Status: Filed Plan #: EPS2587 App #: CA4372394 Ctrl #: 142-912-2254 RCVD: 2015-05-01 RQST: 2022-08-29 10.53.42

STRATA PLAN OF LOT A, BLOCK 4, DISTRICT LOT 791, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP35127

STRATA PLAN EPS2587

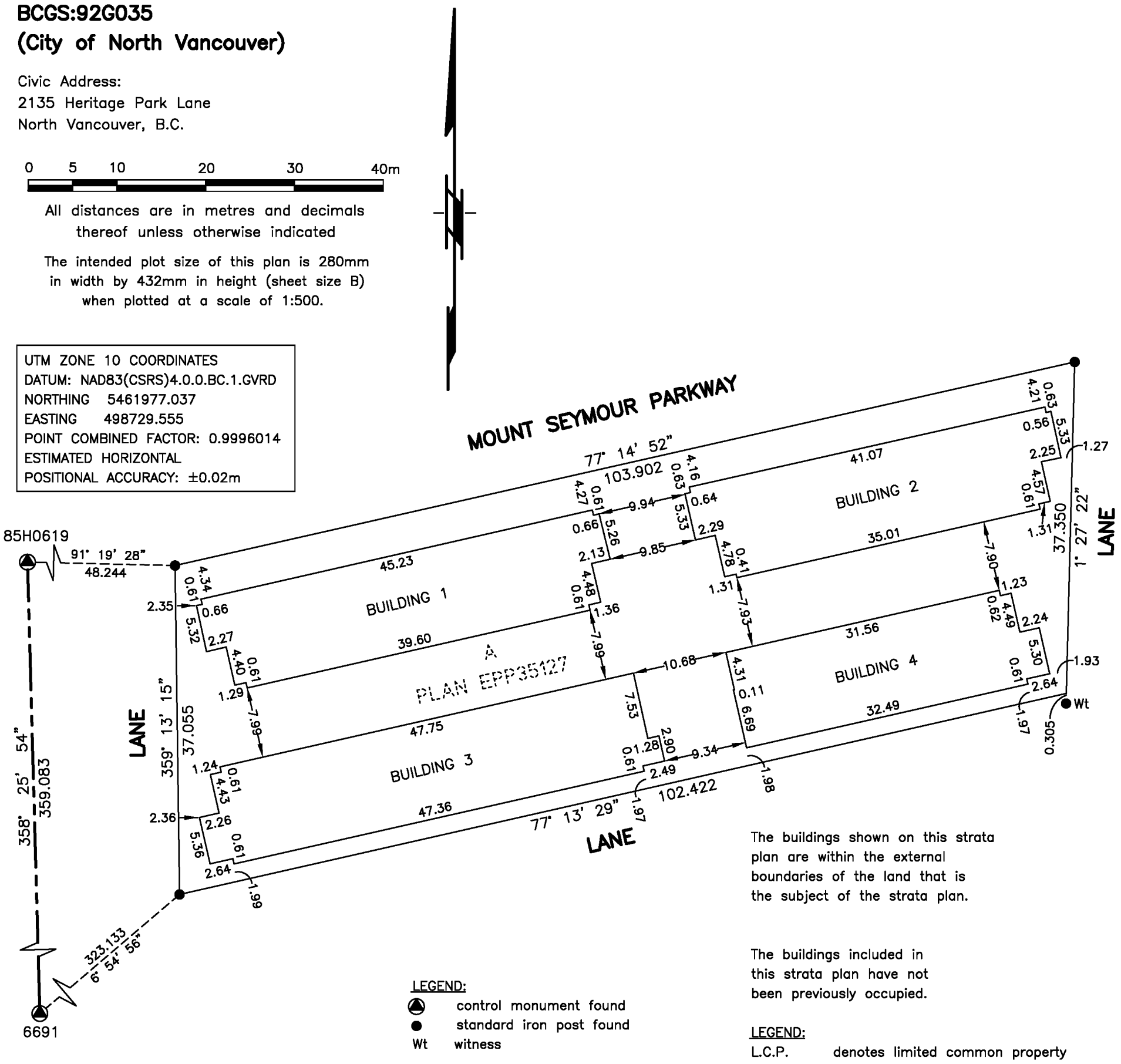
BCGS:92G035
(City of North Vancouver)

Civic Address:
2135 Heritage Park Lane
North Vancouver, B.C.

0 5 10 20 30 40m

All distances are in metres and decimals thereof unless otherwise indicated

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



UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS)4.0.0.BC.1.GVRD
NORTHING 5461977.037
EASTING 498729.555
POINT COMBINED FACTOR: 0.9996014
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY: ±0.02m

LEGEND:
- control monument found
- standard iron post found
- Wt witness

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

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

LEGEND:

L.C.P.	denotes limited common property
C.P.	denotes common property
PT.S.L.	denotes part strata lot
S.L.	denotes strata lot
G/ST	denotes garage/storage, L.C.P.
P/S	denotes patio/stairs, L.C.P.
RD	denotes roof deck, L.C.P.
P	denotes patio, L.C.P.
▬▬	denotes walls for which dimensions were taken to one centimetre inside of the outside face of wall; all other walls were measured to the centreline

UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS)4.0.0.BC.1.GVRD
NORTHING 5461618.231
EASTING 498739.378
POINT COMBINED FACTOR: 0.9996020
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY: ±0.02m

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

Integrated Survey Area No. 16, District of North Vancouver
NAD83 (CSRS), 4.0.0.BC.1.GVRD
Grid bearings are derived from observations between geodetic control monuments 6691 and 85H0619.
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 6691 and 85H0619.
This plan shows horizontal ground–level distances unless otherwise specified. To compute grid distances, multiply ground–level distances by the average combined factor of 0.9996017 which has been derived from control monuments 6691 and 85H0619.

This plan lies within the Greater Vancouver Regional District.

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294–8881
Fax: 294–0625
140112
R–10905
SU–2537
Drawn by: RH

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The field survey represented by this plan was completed on the 14th day of March, 2015.
Mark John Russell Dailey, B.C.L.S. 867

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DIAGRAMMATIC ELEVATIONS

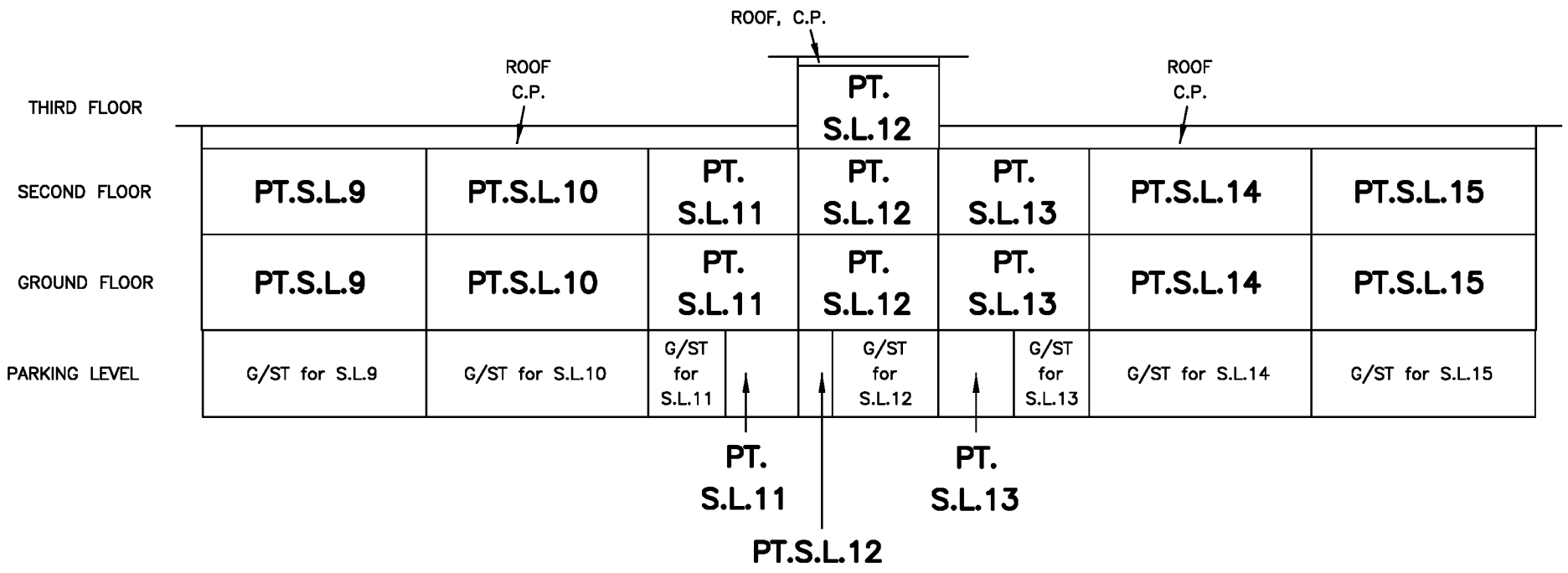
STRATA PLAN EPS2587

0 5 10 15m

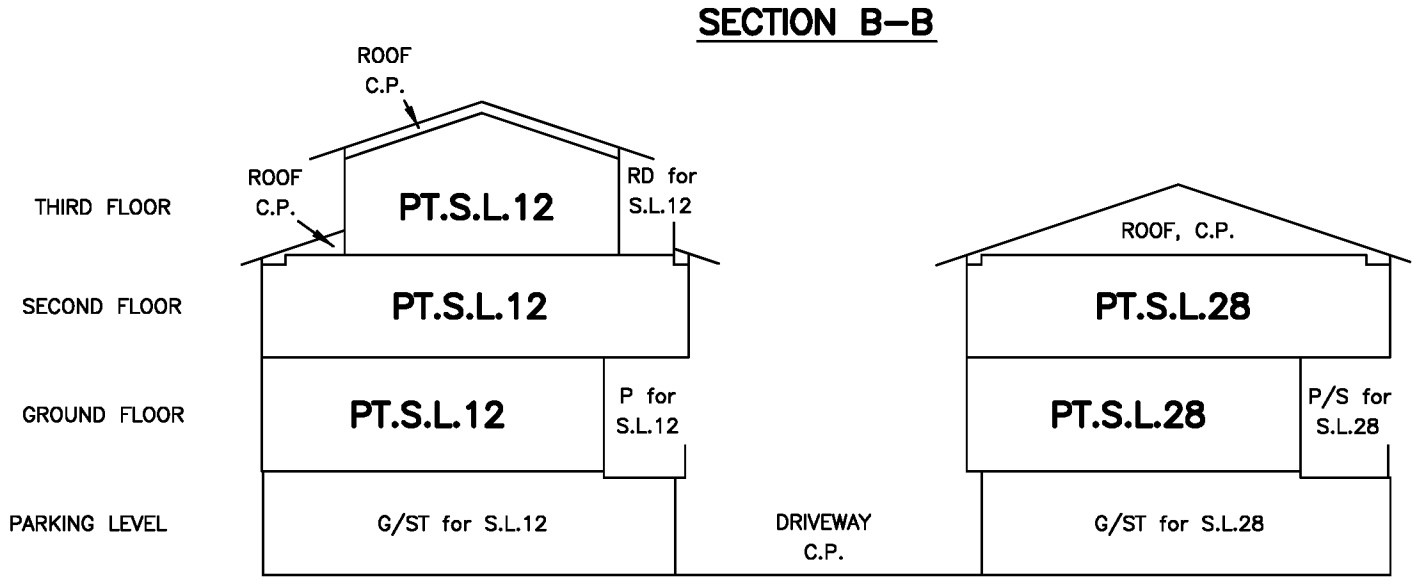
All distances are in metres and decimals thereof unless otherwise indicated

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

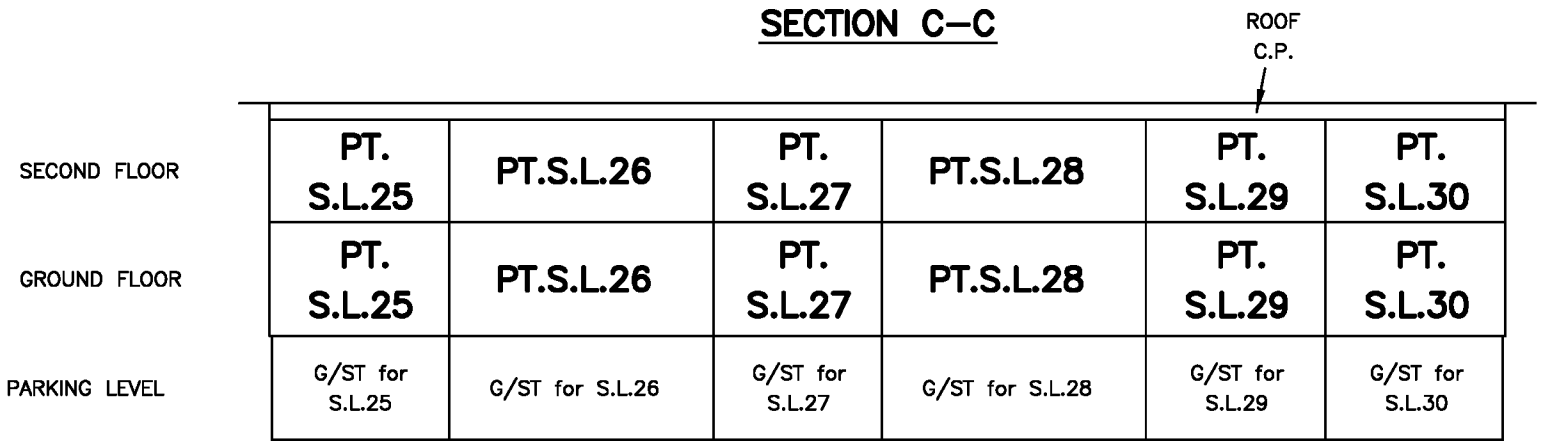
SECTION A–A



SECTION B–B



SECTION C–C



Mark John Russell Dailey, B.C.L.S.

March 14th,2015.

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DIAGRAMMATIC ELEVATIONS

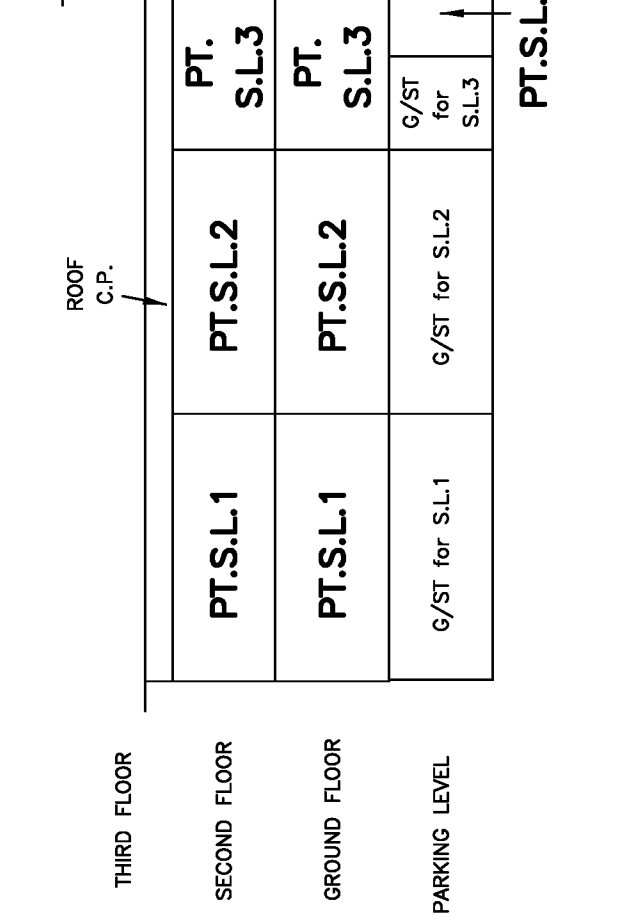
STRATA PLAN EPS2587

0 5 10 15m

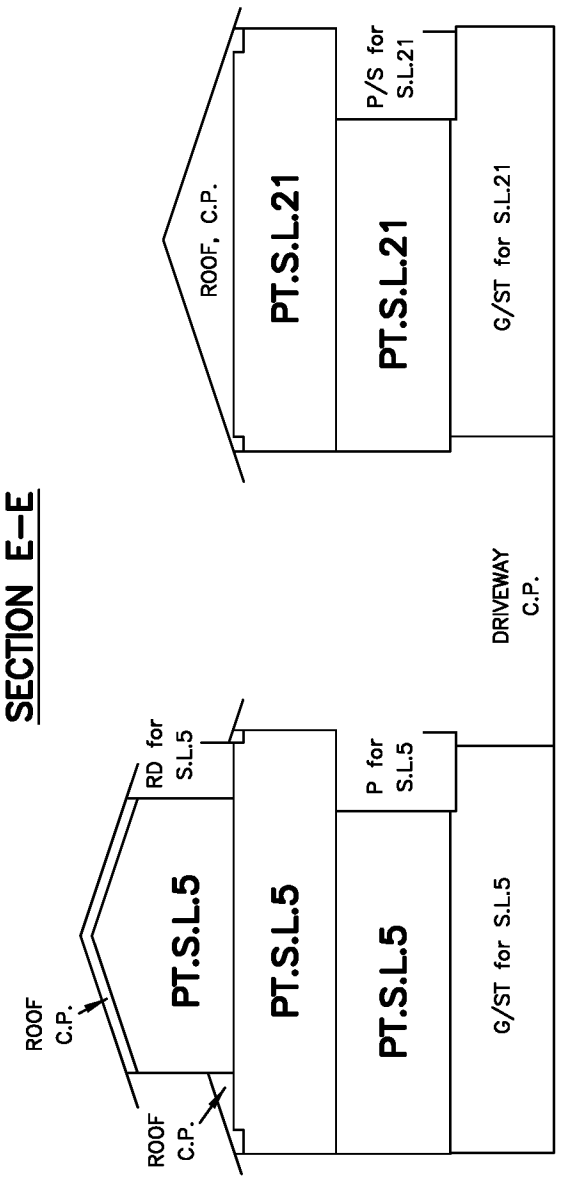
All distances are in metres and decimals thereof unless otherwise indicated

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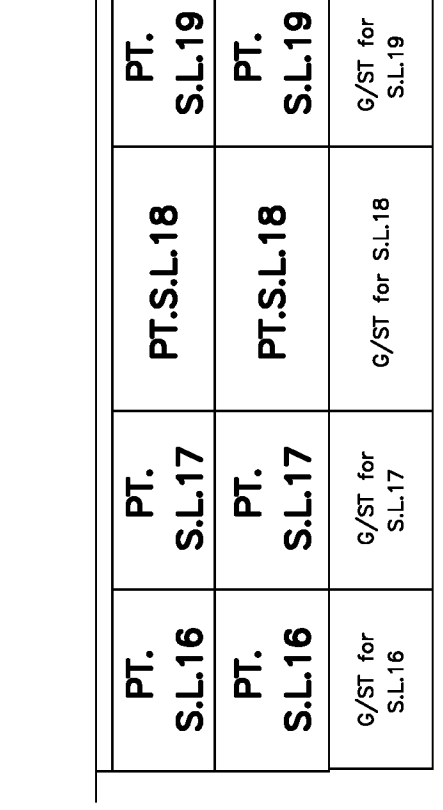
SECTION D–D



SECTION E–E



SECTION F–F



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SHEET 4 OF 11 SHEETS

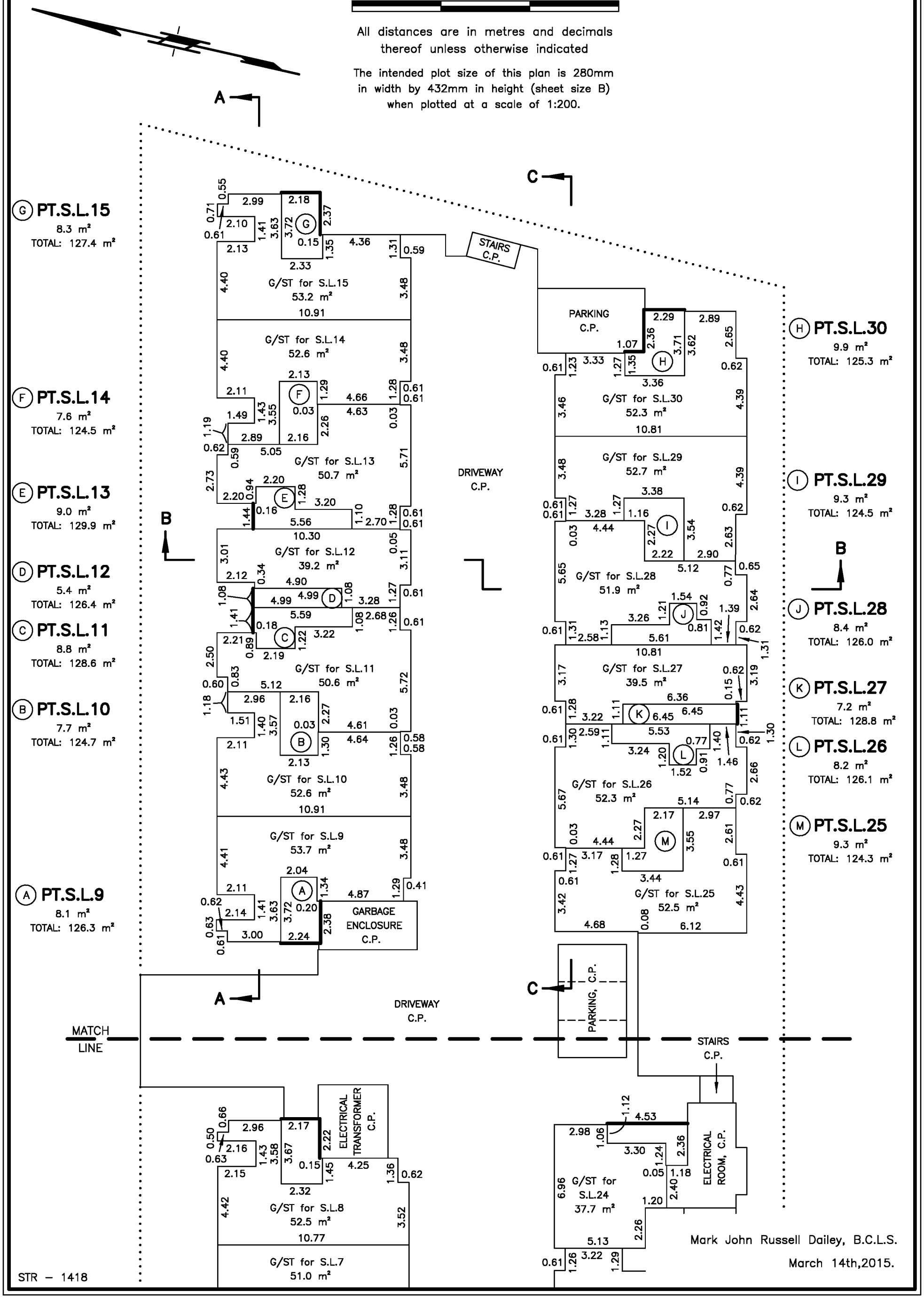
BUILDINGS 2 AND 4
PARKING LEVEL
PART STRATA LOTS 9 TO 15 AND 25 TO 30

STRATA PLAN EPS2587

0 5 10 15m

All distances are in metres and decimals thereof unless otherwise indicated

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



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SHEET 5 OF 11 SHEETS

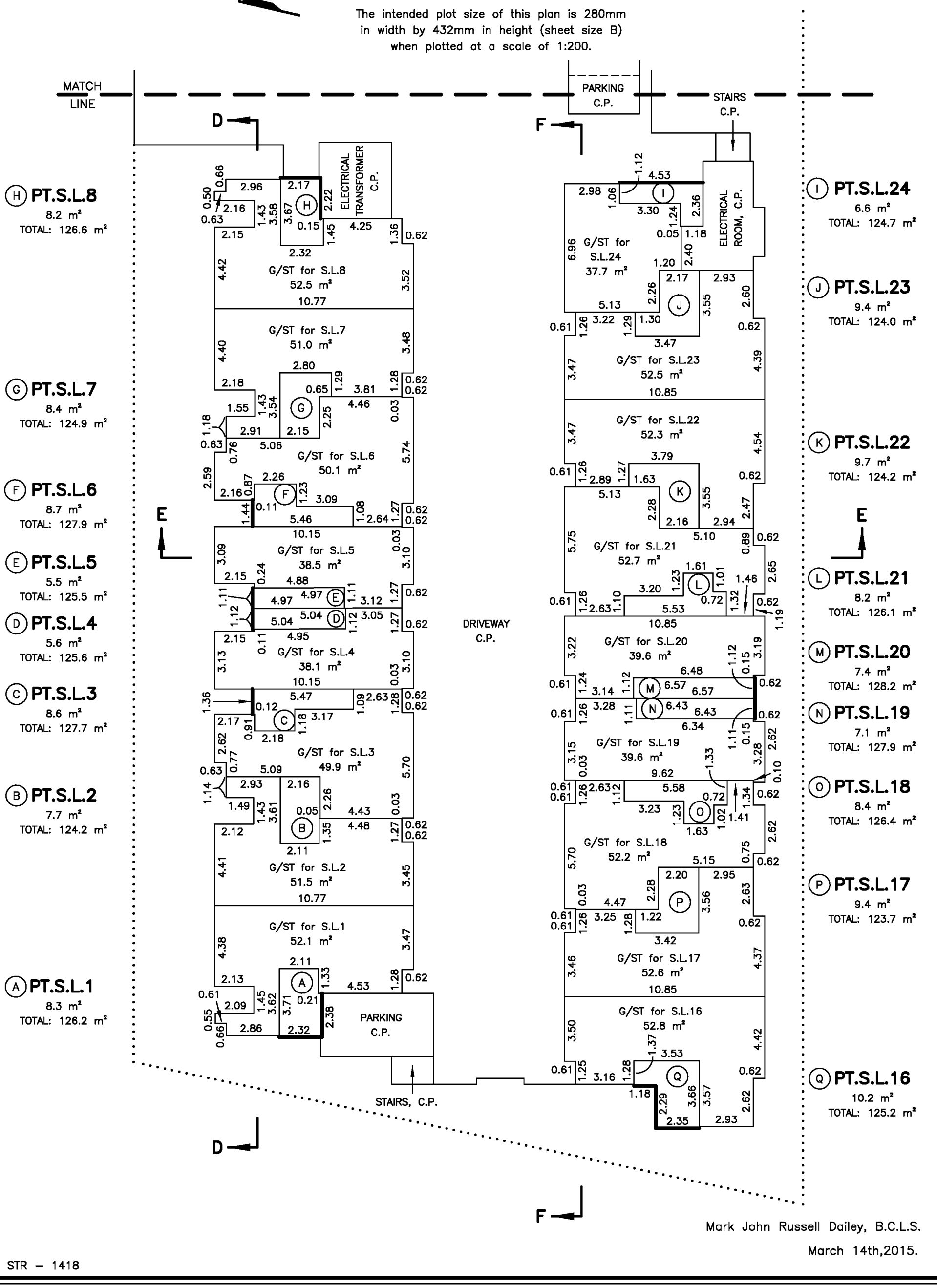
BUILDINGS 1 AND 3
PARKING LEVEL
PART STRATA LOTS 1 TO 8 AND 16 TO 24

STRATA PLAN EPS2587

0 5 10 15m

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(H) **PT.S.L.8** 8.2 m² TOTAL: 126.6 m²

(G) **PT.S.L.7** 8.4 m² TOTAL: 124.9 m²

(F) **PT.S.L.6** 8.7 m² TOTAL: 127.9 m²

(E) **PT.S.L.5** 5.5 m² TOTAL: 125.5 m²

(D) **PT.S.L.4** 5.6 m² TOTAL: 125.6 m²

(C) **PT.S.L.3** 8.6 m² TOTAL: 127.7 m²

(B) **PT.S.L.2** 7.7 m² TOTAL: 124.2 m²

(A) **PT.S.L.1** 8.3 m² TOTAL: 126.2 m²

(I) **PT.S.L.24** 6.6 m² TOTAL: 124.7 m²

(J) **PT.S.L.23** 9.4 m² TOTAL: 124.0 m²

(K) **PT.S.L.22** 9.7 m² TOTAL: 124.2 m²

(L) **PT.S.L.21** 8.2 m² TOTAL: 126.1 m²

(M) **PT.S.L.20** 7.4 m² TOTAL: 128.2 m²

(N) **PT.S.L.19** 7.1 m² TOTAL: 127.9 m²

(O) **PT.S.L.18** 8.4 m² TOTAL: 126.4 m²

(P) **PT.S.L.17** 9.4 m² TOTAL: 123.7 m²

(Q) **PT.S.L.16** 10.2 m² TOTAL: 125.2 m²

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SHEET 6 OF 11 SHEETS

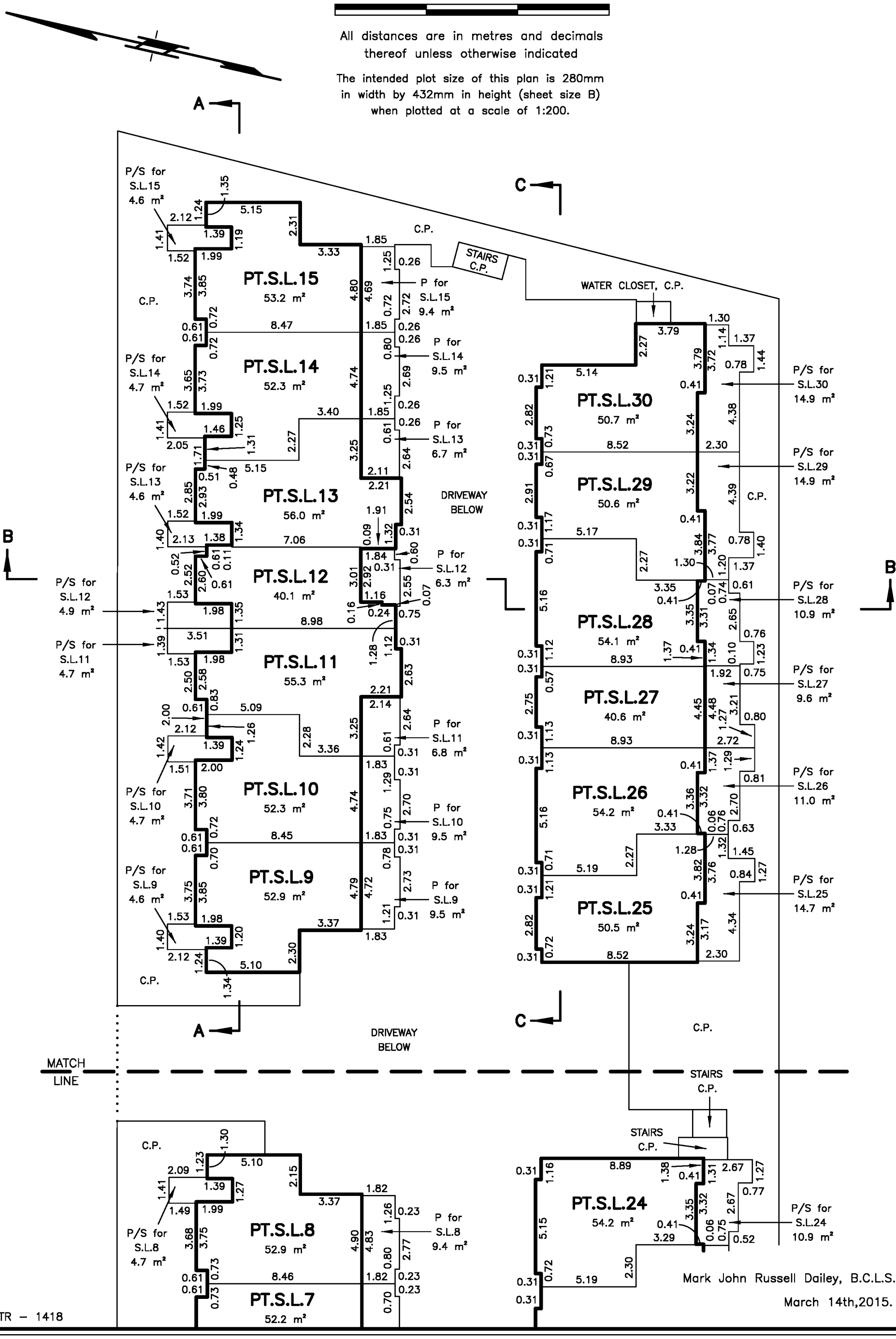
BUILDINGS 2 AND 4
GROUND FLOOR
PART STRATA LOTS 9 TO 15 AND 25 TO 30

STRATA PLAN EPS2587

0 5 10 15m

All distances are in metres and decimals thereof unless otherwise indicated

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



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SHEET 7 OF 11 SHEETS

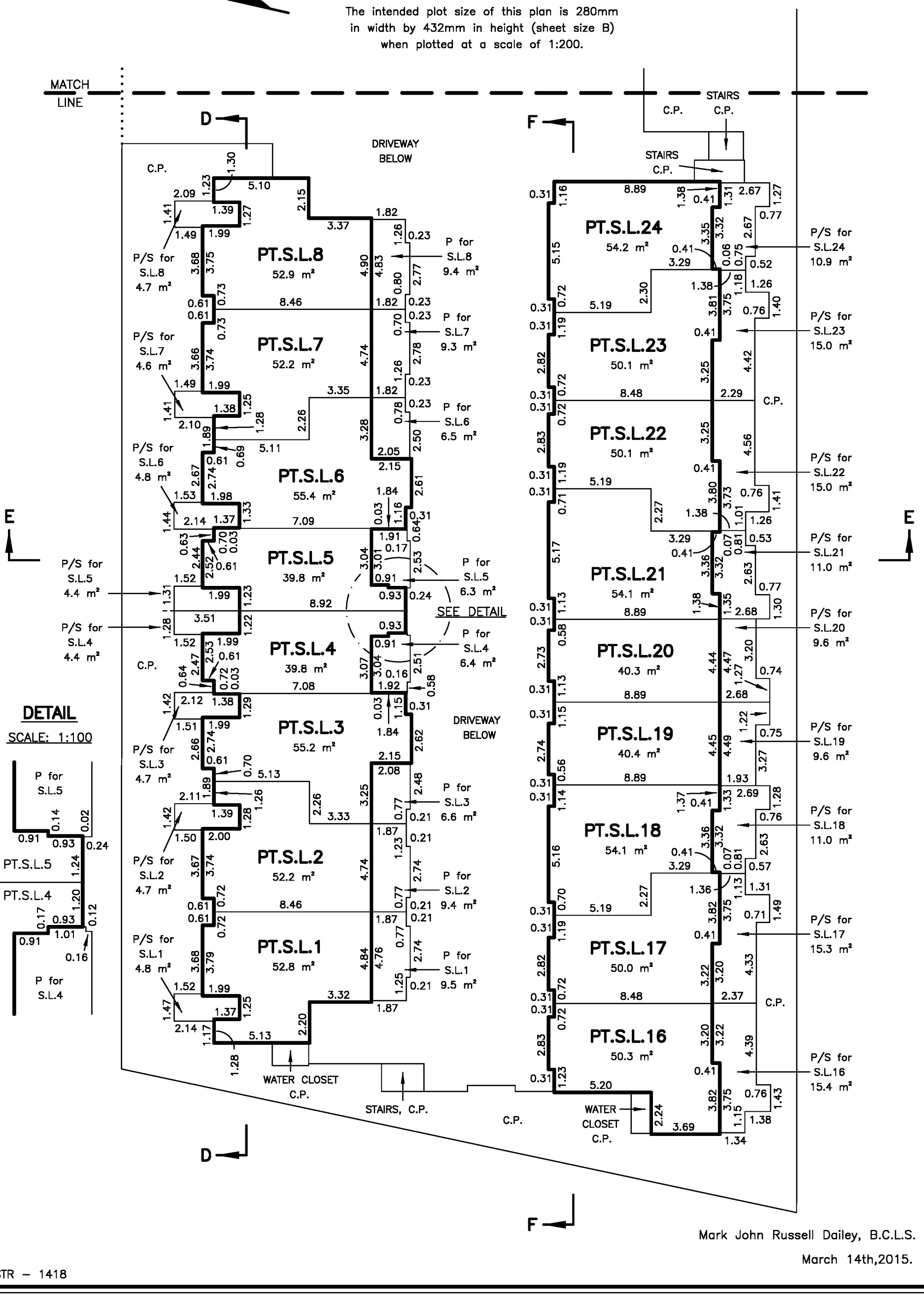
BUILDINGS 1 AND 3
GROUND FLOOR
PART STRATA LOTS 1 TO 8 AND 16 TO 24

STRATA PLAN EPS2587

0 5 10 15m

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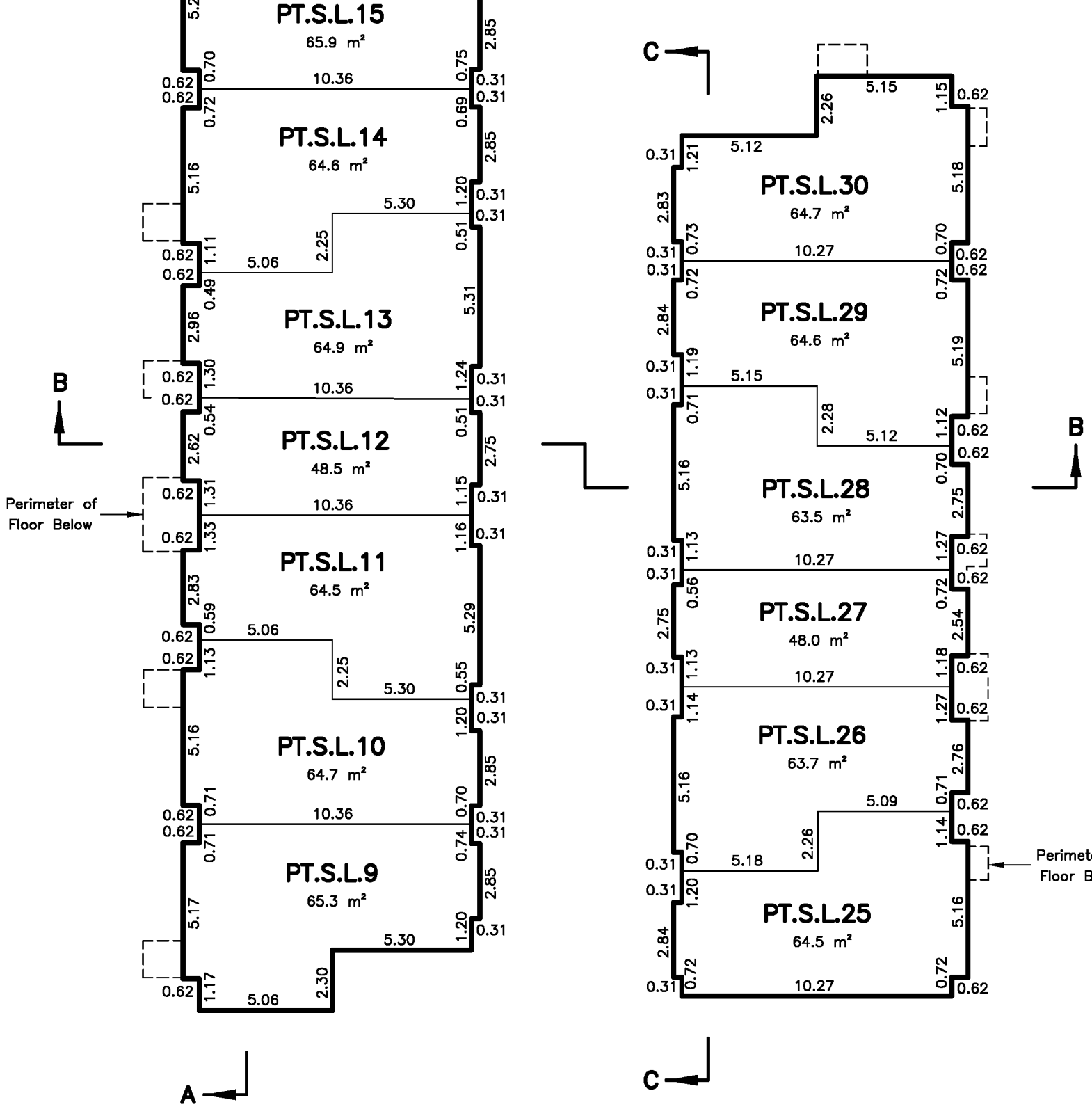
BUILDINGS 2 AND 4
SECOND FLOOR
PART STRATA LOTS 9 TO 15 AND 25 TO 30

STRATA PLAN EPS2587

0 5 10 15m

All distances are in metres and decimals thereof unless otherwise indicated

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Status: Filed Plan #: EPS2587 App #: CA4372394 Ctrl #: 142-912-2254 RCVD: 2015-05-01 RQST: 2022-08-29 10.53.42

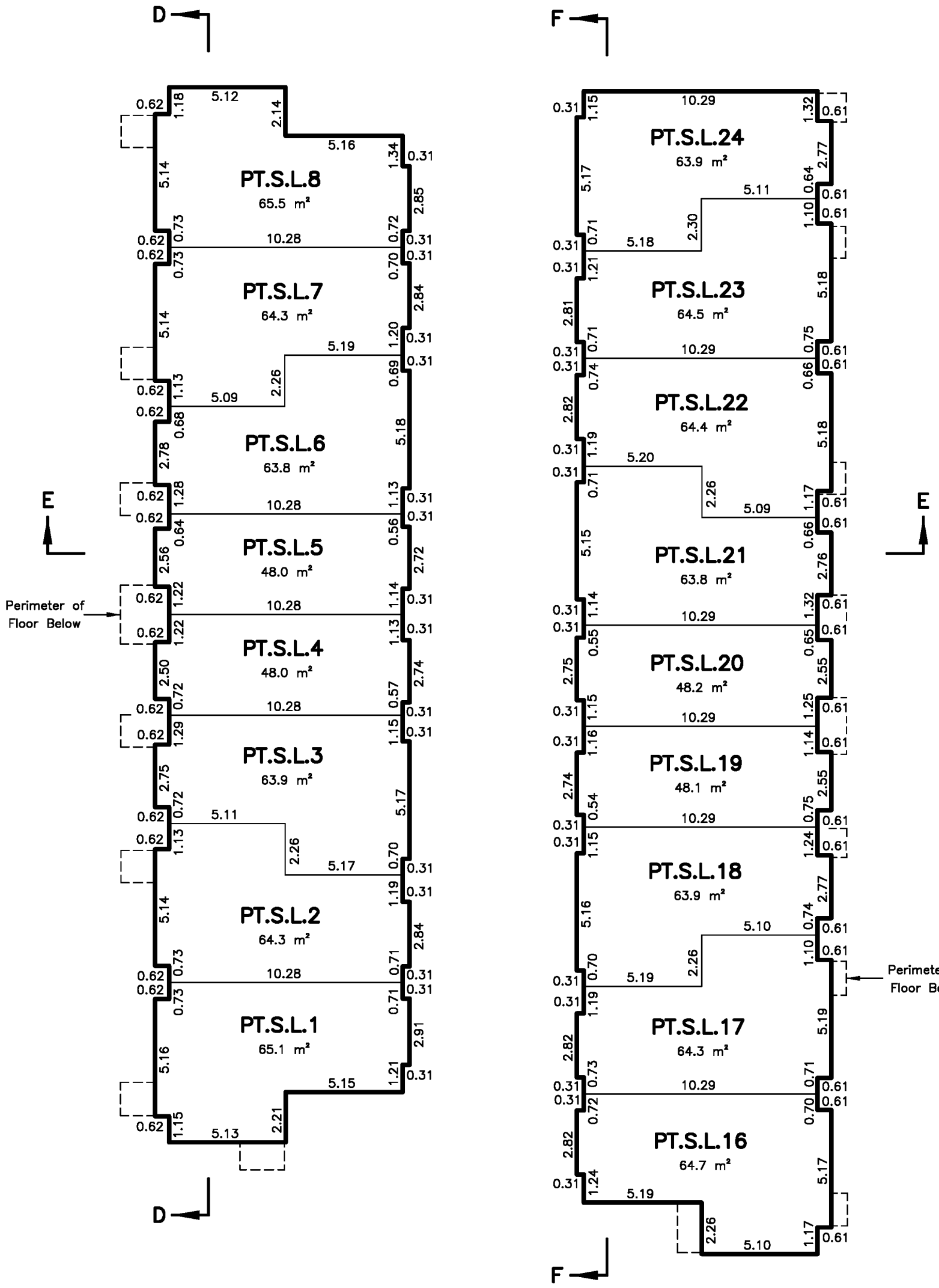
BUILDINGS 1 AND 3
SECOND FLOOR
PART STRATA LOTS 1 TO 8 AND 16 TO 24

STRATA PLAN EPS2587

0 5 10 15m

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SHEET 10 OF 11 SHEETS

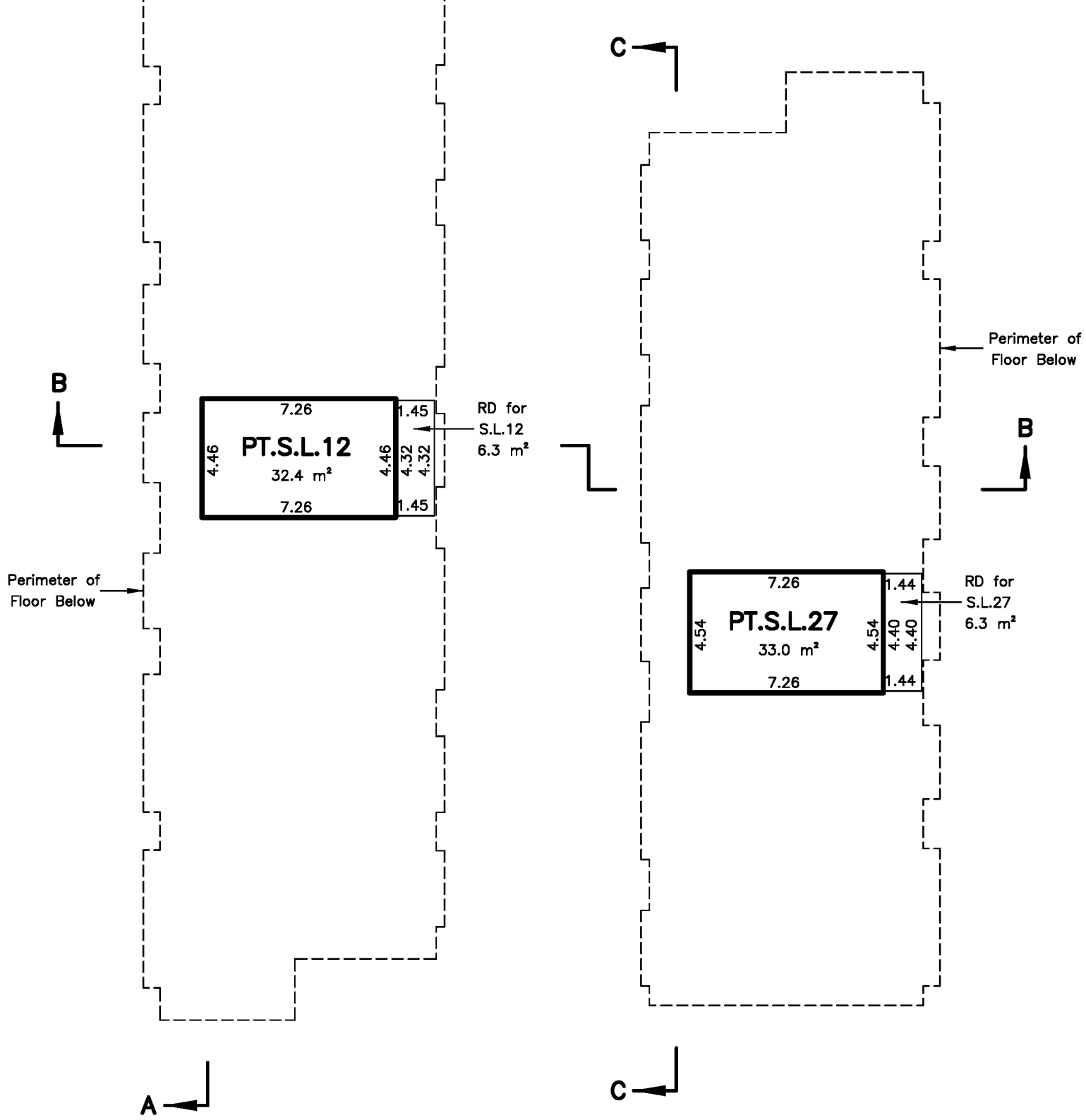
BUILDINGS 2 AND 4
THIRD FLOOR
PART STRATA LOTS 12 AND 27

STRATA PLAN EPS2587

0 5 10 15m

All distances are in metres and decimals thereof unless otherwise indicated

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



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SHEET 11 OF 11 SHEETS

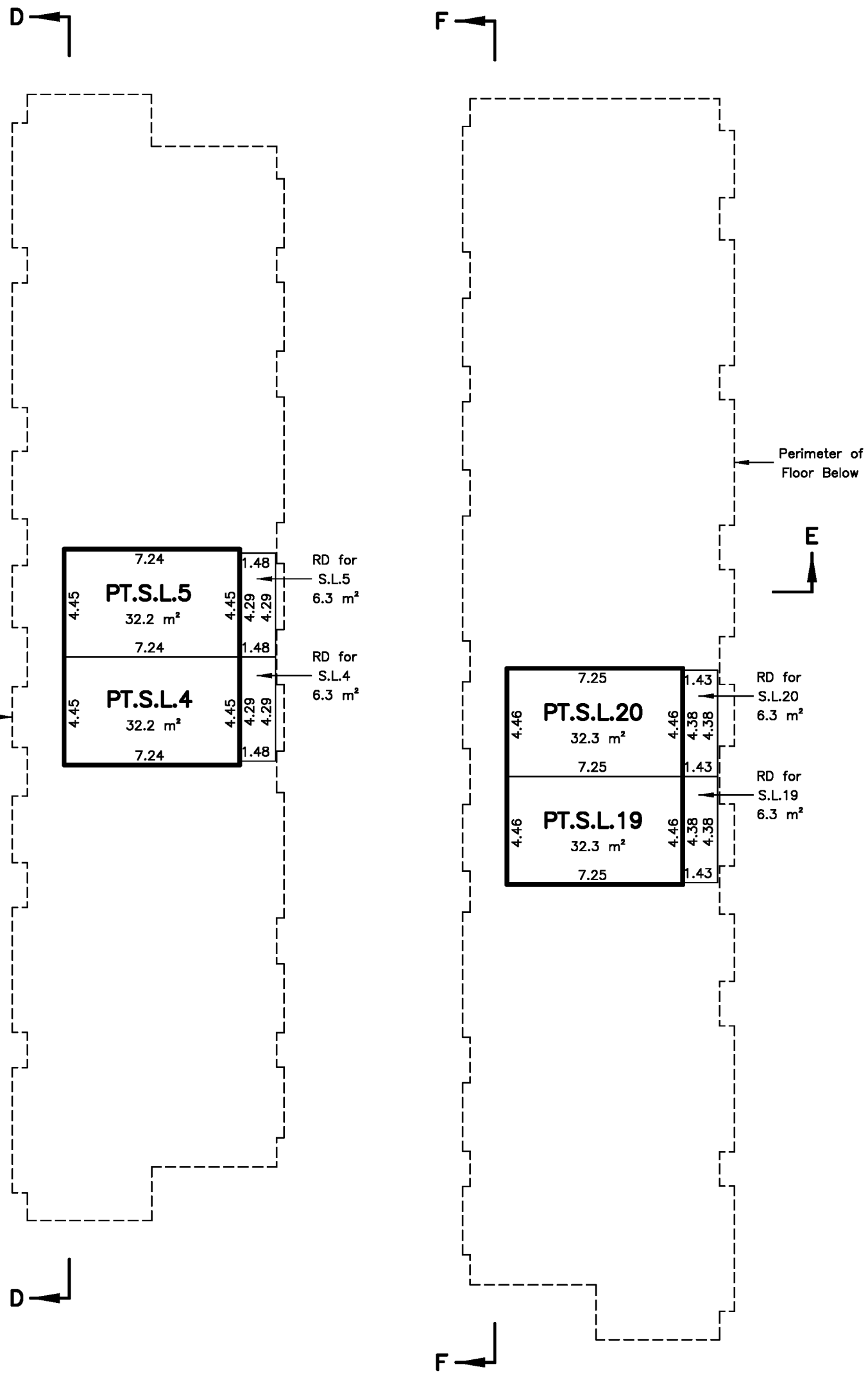
BUILDINGS 1 AND 3
THIRD FLOOR
PART STRATA LOTS 4,5,19,20

STRATA PLAN EPS2587

0 5 10 15m

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