

NEW WESTMINSTER LAND TITLE OFFICE

Sep-11-2012 10:15:24.002

EPS929

PAGE 1 OF 7 PAGES

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

0805

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you

(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and

(b) certify the matters set out in section 168.73 (4) of the Land Title Act,

Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

Matthew
Onderwater
RWU51U

Digitally signed by Matthew
Onderwater RWU51U
DN: c=CA, cn=Matthew Onderwater
RWU51U, o=BC Land Surveyor,
ou=Verify ID at www.juricert.com/
LKUP.cfm?id=RWU51U
Date: 2012.07.20 11:38:32 -07'00'

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

Matt Onderwater

104-5830 176 'A' Street

(604) 574-7311

matt@onderwater.ca

Surrey

BC V3S-4H5

☐ Surveyor General Certification

2. PLAN IDENTIFICATION:

Control Number: 134-280-9512

Plan Number: EPS929

LTO Document Reference: CA2762990

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: 2012 July 16 (YYYY/Month/DD) The checklist was filed under ECR#:

The plan was completed and checked on: 2012 July 20 (YYYY/Month/DD) 138710

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2012 July 20 (YYYY/Month/DD)

☐ 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: 2012 July 20 (YYYY/Month/DD)

Arterial Highway ☐

4. ALTERATION: ☐

**STRATA PLAN OF PART OF LOT 1,
SECTION 16, TOWNSHIP 8, N.W.D. PLAN BCP49501.
B.C.G.S. 92G.017 CITY OF SURREY PHASE 1**

SHEET 1 OF 6 SHEETS

STRATA PLAN EPS929

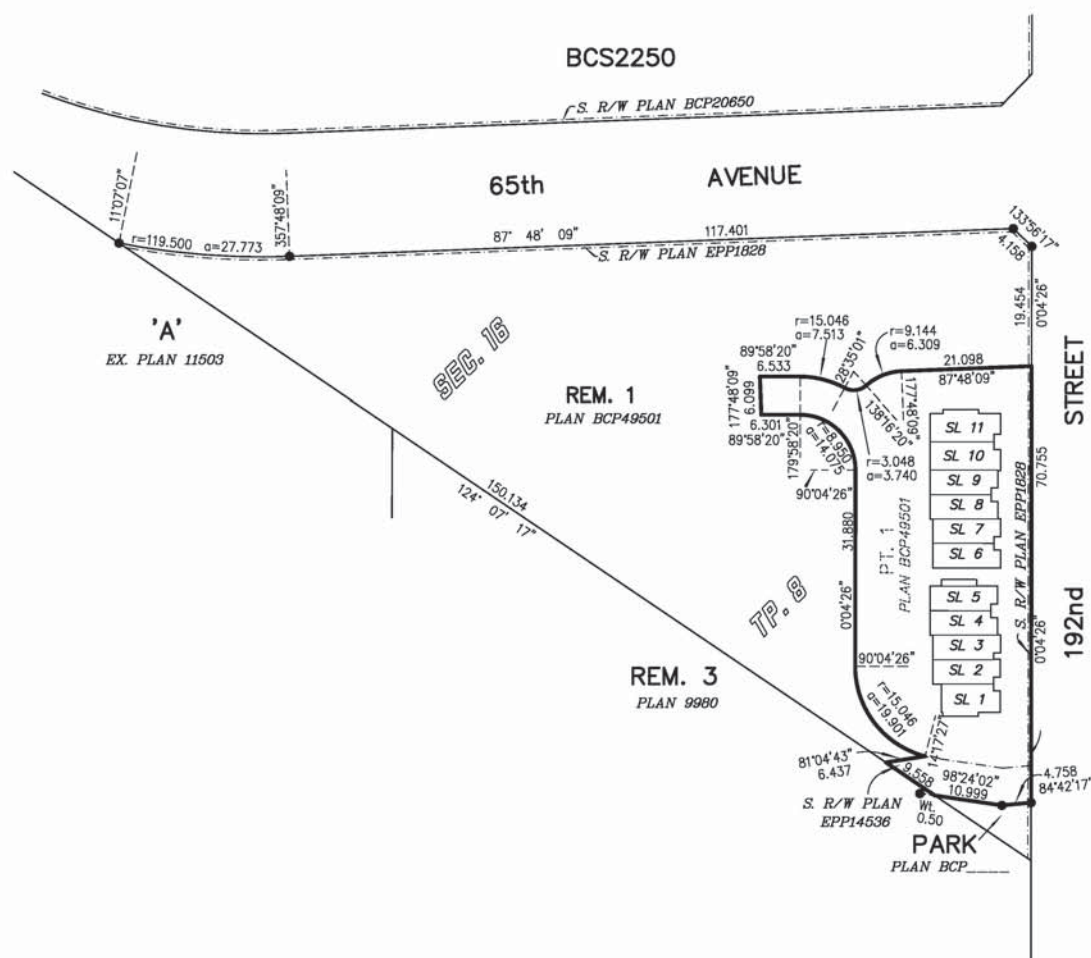


All Distances are in Metres.
The intended plot size of this plan is
280mm in width by 432mm in height
(B size) when plotted at a scale of 1:750

LEGEND:

- SL DENOTES STRATA LOT
- PT DENOTES PART
- m2 DENOTES SQUARE METRES
- TA DENOTES TOTAL AREA
- LCP DENOTES LIMITED COMMON PROPERTY AREA
- CP DENOTES COMMON PROPERTY
- DENOTES STANDARD IRON POST FOUND

Grid Bearings are derived from plan BCP49501



Civic Address

19180 65th Avenue
Surrey B.C.

**Integrated Survey Area No. 1
City of Surrey NAD83 (CSRS)**

This plan shows horizontal ground level
distances, except where otherwise noted.
To compute grid distances, multiply ground
level distances by combined factor of 0.9995992.

Underwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS1114_P1_F1

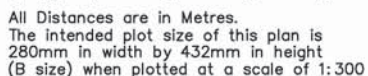
*This Plan Lies Within The
Greater Vancouver Regional District*

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

This plan is Phase 1 of a 4 phase strata plan under section
224 of the Strata Property Act lying within the jurisdiction of
the Approving Officer for the City of Surrey.

The field survey represented by this plan was completed by
Matthew C. Underwater, B.C.L.S., on the 16th day of July, 2012.

STRATA PLAN EPS929



REM. 1
PLAN BCP49501

PHASE 1

REM. 1
PLAN BCP49501

REM. 3
PLAN 9980

192nd STREET

PARK
PLAN BCP49501

Onderwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS1114_P1_F2

LCP AREAS - PHASE 1

SHEET 3 OF 6 SHEETS

STRATA PLAN EPS929



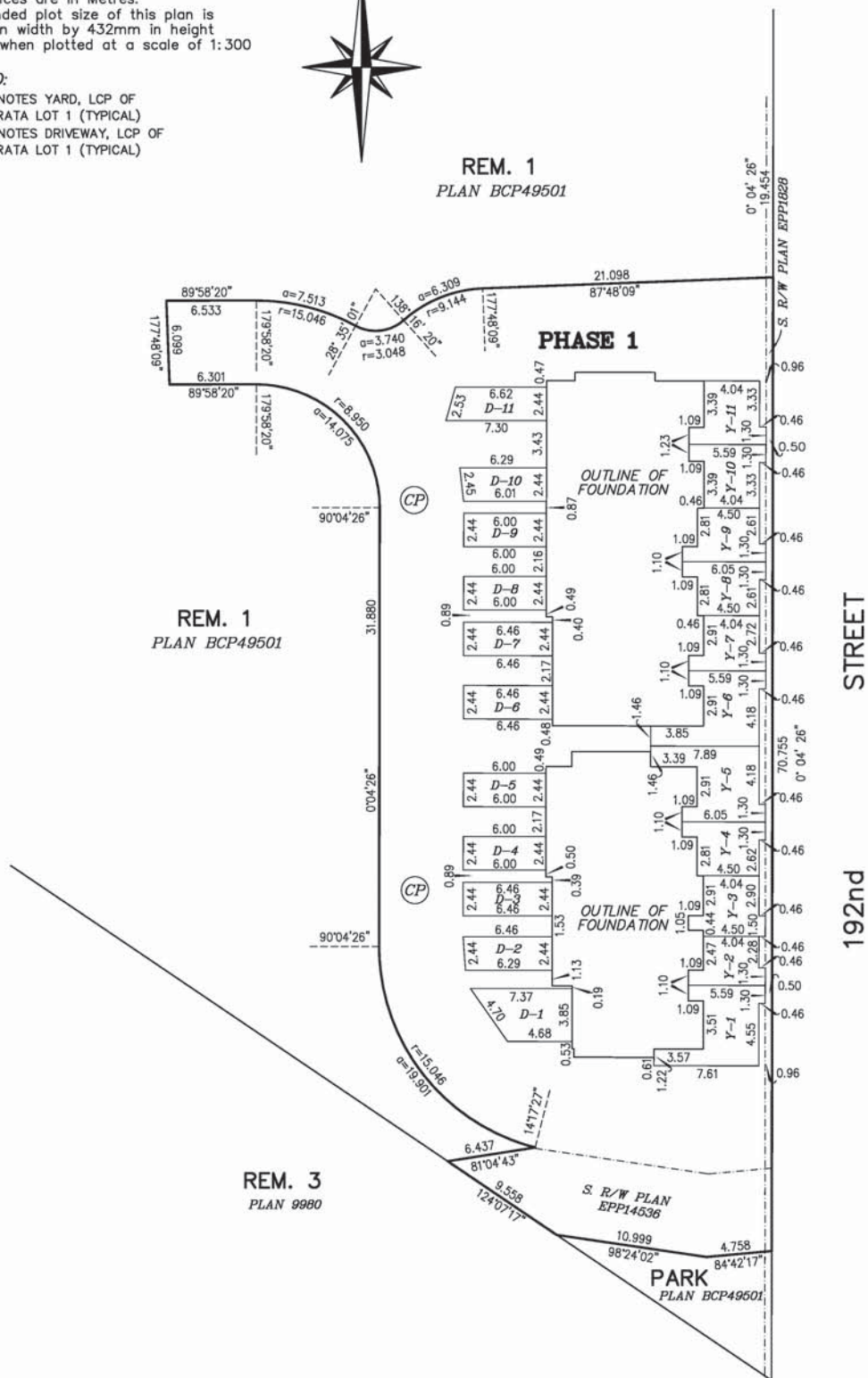
All Distances are in Metres.
The intended plot size of this plan is
280mm in width by 432mm in height
(B size) when plotted at a scale of 1:300

LEGEND:

Y-1 DENOTES YARD, LCP OF STRATA LOT 1 (TYPICAL)
D-1 DENOTES DRIVEWAY, LCP OF STRATA LOT 1 (TYPICAL)



REM. 1
PLAN BCP49501



Onderwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS1114_P1_F3

FLOOR PLANS – PHASE 1 **STRATA LOTS 1, 2, 3,** **4 AND 5**

SHEET 4 OF 6 SHEETS

STRATA PLAN EPS929

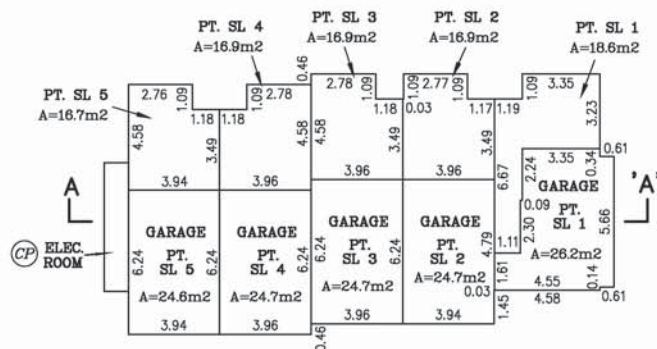
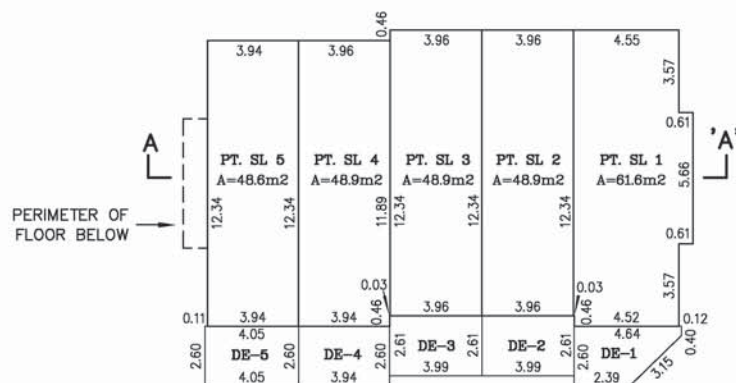
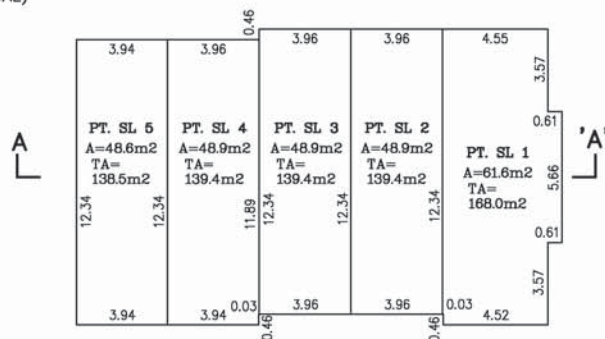


All Distances are in Metres.
 The intended plot size of this plan is
 280mm in width by 432mm in height
 (B size) when plotted at a scale of 1:200



LEGEND:

DE-1 DENOTES DECK, LCP OF
 STRATA LOT 1 (TYPICAL)



FLOOR PLANS – PHASE 1 **STRATA LOTS 6, 7, 8, 9,** **10 AND 11**

SHEET 5 OF 6 SHEETS

STRATA PLAN EPS929

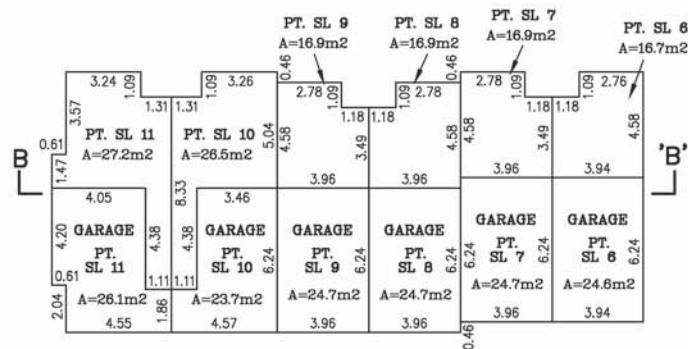
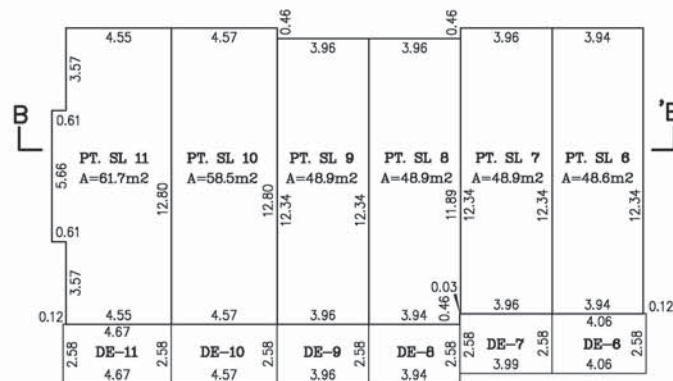
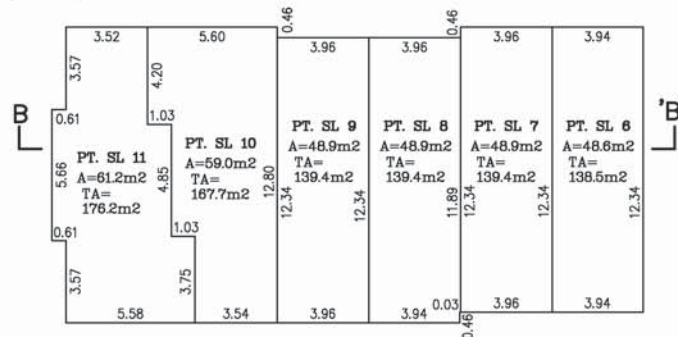


All Distances are in Metres.
 The intended plot size of this plan is
 280mm in width by 432mm in height
 (B size) when plotted at a scale of 1:200



LEGEND:

DE-1 DENOTES DECK, LCP OF
 STRATA LOT 1 (TYPICAL)

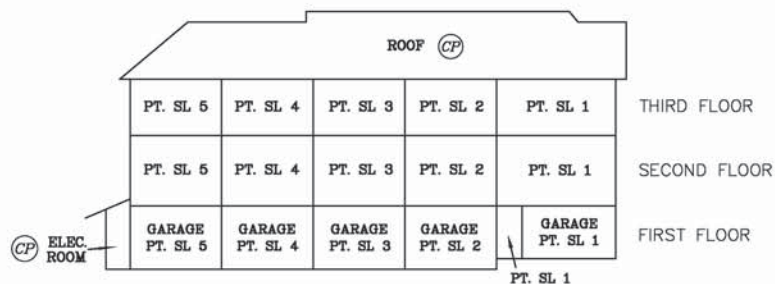
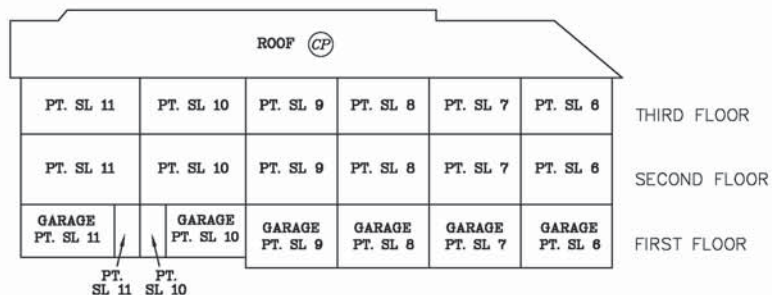


SECTIONS – PHASE 1

SHEET 6 OF 6 SHEETS

STRATA PLAN EPS929

All Distances are in Metres.
 The intended plot size of this plan is
 280mm in width by 432mm in height
 (B size) when plotted at a scale of 1:200

**SECTION A – A'****SECTION B – B'**

**STRATA PLAN OF PART OF LOT 1,
SECTION 16, TOWNSHIP 8, N.W.D. PLAN BCP49501,
EXCEPT PHASE 1, STRATA PLAN EPS929.**

SHEET 1 OF 6 SHEETS

STRATA PLAN EPS929

B.C.G.S. 92G.017 CITY OF SURREY PHASE 2

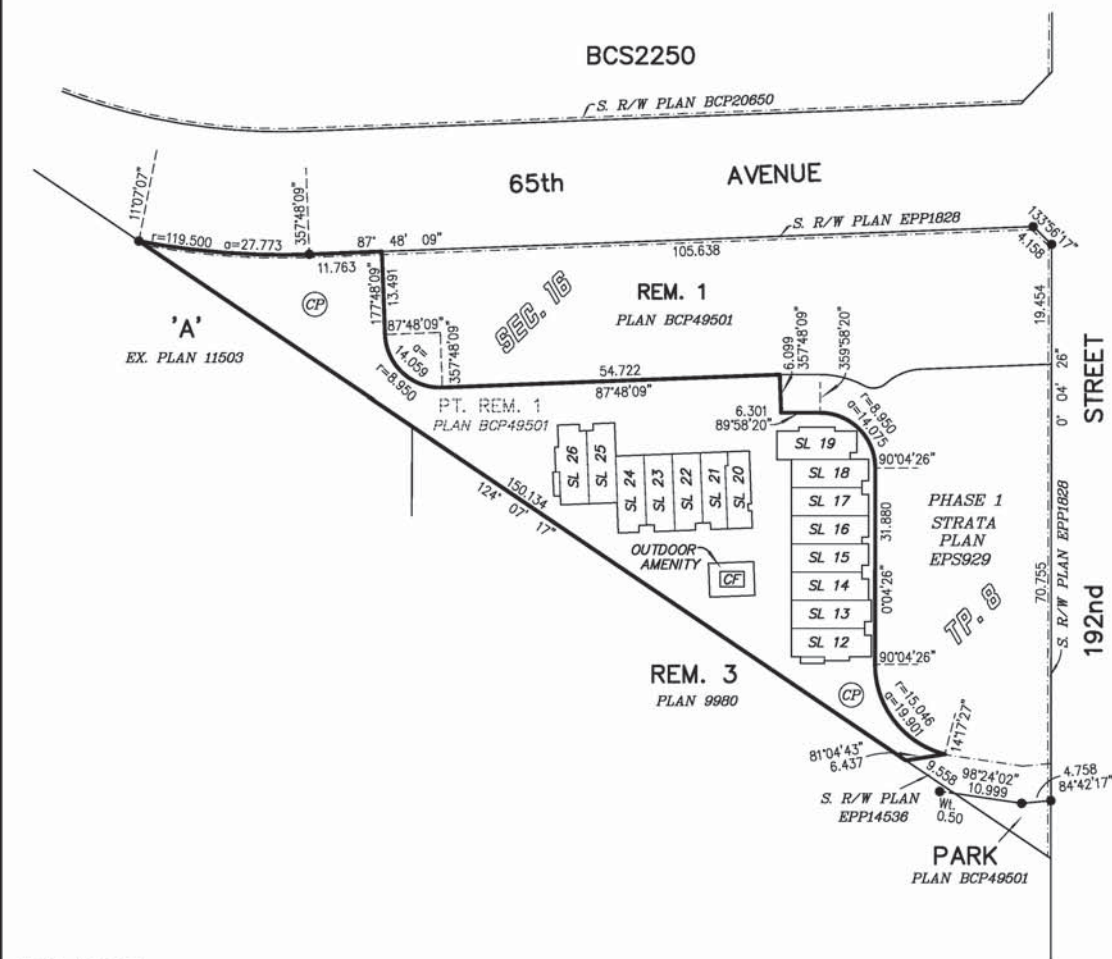


All Distances are in Metres.
The intended plot size of this plan is
280mm in width by 432mm in height
(B size) when plotted at a scale of 1:750

LEGEND:

- SL DENOTES STRATA LOT
- PT DENOTES PART
- m2 DENOTES SQUARE METRES
- TA DENOTES TOTAL AREA
- LCP DENOTES LIMITED COMMON PROPERTY AREA
- (CP) DENOTES COMMON PROPERTY
- [CF] DENOTES COMMON FACILITY
- DENOTES STANDARD IRON POST FOUND

Grid Bearings are derived from plan BCP49501



Civic Address

19180 65th Avenue
Surrey B.C.

**Integrated Survey Area No. 1
City of Surrey NAD83 (CSRS)**

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995992 which has been derived from control monuments 5941 & 8788.

**Underwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.**

FILE: JS1114_P2_F1

*This Plan Lies Within The
Greater Vancouver 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 common facility outdoor amenity in this phase is subject to the conditions set out in the Form P filed for this strata plan.

This plan is Phase 2 of a 4 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Surrey.

The field survey represented by this plan was completed by Matthew C. Onderwater, BCLS, on the 17th day of October, 2012.

BUILDING DETAILS - PHASE 2

SHEET 2 OF 6 SHEETS

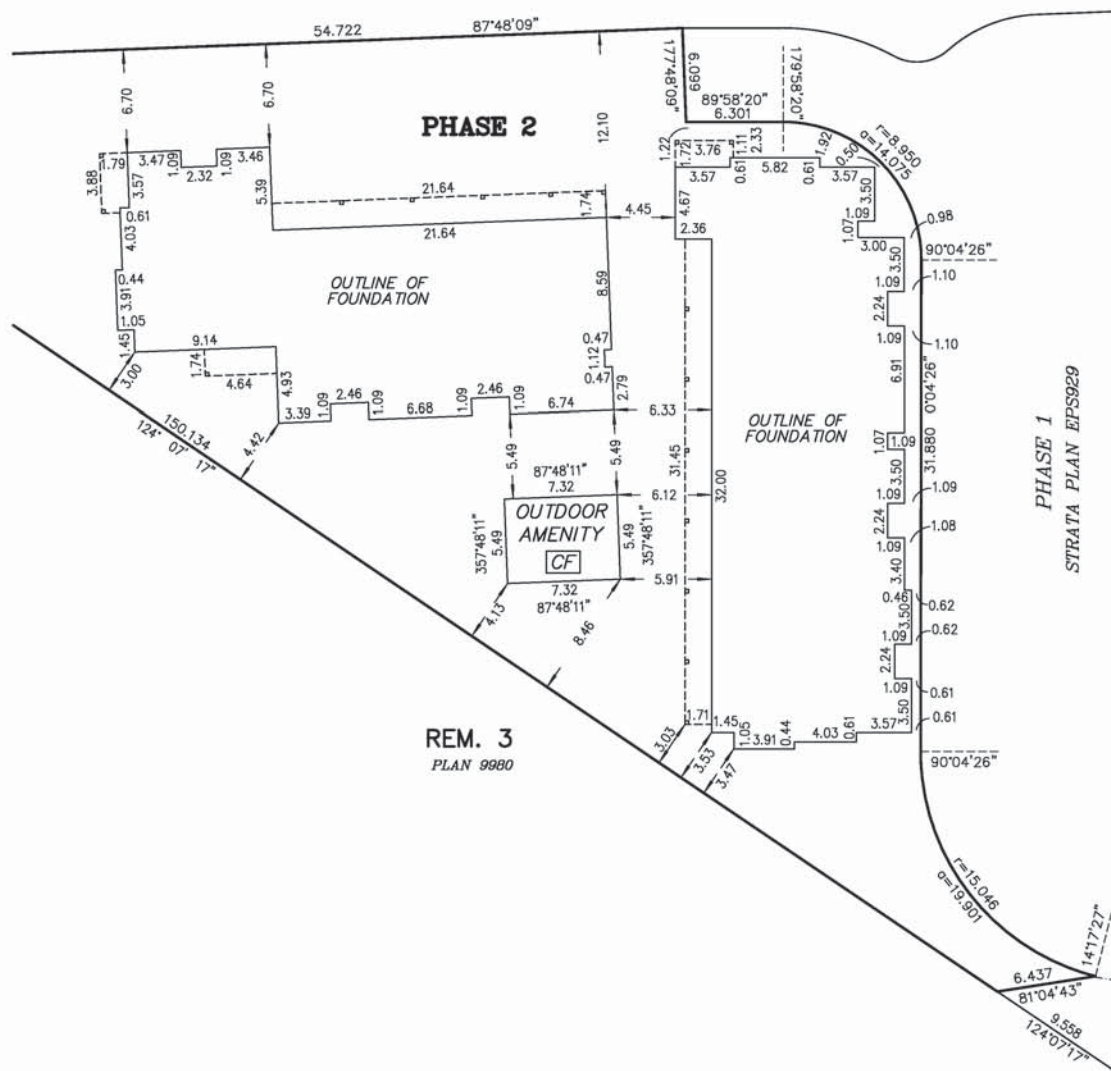
STRATA PLAN EPS929



All Distances are in Metres.
The intended plot size of this plan is
432mm in width by 280mm in height
(B size) when plotted at a scale of 1:300



REM. 1
PLAN BCP49501



Onderwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS1114_P2_F2

LCP AREAS - PHASE 2

SHEET 3 OF 6 SHEETS

STRATA PLAN EPS929

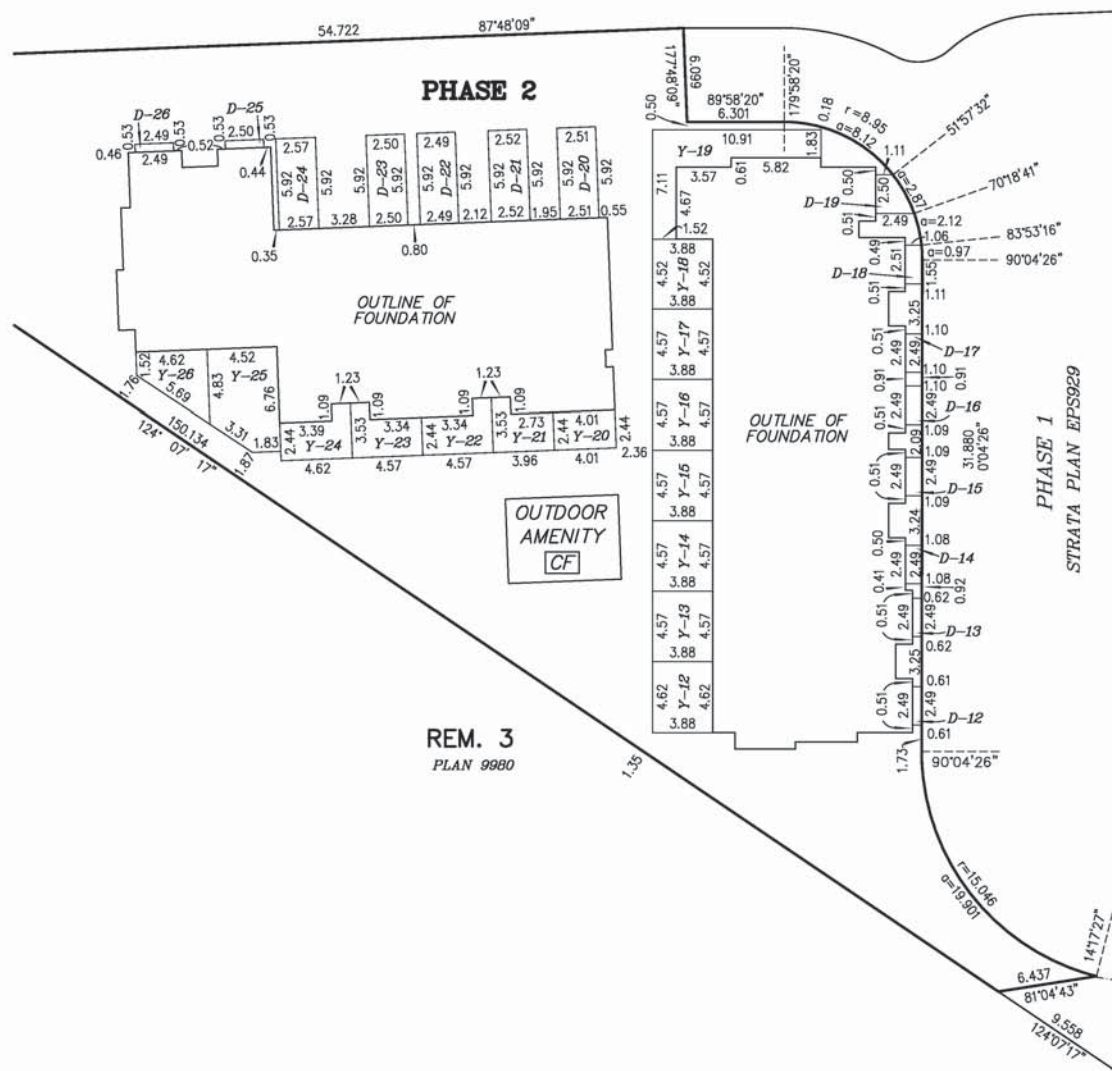
All Distances are in Metres.
The intended plot size of this plan is
432mm in width by 280mm in height
(B size) when plotted at a scale of 1:300

LEGEND:

- Y-1 DENOTES YARD, LCP OF
STRATA LOT 1 (TYPICAL)
D-1 DENOTES DRIVEWAY, LCP OF
STRATA LOT 1 (TYPICAL)

**REM. 1**

PLAN BCP49501



Onderwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS1114_P2_F3

FLOOR PLANS – PHASE 2 **STRATA LOTS 12, 13, 14, 15,** **16, 17, 18 AND 19**

SHEET 4 OF 6 SHEETS

STRATA PLAN EPS929

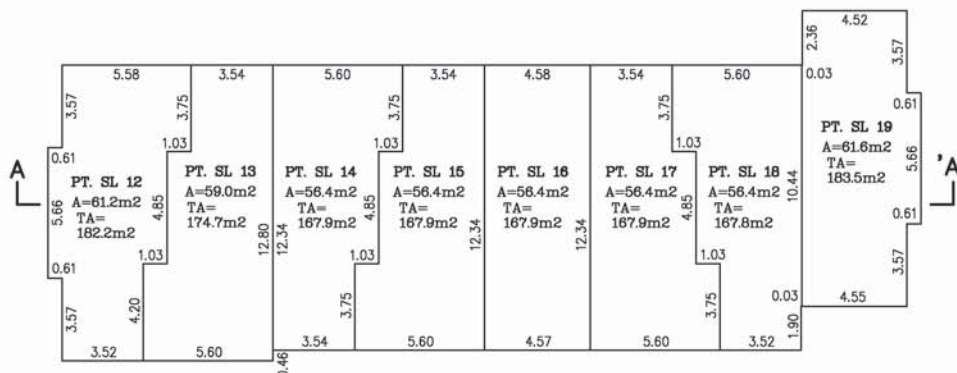


All Distances are in Metres.
 The intended plot size of this plan is
 280mm in width by 432mm in height
 (B size) when plotted at a scale of 1:200

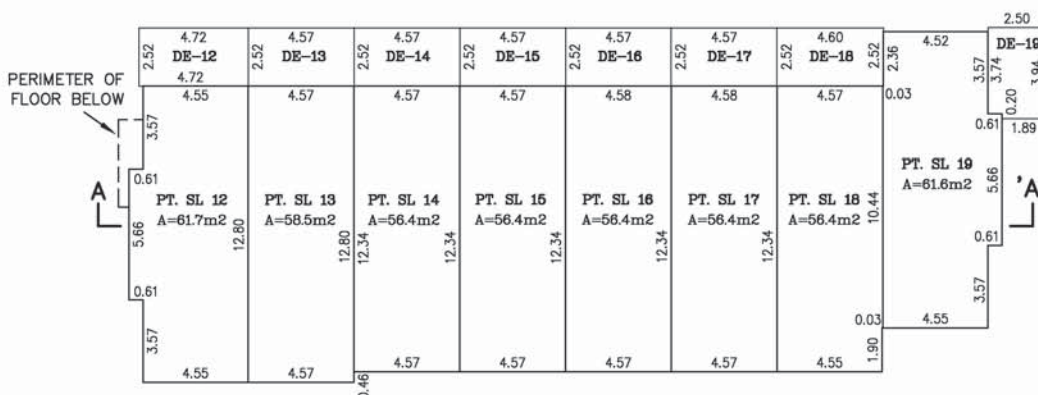


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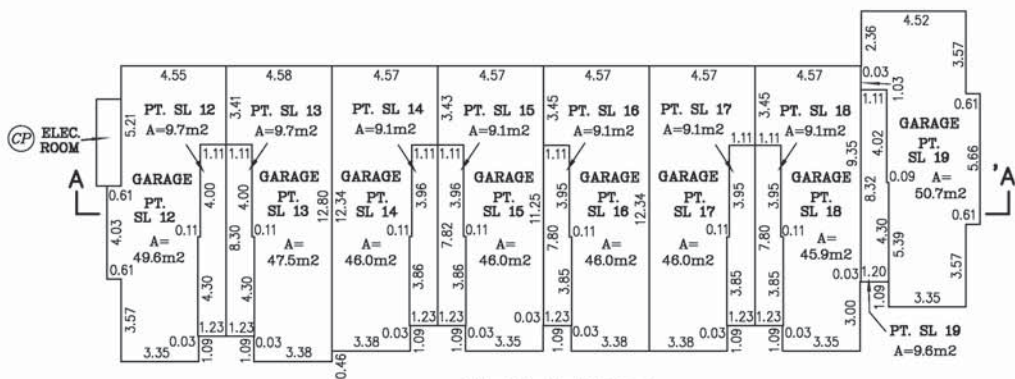
DE-1 DENOTES DECK, LCP OF
 STRATA LOT 1 (TYPICAL)



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Underwater Land Surveying
 B.C. Land Surveyors
 #104 – 5830 176 'A' Street
 Cloverdale, B.C.
 FILE: JS1114_P2_F4

FLOOR PLANS – PHASE 2 **STRATA LOTS 20, 21, 22,** **23, 24, 25 AND 26**

SHEET 5 OF 6 SHEETS

STRATA PLAN EPS929

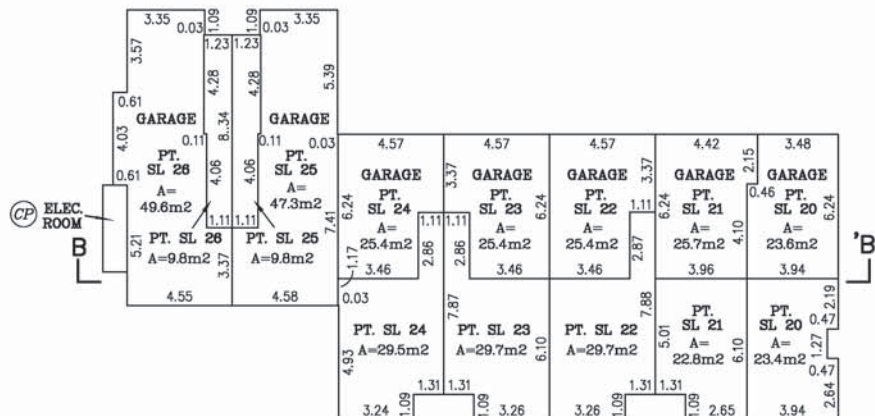
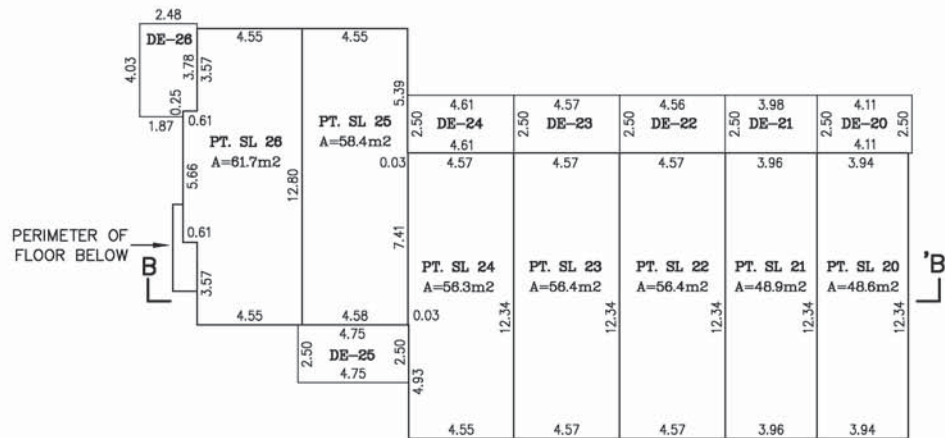
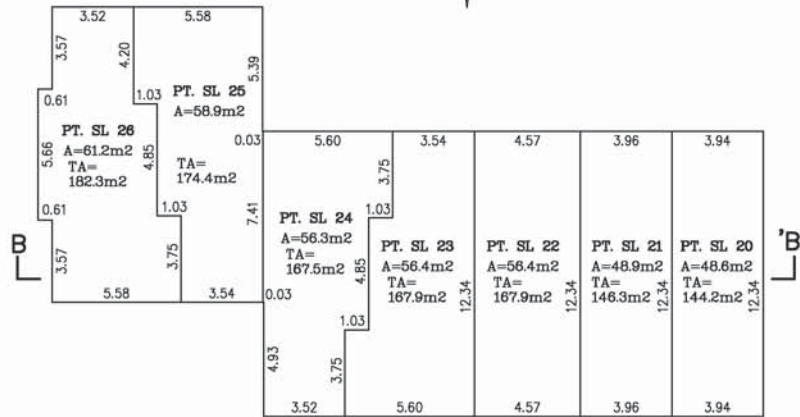


All Distances are in Metres.
 The intended plot size of this plan is
 280mm in width by 432mm in height
 (B size) when plotted at a scale of 1:200



LEGEND:

- DE-1 DENOTES DECK, LCP OF
STRATA LOT 1 (TYPICAL)
 EN-1 DENOTES ENTRY, LCP OF
STRATA LOT 1 (TYPICAL)



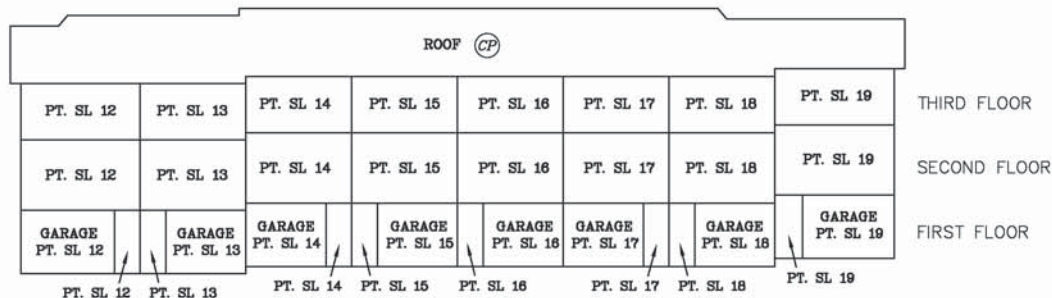
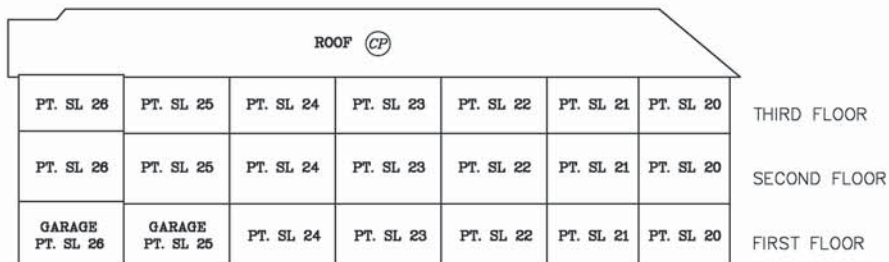
Underwater Land Surveying
 B.C. Land Surveyors
 #104 – 5830 176 'A' Street
 Cloverdale, B.C.
 FILE: JS1114_P2_F5

SECTIONS – PHASE 2

SHEET 6 OF 6 SHEETS

STRATA PLAN EPS929

All Distances are in Metres.
 The intended plot size of this plan is
 280mm in width by 432mm in height
 (B size) when plotted at a scale of 1:200

**SECTION A – A'****SECTION B – B'**

**STRATA PLAN OF PART OF LOT 1,
SECTION 16, TOWNSHIP 8, N.W.D. PLAN BCP49501,
EXCEPT PHASE 1 AND 2, STRATA PLAN EPS929.**

SHEET 1 OF 6 SHEETS

STRATA PLAN EPS929

B.C.G.S. 92G.017 CITY OF SURREY PHASE 3

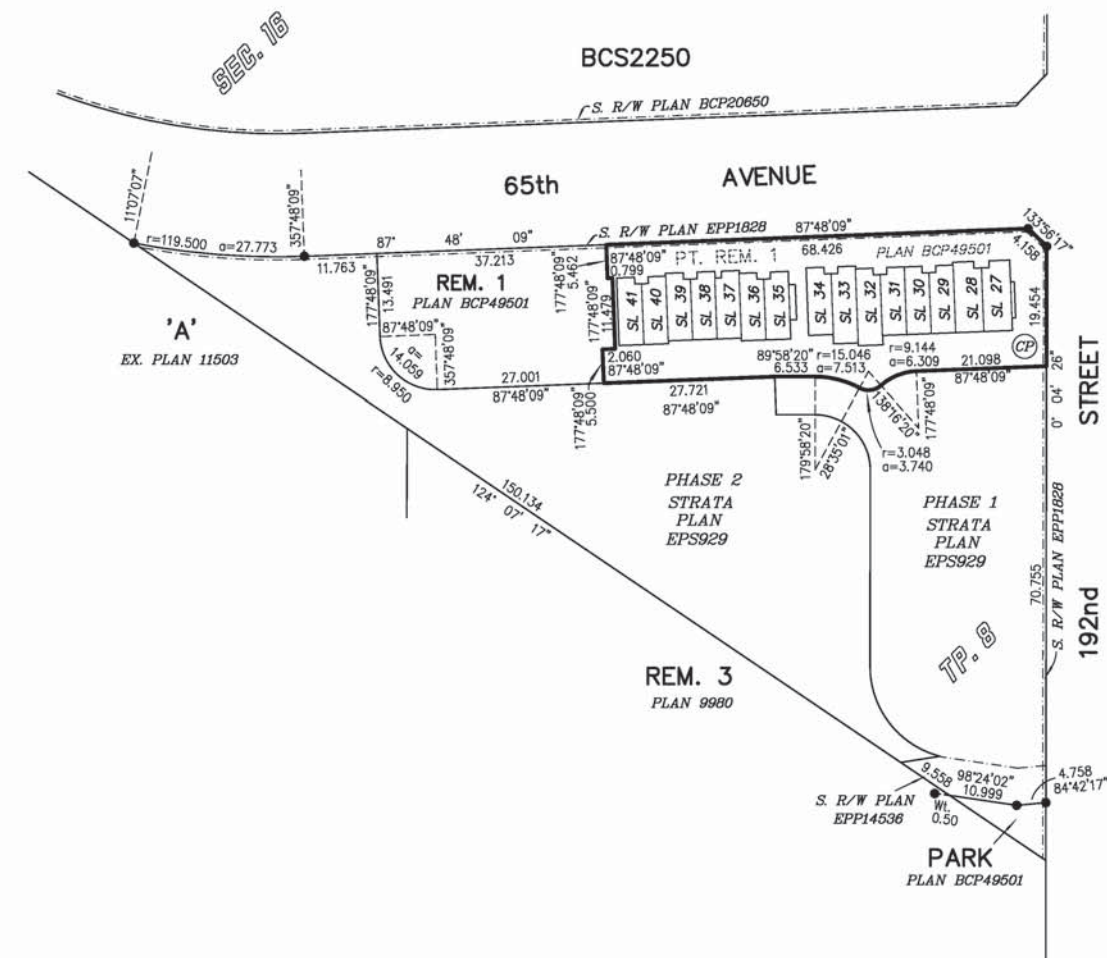


All Distances are in Metres.
The intended plot size of this plan is
280mm in width by 432mm in height
(B size) when plotted at a scale of 1:750

LEGEND:

SL DENOTES STRATA LOT
PT DENOTES PART
m2 DENOTES SQUARE METRES
TA DENOTES TOTAL AREA
LCP DENOTES LIMITED COMMON PROPERTY AREA
CP DENOTES COMMON PROPERTY
● DENOTES STANDARD IRON POST FOUND

Grid Bearings are derived from plan BCP49501

Civic Address

19180 65th Avenue
Surrey B.C.

Integrated Survey Area No. 1
City of Surrey NAD83 (CSRS)

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995992 which has been derived from control monuments 5941 & 8788.

Onderwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS1114_P3_F1

*This Plan Lies Within The
Greater Vancouver 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.

This plan is Phase 3 of a 4 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Surrey.

The field survey represented by this plan was completed on the 4th day of January, 2013.

Matthew C. Onderwater, BCLS

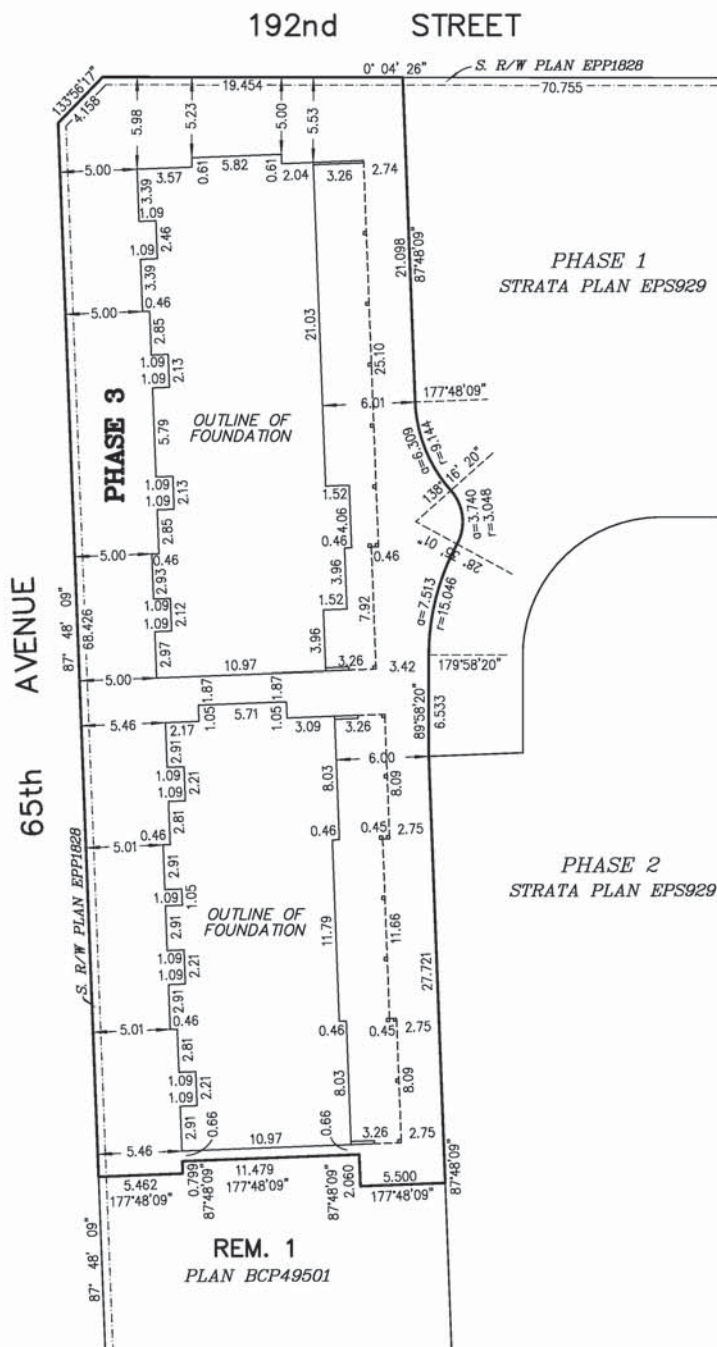
BUILDING DETAILS – PHASE 3

SHEET 2 OF 6 SHEETS

STRATA PLAN EPS929



All Distances are in Metres.
The intended plot size of this plan is
432mm in width by 280mm in height
(B size) when plotted at a scale of 1:300



Onderwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS1114_P3_F2

LCP AREAS - PHASE 3

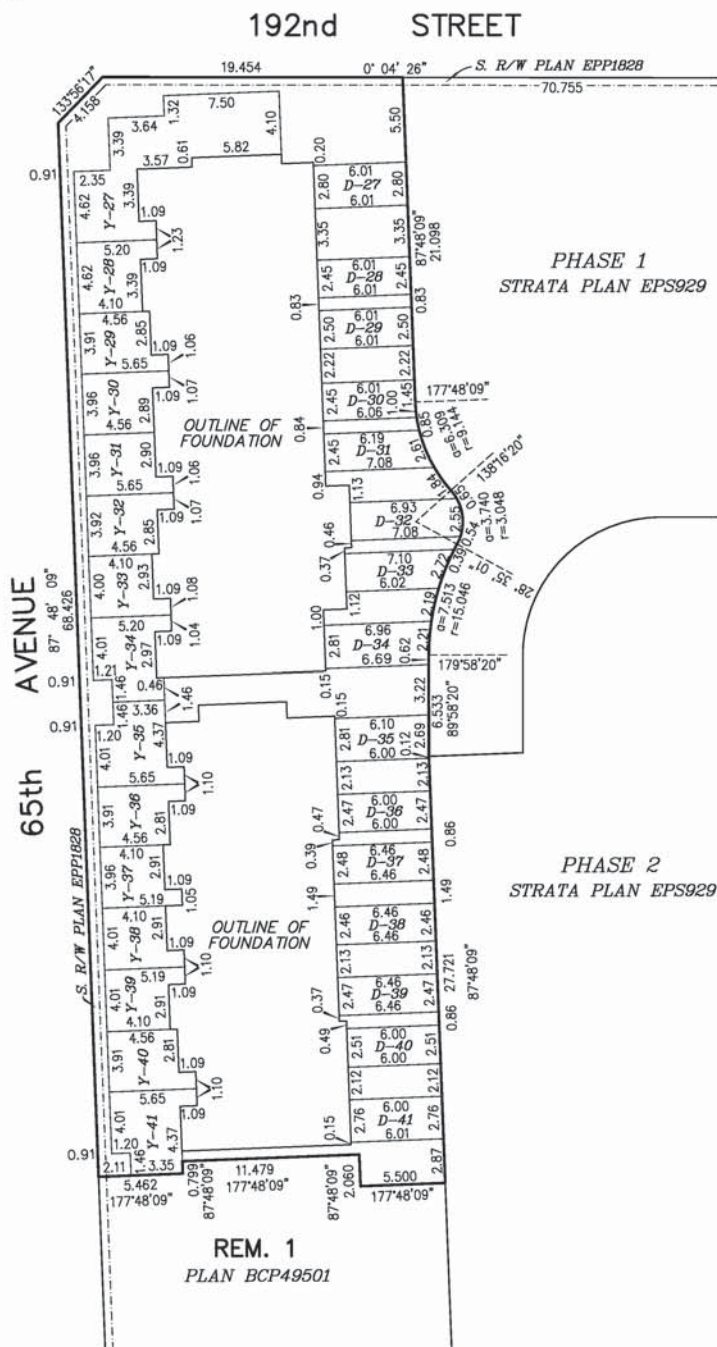
SHEET 3 OF 6 SHEETS

STRATA PLAN EPS929

All Distances are in Metres.
The intended plot size of this plan is
432mm in width by 280mm in height
(B size) when plotted at a scale of 1:300

**LEGEND:**

- Y-1 DENOTES YARD, LCP OF
STRATA LOT 1 (TYPICAL)
D-1 DENOTES DRIVEWAY, LCP OF
STRATA LOT 1 (TYPICAL)



Onderwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS1114_P3_F3

FLOOR PLANS – PHASE 3 **STRATA LOTS 27, 28, 29, 30,** **31, 32, 33 AND 34**

SHEET 4 OF 6 SHEETS

STRATA PLAN EPS929

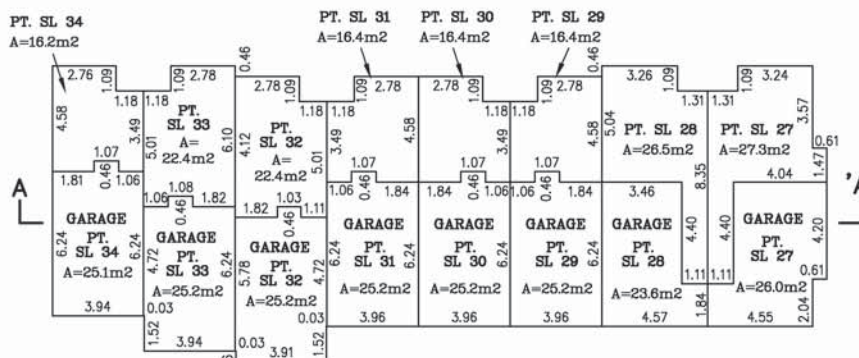
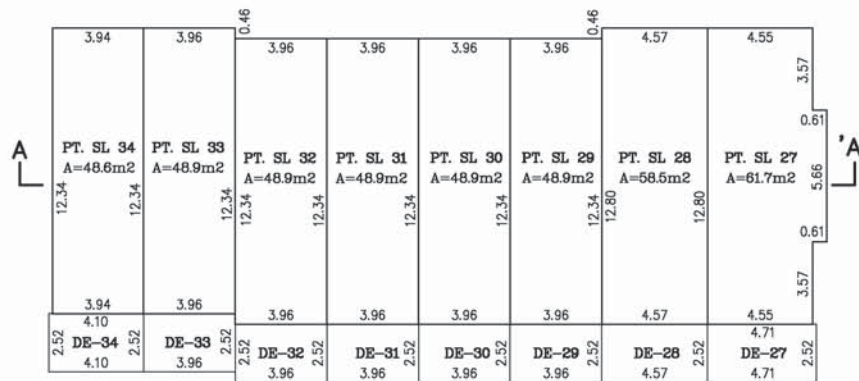
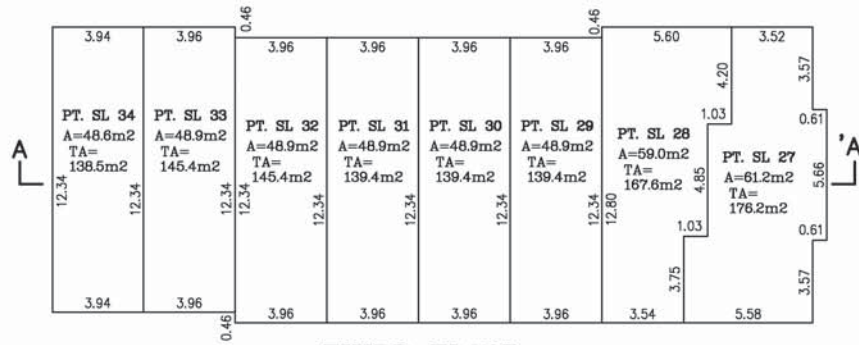


All Distances are in Metres.
 The intended plot size of this plan is
 280mm in width by 432mm in height
 (B size) when plotted at a scale of 1:200



LEGEND:

DE-1 DENOTES DECK, LCP OF
 STRATA LOT 1 (TYPICAL)



Underwater Land Surveying
 B.C. Land Surveyors
 #104 – 5830 176 'A' Street
 Cloverdale, B.C.
 FILE: JS1114_P3_F4

FLOOR PLANS – PHASE 3 **STRATA LOTS 35, 36, 37,** **38, 39, 40 AND 41**

SHEET 5 OF 6 SHEETS

STRATA PLAN EPS929

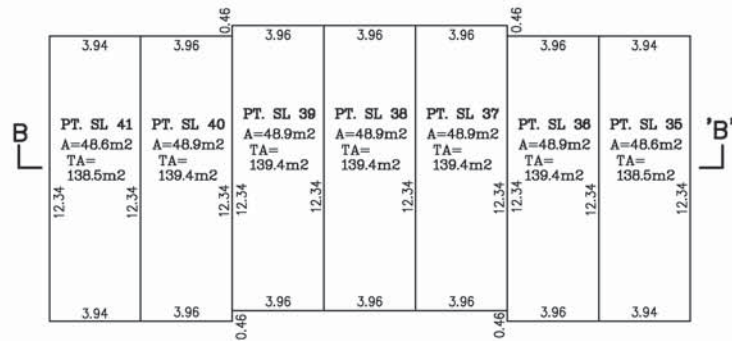


All Distances are in Metres.
 The intended plot size of this plan is
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 (B size) when plotted at a scale of 1:200

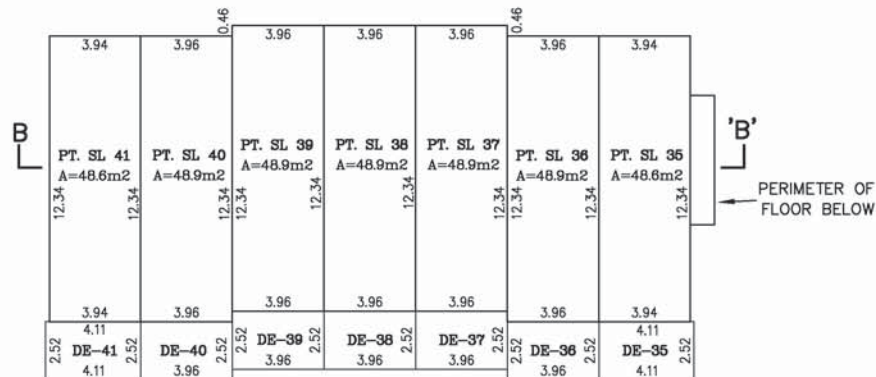


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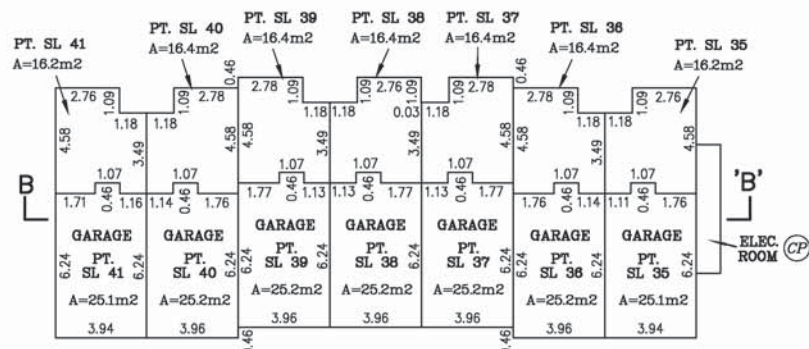
DE-1 DENOTES DECK, LCP OF
 STRATA LOT 1 (TYPICAL)



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

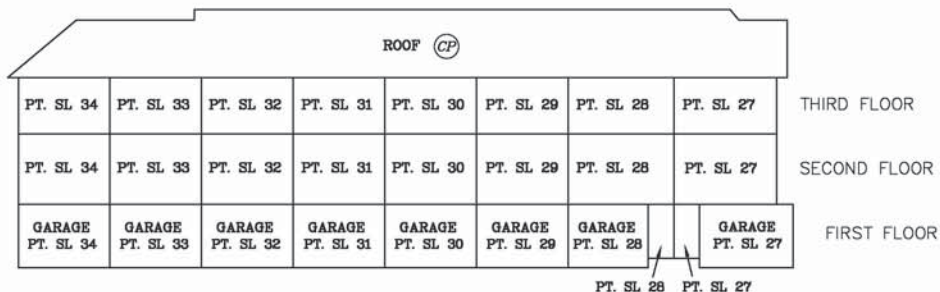
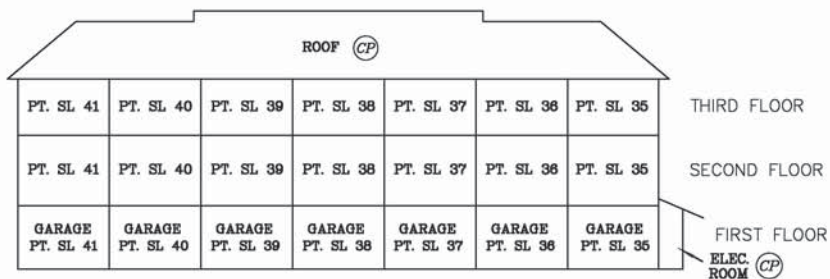
Underwater Land Surveying
 B.C. Land Surveyors
 #104 – 5830 176 'A' Street
 Cloverdale, B.C.
 FILE: JS1114_P3_F5

SECTIONS – PHASE 3

SHEET 6 OF 6 SHEETS

STRATA PLAN EPS929

All Distances are in Metres.
 The intended plot size of this plan is
 280mm in width by 432mm in height
 (B size) when plotted at a scale of 1:200

**SECTION A – A'****SECTION B – B'**

**STRATA PLAN OF LOT 1,
SECTION 16, TOWNSHIP 8, N.W.D. PLAN BCP49501,
EXCEPT PHASES 1, 2 AND 3, STRATA PLAN EPS929.
B.C.G.S. 92G.017 CITY OF SURREY PHASE 4**

SHEET 1 OF 5 SHEETS

STRATA PLAN EPS929

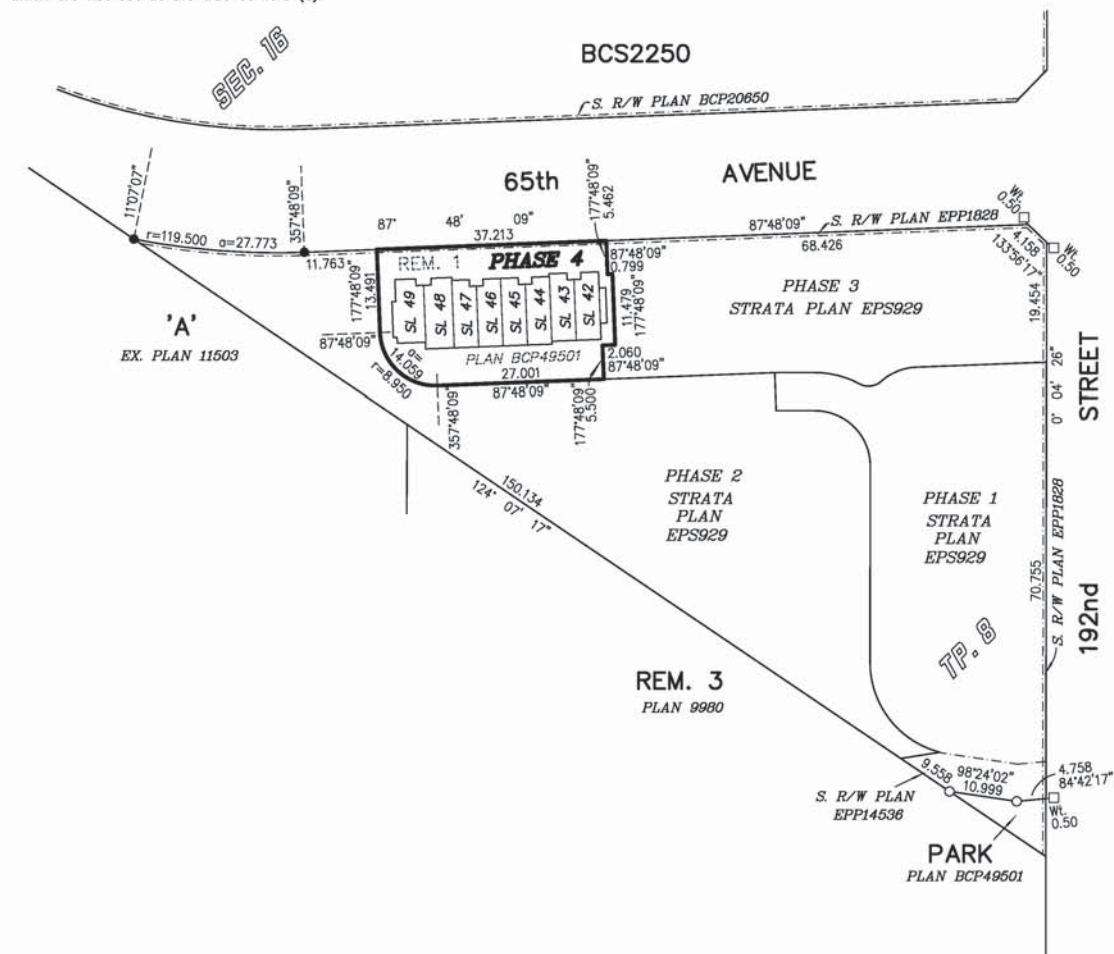
All Distances are in Metres.
The intended plot size of this plan is
280mm in width by 432mm in height
(B size) when plotted at a scale of 1:750

LEGEND:

- SL DENOTES STRATA LOT
- PT DENOTES PART
- m2 DENOTES SQUARE METRES
- TA DENOTES TOTAL AREA
- LCP DENOTES LIMITED COMMON PROPERTY AREA
- (CP) DENOTES COMMON PROPERTY
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- DENOTES LEAD PLUG SET

Grid Bearings are derived from plan BCP49501

This plan shows one or more witness posts
which are not set at the true corners (s).

**Civic Address**

19180 65th Avenue
Surrey B.C.

**Integrated Survey Area No. 1
City of Surrey NAD83 (CSRS)**

This plan shows horizontal ground-level distances
unless otherwise specified. To compute grid distances,
multiply ground-level distances by the average combined
factor of 0.9995992 which has been derived from
control monuments 5941 & 8788.

**Underwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.**

FILE: JS1114_P4_F1

*This Plan Lies Within The
Greater Vancouver 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.

This plan is Phase 4 of a 4 phase strata plan under section
224 of the Strata Property Act lying within the jurisdiction of
the Approving Officer for the City of Surrey.

The field survey represented by this plan was
completed on the 6th day of March, 2013.

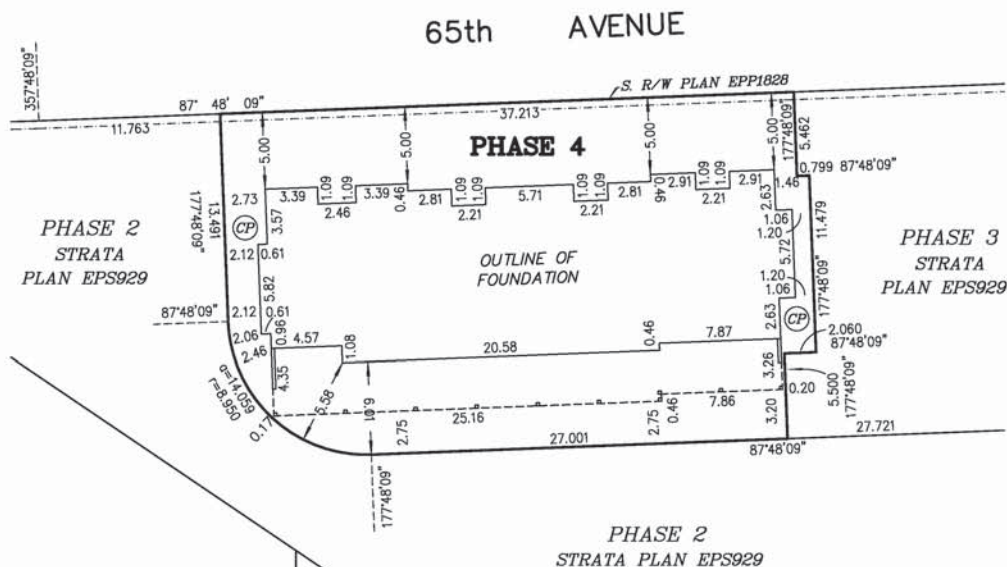
Matthew C. Onderwater, BCLS

BUILDING DETAILS – PHASE 4

SHEET 2 OF 5 SHEETS

STRATA PLAN EPS929

All Distances are in Metres.
 The intended plot size of this plan is
 432mm in width by 280mm in height
 (B size) when plotted at a scale of 1:300



Onderwater Land Surveying
 B.C. Land Surveyors
 #104-5830 176A Street
 Cloverdale B.C.

FILE: JS1114_P4_F2

LCP AREAS - PHASE 4

SHEET 3 OF 5 SHEETS

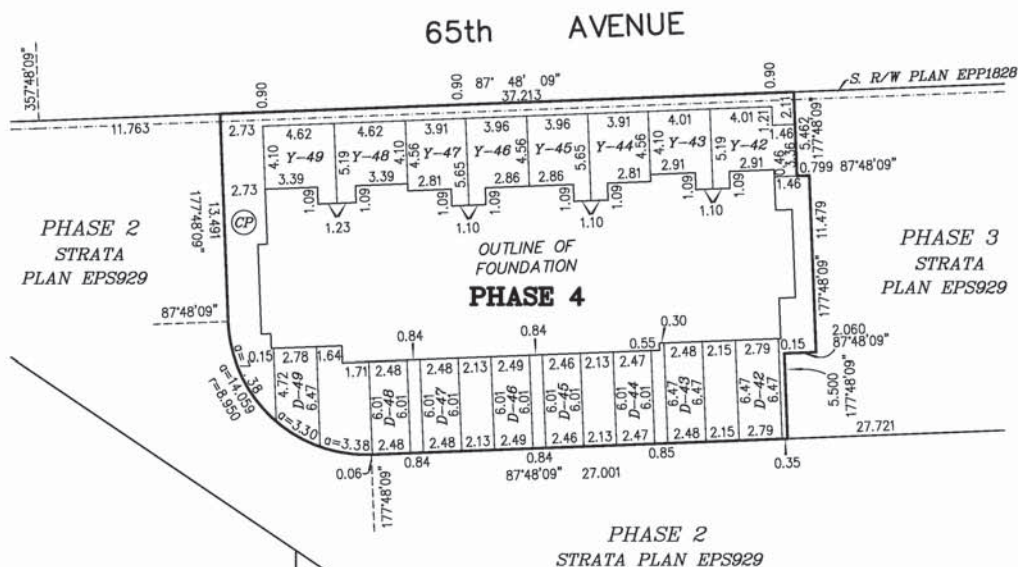
STRATA PLAN EPS929



All Distances are in Metres.
The intended plot size of this plan is
432mm in width by 280mm in height
(B size) when plotted at a scale of 1:300

LEGEND:

- Y-1 DENOTES YARD, LCP OF STRATA LOT 1 (TYPICAL)
D-1 DENOTES DRIVEWAY, LCP OF STRATA LOT 1 (TYPICAL)



Onderwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

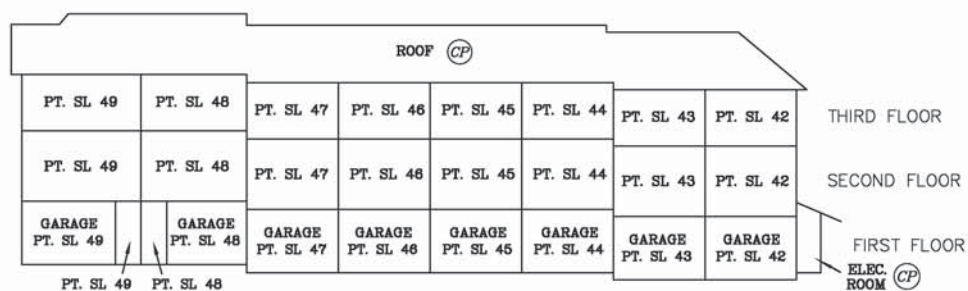
FILE: JS1114_P4_F3

SECTIONS – PHASE 4

SHEET 5 OF 5 SHEETS

STRATA PLAN EPS929

All Distances are in Metres.
 The intended plot size of this plan is
 280mm in width by 432mm in height
 (B size) when plotted at a scale of 1:200

**SECTION A – A'**