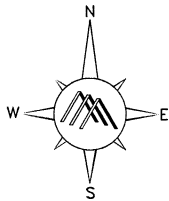
The UTM coordinates and estimated absolute accuracy achieved are derived from MASCOT published coordinates and standard deviations for geodetic control monuments 84H0251 and 84H0219.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996121. The average combined factor has been determined based on control monuments 84H0251 and 84H0219.

LEGEND

- | | | |
|-------|--------|---------------------------------|
| Found | Placed | |
| ▲ | ○ | Denotes Control Monument |
| ● | ○ | Denotes Standard Iron Post |
| ○ | ○ | Denotes Standard Concrete Post. |
| ■ | ○ | Denotes Lead Plug |
| SL | ○ | Denotes "Strata Lot" |

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



Civic addresses:

- SL 1: 1-1052 Tillicum Road
- SL 2: 2-1052 Tillicum Road
- SL 3: 3-1052 Tillicum Road
- SL 4: 4-1052 Tillicum Road
- SL 5: 5-1052 Tillicum Road

Esquimalt, BC, V9A 2A3

The buildings are named "Park Pointe".

This plan lies with the Municipality of Esquimalt and the Capital Regional District.

The buildings included 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.

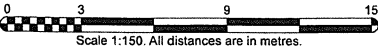
The field survey represented by this plan was completed on the 9th day of October, 2020
Jason C. Kozina, BCLS 787

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 File: 0885-JK-35 | Archive: 35-Lida-ST1-1

Control Monument 84H0251
 UTM Zone 10 Coordinates
 Datum: NAD83(CSRS) 3.0.0.BC.1.CRD
 UTM Northing: 5365642.866
 UTM Easting: 470283.715
 Absolute accuracy: 0.01m

Control Monument 84H0219
 UTM Zone 10 Coordinates
 Datum: NAD83(CSRS) 3.0.0.BC.1.CRD
 UTM Northing: 5365476.074
 UTM Easting: 470263.308
 Absolute accuracy: 0.01m

FIRST FLOOR



The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:150.

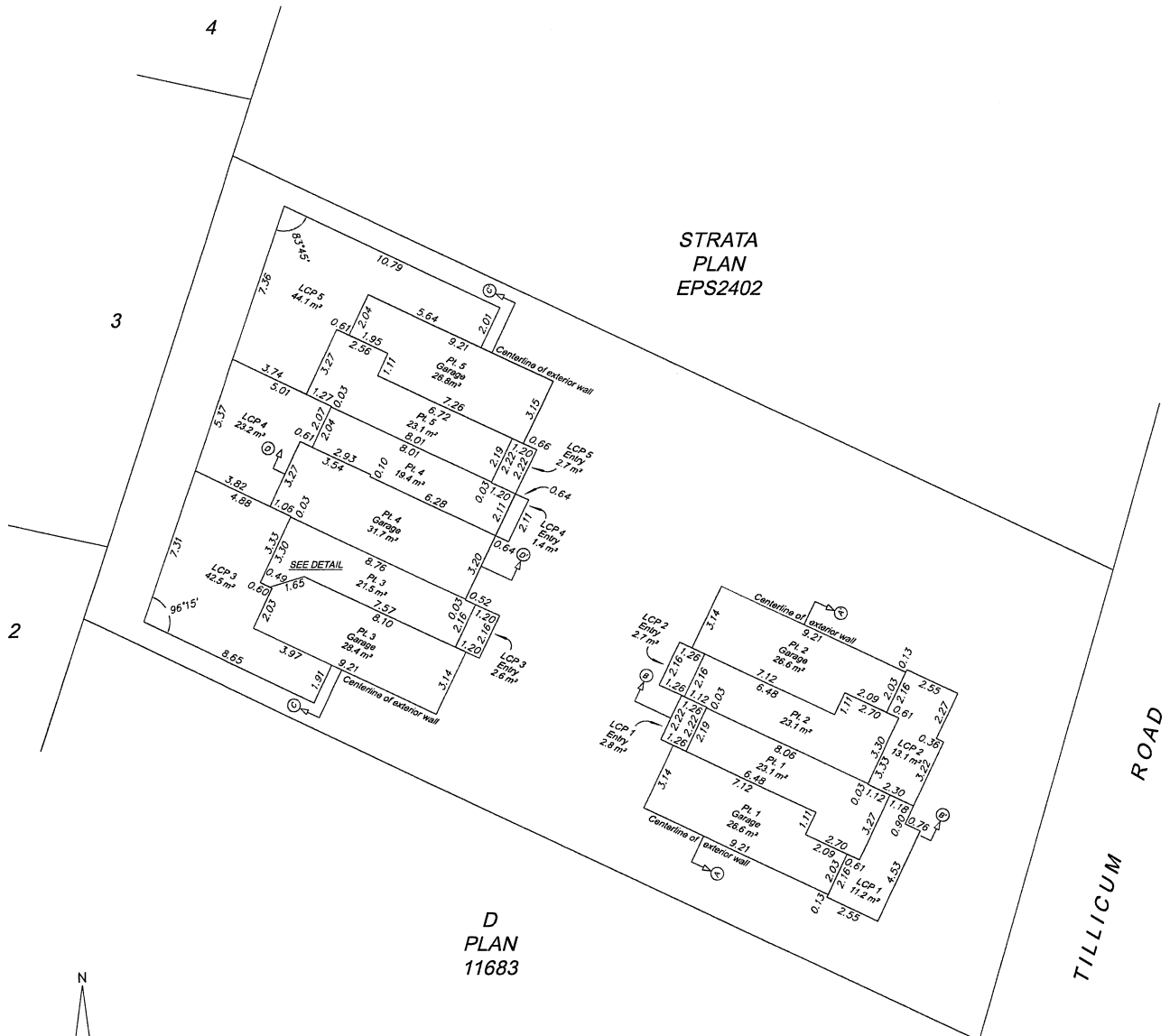
LEGEND

- Pt. Denotes "Part Strata Lot"
- LCP Denotes "Limited Common Property, limited for the use of Strata Lot"

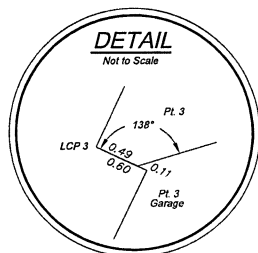
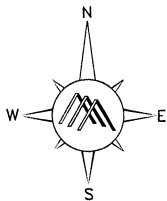
Section arrows on this plan point in the direction of view.

This sheet shows strata lot boundary dimensions to the centerline of the structural portion of exterior walls and to the centerline of the structural party wall between strata lots.

All patios and balconies are defined as to height by the structural centerline of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.



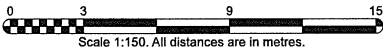
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SECOND FLOOR



The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:150.

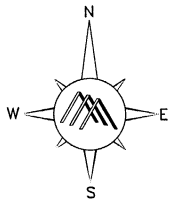
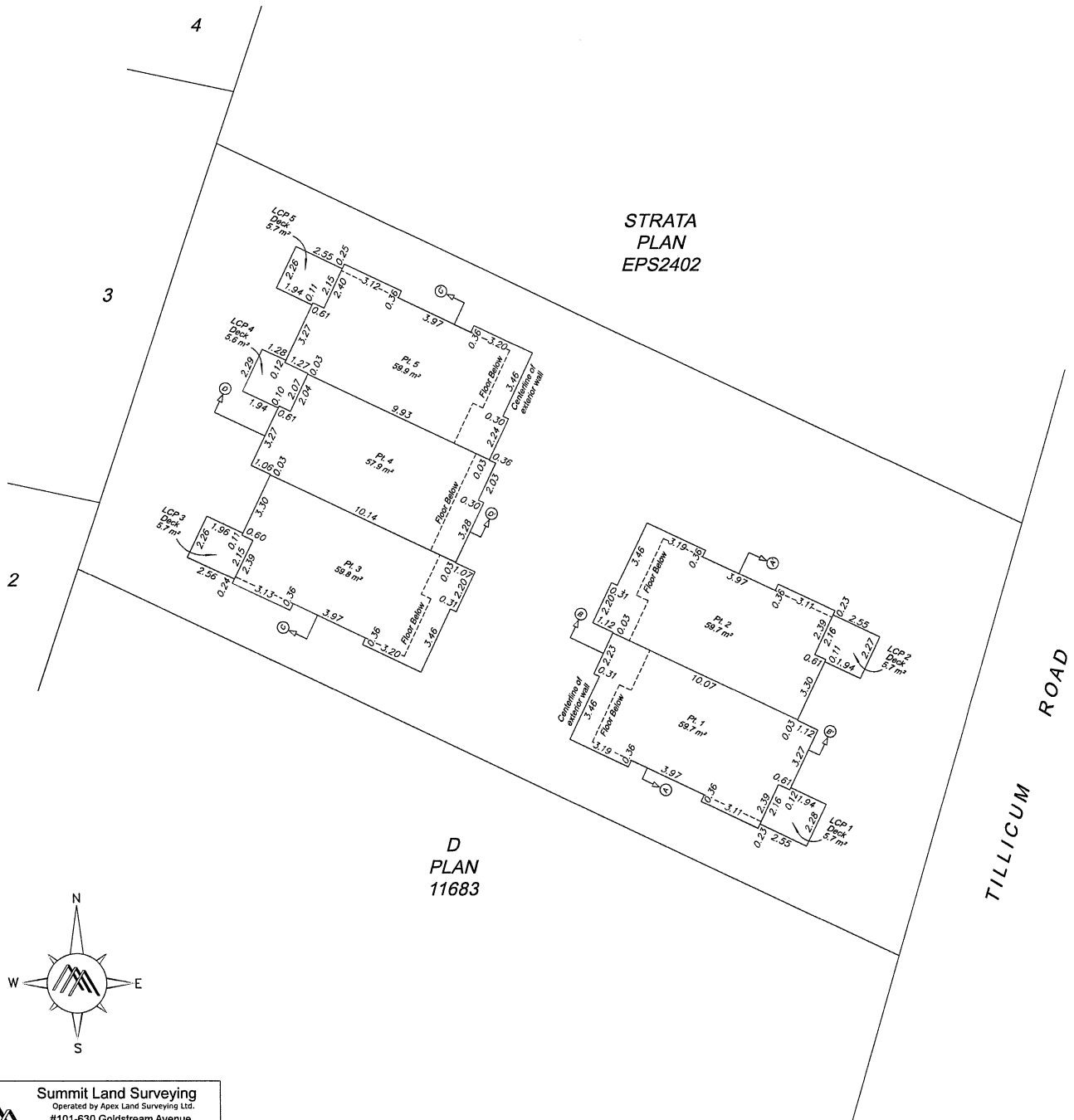
LEGEND

- Pt. Denotes "Part Strata Lot _"
- LCP Denotes "Limited Common Property, limited for the use of Strata Lot _"

Section arrows on this plan point in the direction of view.

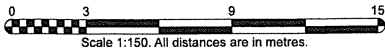
This sheet shows strata lot boundary dimensions to the centerline of the structural portion of exterior walls and to the centerline of the structural party wall between strata lots.

All patios and balconies are defined as to height by the structural centerline of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.



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THIRD FLOOR



The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:150.

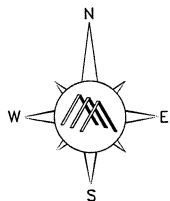
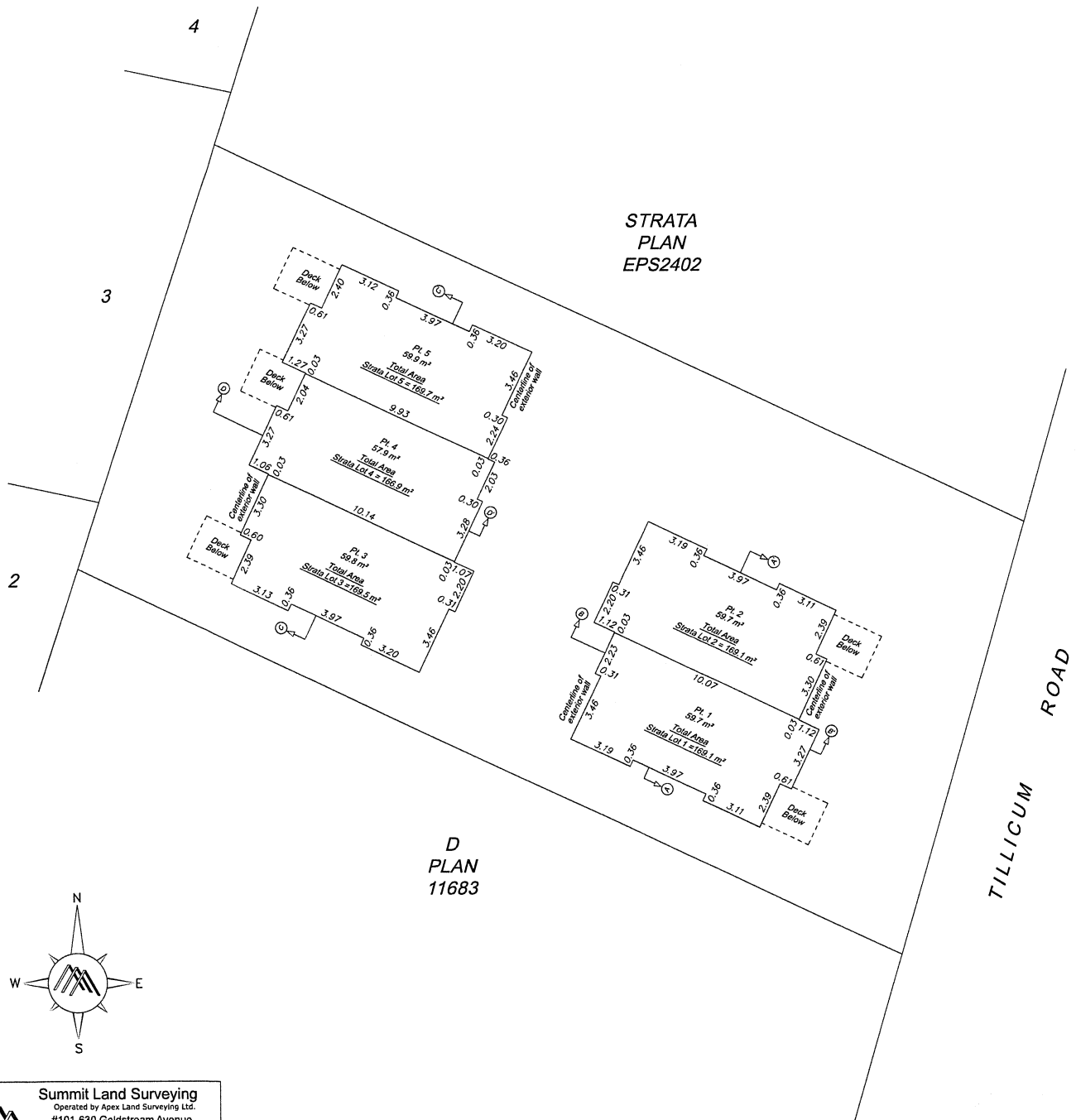
LEGEND

- Pl. Denotes "Part Strata Lot _"
- LCP Denotes "Limited Common Property, limited for the use of Strata Lot _"

Section arrows on this plan point in the direction of view.

This sheet shows strata lot boundary dimensions to the centerline of the structural portion of exterior walls and to the centerline of the structural party wall between strata lots.

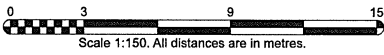
All patios and balconies are defined as to height by the structural centerline of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.



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CROSS SECTIONS



The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:150.

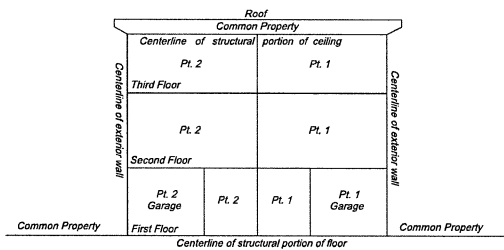
LEGEND

- Pt. Denotes "Part Strata Lot _"
- LCP Denotes "Limited Common Property, limited for the use of Strata Lot _"

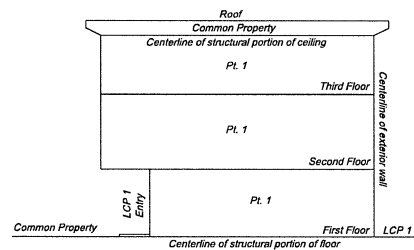
This sheet shows strata lot boundaries to the centerline of the structural portion of exterior walls and to the centerline of the structural party wall between strata lots.

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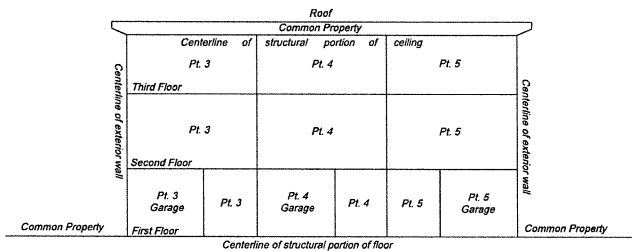
CROSS SECTION A' - A'



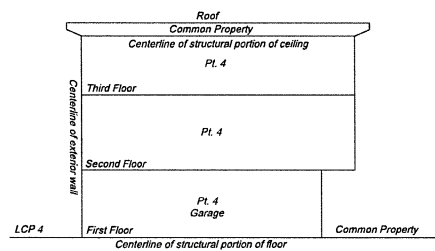
CROSS SECTION B - B'



CROSS SECTION C - C'



CROSS SECTION D - D'



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Archive: 35-Lida-ST5-1