

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.

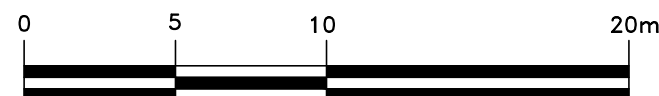
Remainder Parcel (Airspace) I am a British Columbia Land Surveyor and certify that no portion of the parcels or dedications created on this plan overlap vertically, that is, lie above or below any portion of the Air Space parcels on Air Space Plan

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 LOT 17, SECTION 20, TOWNSHIP 1, COMOX DISTRICT, PLAN EPP95488.

# STRATA PLAN EPS8598

BCGS MAPSHEET 92F.094



ALL DISTANCES ARE IN METRES UNLESS OTHERWISE STATED. THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH AND 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

## LEGEND

INTEGRATED SURVEY AREA No. 28, CAMPBELL RIVER, NAD83(CSRS) 3.0.0.BC.1.NVI

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 95H2018 & 91H0331.

- INDICATES STANDARD IRON POST FOUND.
- ▲ INDICATES GEODETIC CONTROL MONUMENT FOUND.
- (c) INDICATES CALCULATED DISTANCE.
- Ⓢ INDICATES COMMON PROPERTY
- ⓐ INDICATES GARAGE
- Ⓟ INDICATES PATIO BEING LIMITED COMMON PROPERTY
- LCP INDICATES LIMITED COMMON PROPERTY
- SL INDICATES STRATA LOT

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99990770. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 57.5m.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR CONTROL MONUMENTS 95H2018 AND 91H0331.

### CIVIC ADDRESS

785 SALAL STREET,  
CAMPBELL RIVER, B.C.

THE BUILDING INCLUDED IN THIS STRATA HAS NOT BEEN PREVIOUSLY OCCUPIED AS OF THE 5TH DAY OF JANUARY, 2023.

THE BUILDING SHOWN HEREON IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS SUBJECT TO THE STRATA PLAN.

ALL LIMITED COMMON PROPERTY SURROUNDS THE BUILDING IS DEFINED AS TO THE HEIGHT OF THE CENTRE OF THE CEILING/FLOOR ABOVE AND ITS EXTENSIONS.

BUILDING DIMENSIONS ARE SHOWN TO THE PERIMETER OF THE FOUNDATION AT GROUND LEVEL ON SHEET 1 ONLY.

OFFSETS TO PROPERTY LINES ARE PERPENDICULAR THERETO AND ARE MEASURED TO THE EXTERIOR FACES OF THE BUILDING FOUNDATION WALLS UNLESS OTHERWISE INDICATED.

ALL GARAGE AREAS SHOWN ON THIS PLAN ARE NON-HABITABLE AREAS.

UNLESS OTHERWISE INDICATED, BEARINGS DEFLECT BY 90° FROM THE GIVEN REFERENCE BEARING OF 55° 32' 54".

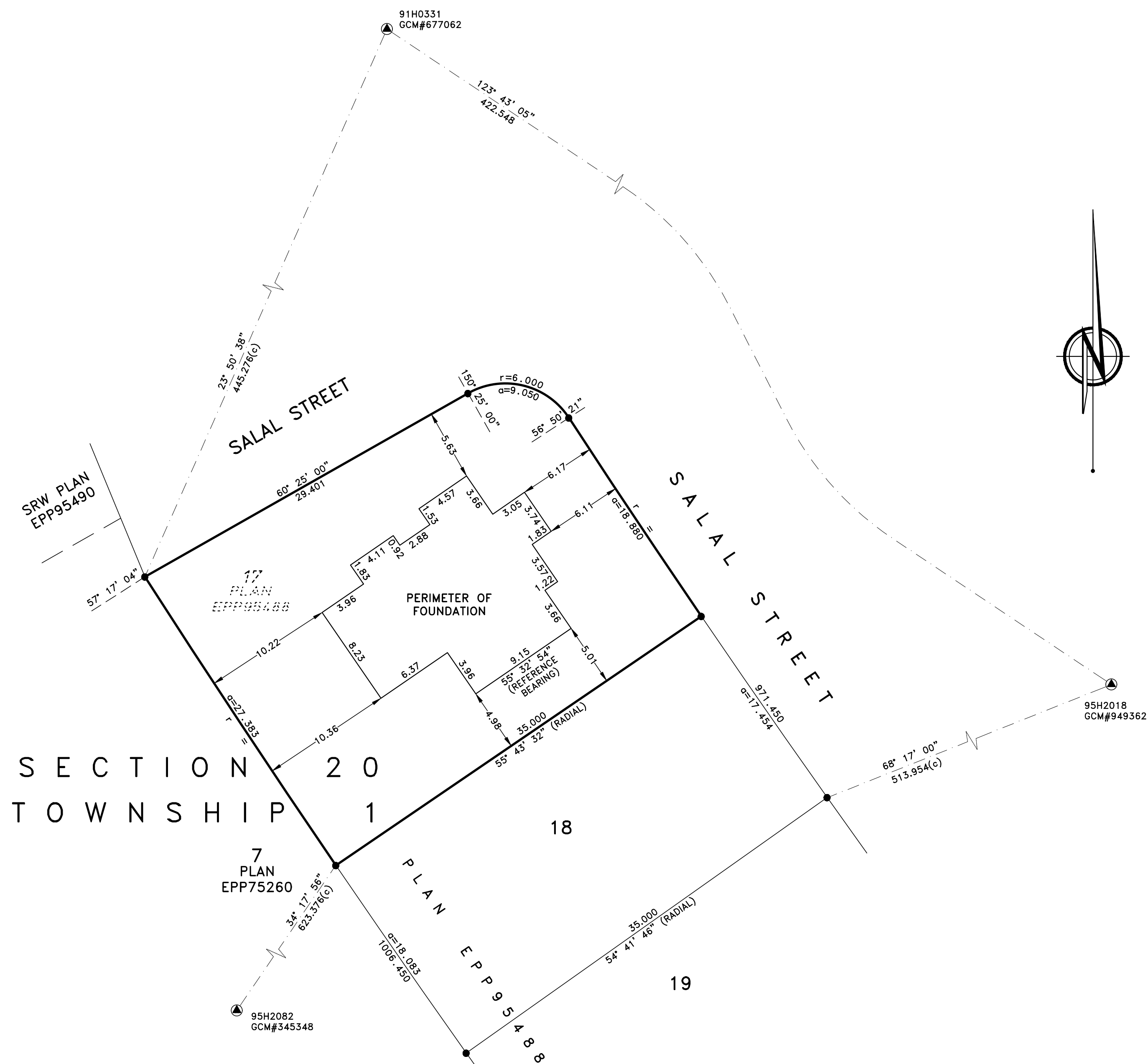
THIS PLAN LIES WITHIN THE STRATHCONA REGIONAL DISTRICT AND THE CITY OF CAMPBELL RIVER

**McELHANNEY ASSOCIATES**  
LAND SURVEYING LTD.  
PROFESSIONAL LAND SURVEYORS  
1196 DOGWOOD STREET  
CAMPBELL RIVER, B.C.  
V9W 3A2  
TEL. (250) 287-7799

FILE 2222 02169 STRATA

### UTM ZONE 10, NAD83(CSRS) 3.0.0.BC.1.NVI COORDINATES

TABLET MARKING	GCM#	NORTHING	EASTING	ELEVATION	POINT COMBINED SCALE FACTOR	ESTIMATED ABSOLUTE ACCURACY
95H2018	949362	5536929.199	339910.184	40.781	0.9999107	0.023
91H0331	677062	5537163.738	339558.749	61.510	0.9999089	0.019
92H0802	345348	5536218.740	339042.629	72.700	0.9999091	0.023



THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 9TH DAY OF MAY, 2022. DAVID N. LUDVIGSON, BCLS #765, CLS

# LEVEL 1 STRATA LOTS A-B

## STRATA PLAN EPS8598

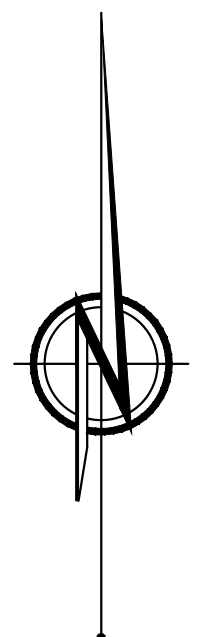
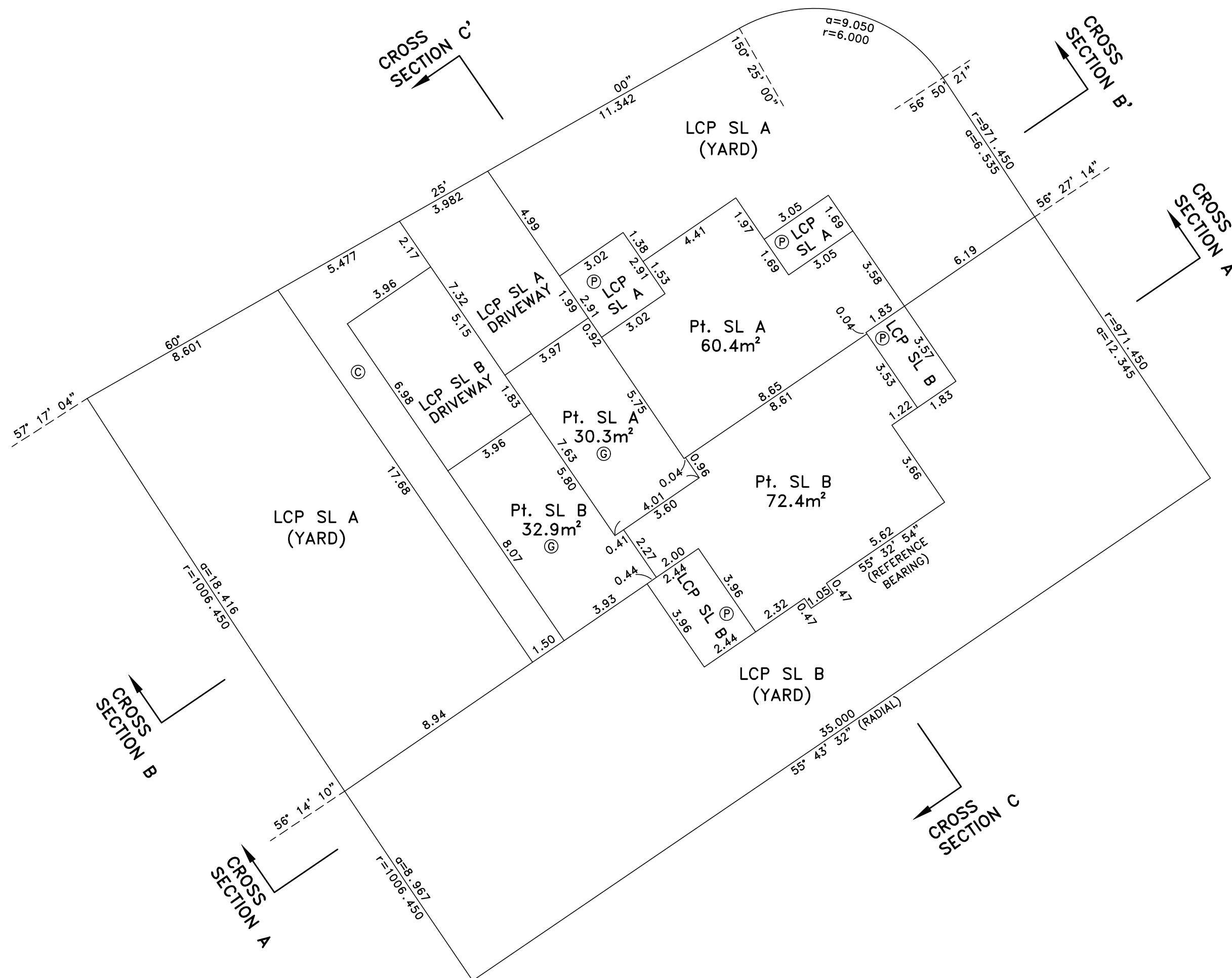


ALL DISTANCES ARE IN METRES UNLESS OTHERWISE STATED.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH AND  
432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:150.

ALL ANGLES DEFLECT BY MULTIPLES OF 90° UNLESS OTHERWISE INDICATED  
FROM THE REFERENCE BEARING OF 55° 32' 54".

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.

CROSS SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.



THIS PLAN LIES WITHIN THE  
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**LEVEL 2  
STRATA LOTS A-B**

**STRATA PLAN EPS8598**

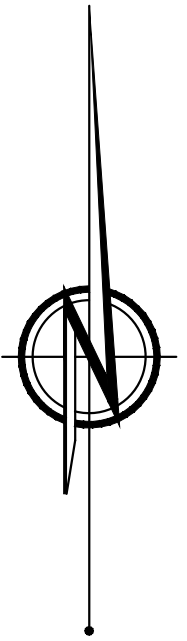
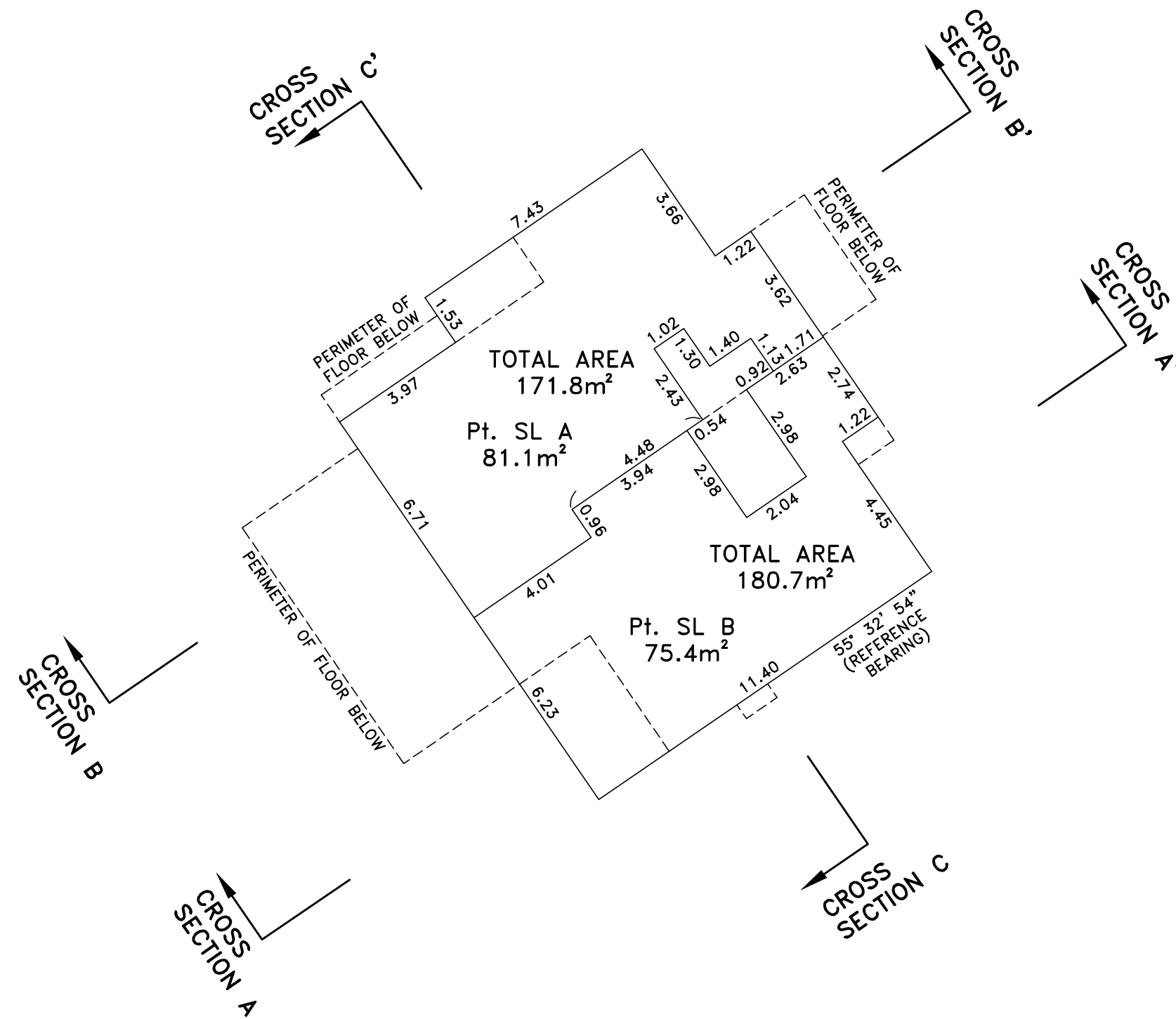


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FILE 2222 02169 STRATA SHEET 3

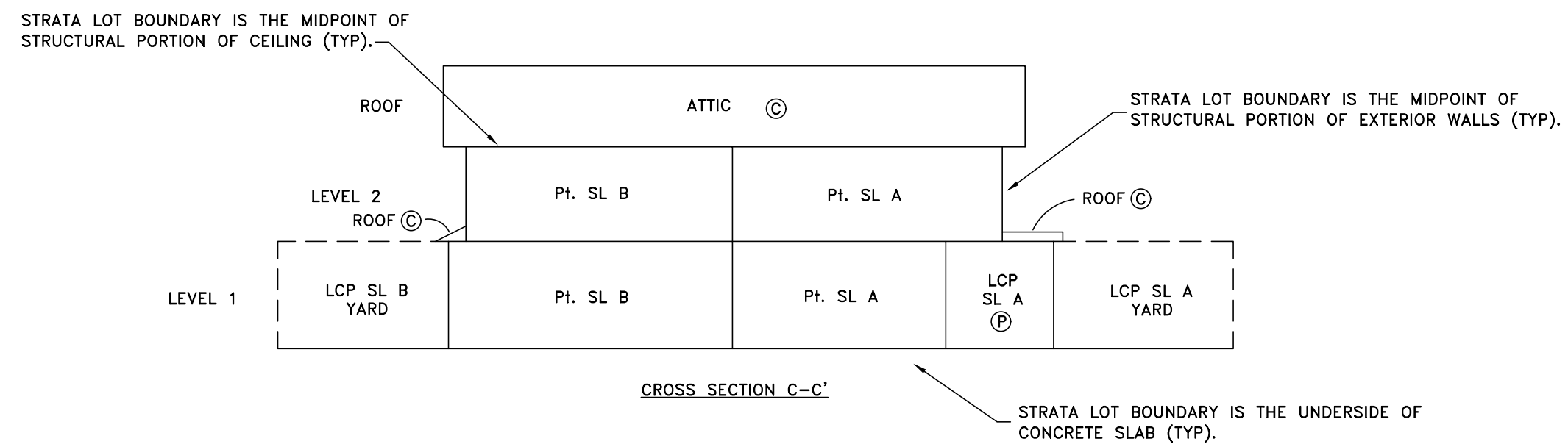
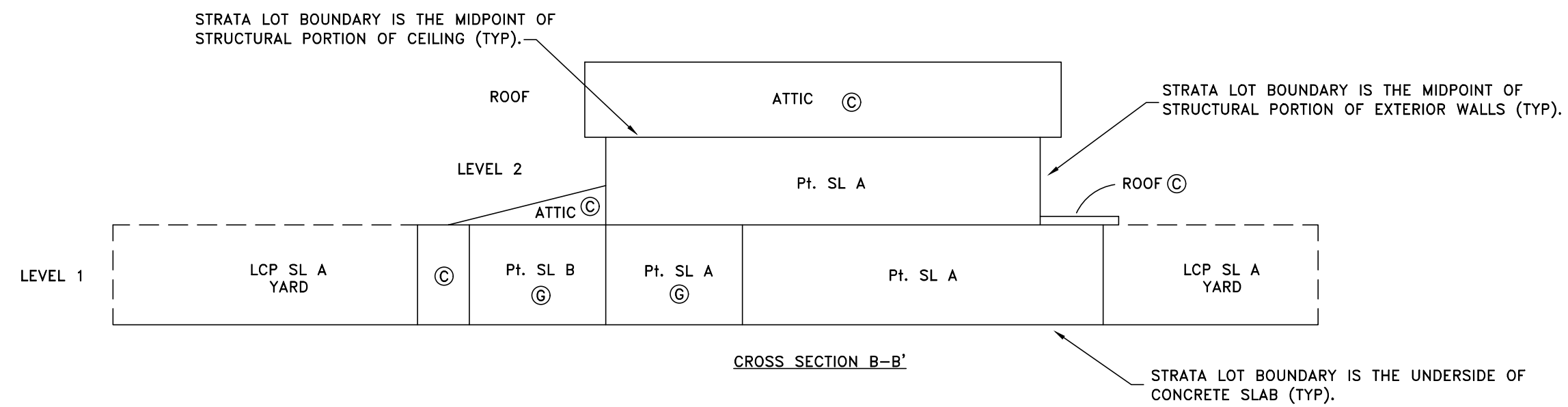
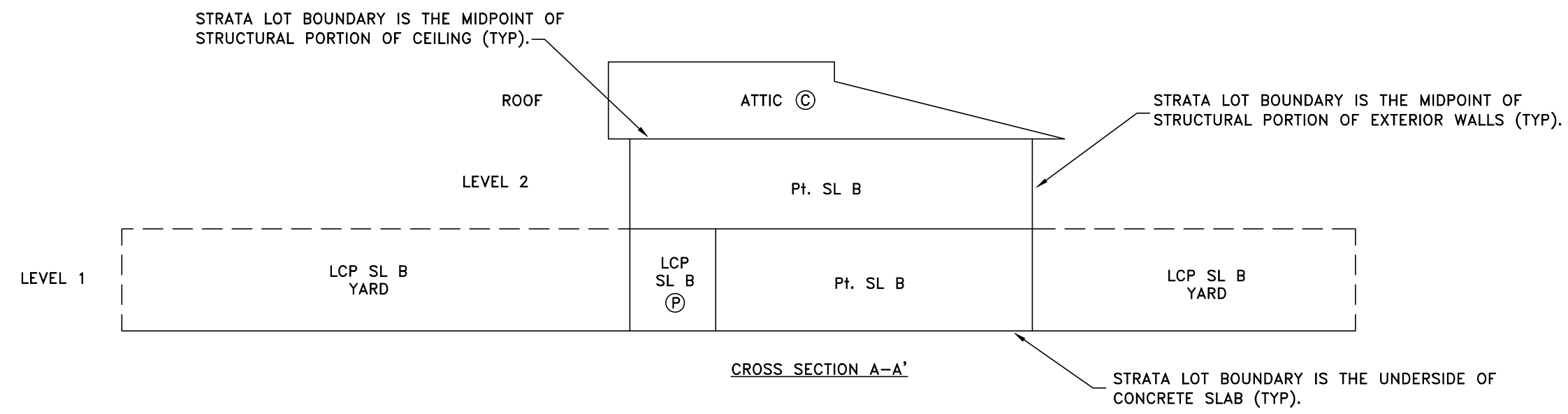
# CROSS-SECTIONS



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### LEGEND

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