

**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.

**Brock  
Pendergraft  
RBRRHE**

Digitally signed by Brock  
Pendergraft RBRRHE  
Date: 2020.01.17  
15:02:41 -08'00'

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

Brock Pendergraft  
Box 640, 8714 Main Street

Tel 250 495 7127  
email brock@pendergraftsurveying.ca

Osoyoos BC V0H 1V0

☐ Surveyor General Certification [For Surveyor General Use Only]

**2. PLAN IDENTIFICATION:**
Control Number: **157-930-2161**

Plan Number: **EPS6565**

This original plan number assignment was done under Commission #: **986**

**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: 2019 December 05 (YYYY/Month/DD) The checklist was filed under ECR#: 232230  
The plan was completed and checked on: 2020 January 17 (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: 2019 December 05 (YYYY/Month/DD)

Arterial Highway ☐

Remainder Parcel (Airspace) ☐

**4. ALTERATION: ☐**

STRATA PLAN OF LOT 2, DL 520,  
SDYD, PLAN EPP99198.

BQGS 82E.008

SHEET 1 OF 5 SHEETS

STRATA PLAN EPS6565

LEGEND

- DENOTES STANDARD IRON POST FOUND
- ▲ DENOTES TRAVERSE HUB FOUND
- SL DENOTES STRATA LOT
- m<sup>2</sup> DENOTES SQUARE METRES
- LCP DENOTES LIMITED COMMON PROPERTY FOR THE BENEFIT OF THE DESIGNATED STRATA LOT
- CP DENOTES COMMON PROPERTY
- Pt DENOTES PART
- Pl A DENOTES PART AREA
- TA DENOTES TOTAL AREA
- Ⓢ DENOTES DECK, LCP FOR THE BENEFIT OF THE ADJACENT STRATA LOT
- Ⓟ DENOTES PARKING STALL, LCP FOR THE BENEFIT OF THE ADJACENT STRATA LOT
- Ⓢ DENOTES CONCRETE STAIRWELL, LCP FOR THE BENEFIT OF THE ADJACENT STRATA LOT

GRID BEARINGS ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11. TO OBTAIN LOCAL ASTRONOMIC BEARINGS REFERRED TO THE MERIDIAN THROUGH THE TRAVERSE HUB LABELLED "REB3548", SUBTRACT 1° 06' 16".

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996618. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 511 METRES.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS USING NATURAL RESOURCES CANADA PPP SERVICES.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 5th DAY OF DECEMBER, 2019, BROCK PENDERGRAFT, BCLS 986

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF KOOTENAY BOUNDARY.

0 5 10 20 30  
ALL DISTANCES SHOWN ARE IN METRES  
THE INTENDED SIZE OF THIS PLAN IS 432 mm  
IN WIDTH BY 280 mm IN HEIGHT (B SIZE)  
WHEN PLOTTED AT A SCALE OF 1:400

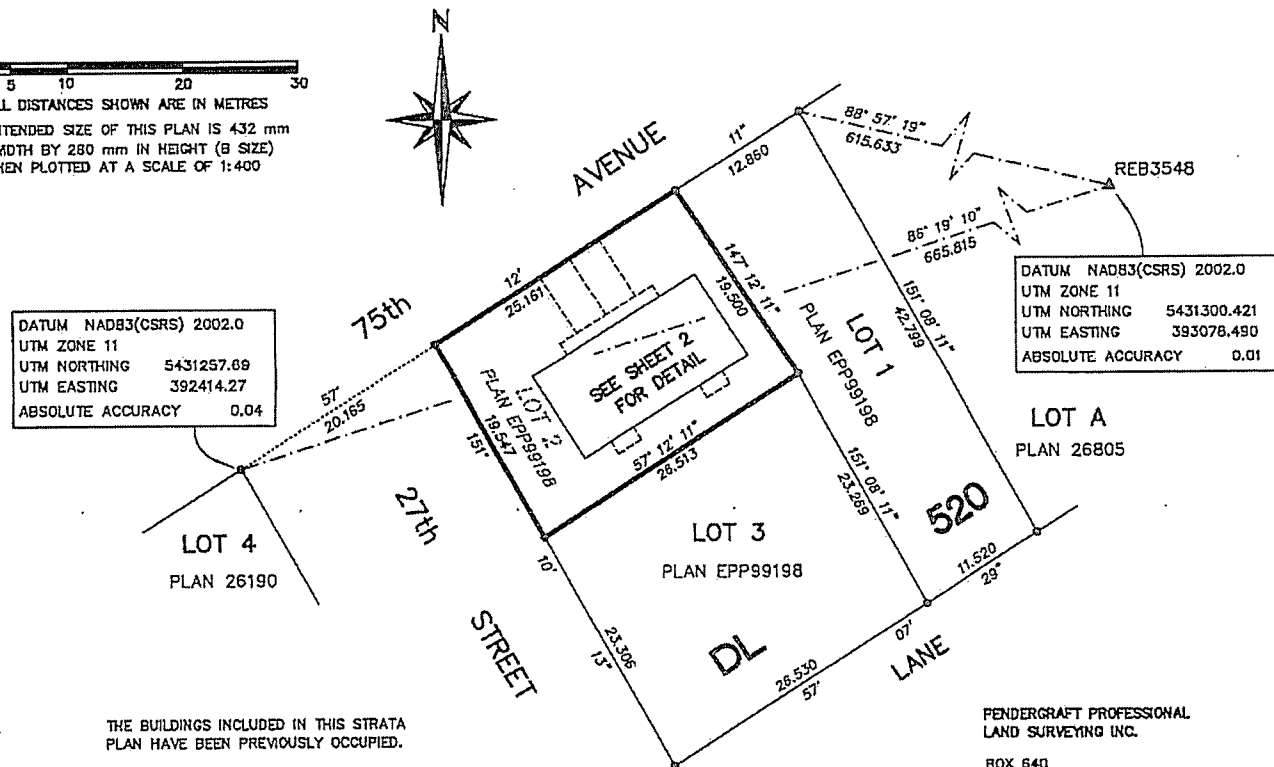
DATUM NAD83(CSRS) 2002.0  
UTM ZONE 11  
UTM NORTHING 5431257.69  
UTM EASTING 392414.27  
ABSOLUTE ACCURACY 0.04



THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE BEEN PREVIOUSLY OCCUPIED.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF KOOTENAY BOUNDARY AND THE PENTICTON ASSESSMENT AREA AND THE CITY OF GRAND FORKS.

THE CIVIC ADDRESS OF THE PROPERTY IS:  
2680 - 75th AVENUE, GRAND FORKS



DATUM NAD83(CSRS) 2002.0  
UTM ZONE 11  
UTM NORTHING 5431300.421  
UTM EASTING 393078.490  
ABSOLUTE ACCURACY 0.01

LOT A  
PLAN 26805

PENDERGRAFT PROFESSIONAL  
LAND SURVEYING INC.

BOX 640  
OSOY005, B.C.  
VOH 1V0  
PHONE: (250) 493-7127  
EMAIL: brock@pendergraftsurveying.ca

OUR FILE NO. 11222938 STRATA.DWG  
DC FILE NO. 1162612



\* DENOTES STANDARD IRON POST FOUND

[illegible]

OUR FILE NO. 11222938 STRATA BUILDING.DWG  
DC FILE NO. 1162612

# LOWER FLOOR

SHEET 3 OF 5 SHEETS

## STRATA PLAN EPS6565



ALL DISTANCES SHOWN ARE IN METRES

THE INTENDED SIZE OF THIS PLAN IS 432 mm  
IN WIDTH BY 280 mm IN HEIGHT (B SIZE)  
WHEN PLOTTED AT A SCALE OF 1:200

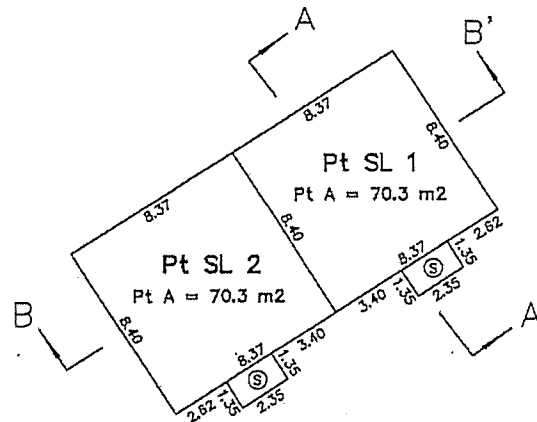


### LEGEND

- SL DENOTES STRATA LOT
- m<sup>2</sup> DENOTES SQUARE METRES
- LCP DENOTES LIMITED COMMON PROPERTY FOR THE  
BENEFIT OF THE DESIGNATED STRATA LOT
- Pt DENOTES PART
- Pt A DENOTES PART AREA
- Ⓢ DENOTES CONCRETE STAIRWELL, LCP FOR THE  
BENEFIT OF THE ADJACENT STRATA LOT

NOTE: STRATA LOT BOUNDARIES SHOWN EXTEND  
TO THE MIDPOINTS OF WALLS, FLOORS, AND CEILINGS.

NOTE: LCP STAIRWELLS EXTERNAL TO STRATA UNITS  
EXTEND VERTICALLY TO THE PROJECTION OF  
THE BOUNDARIES BETWEEN THE LOWER FLOOR  
AND MAIN FLOOR OF THE BUILDING.  
SEE SHEET 5 FOR CROSS SECTIONS



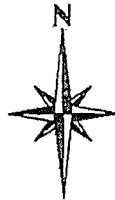
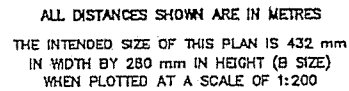
BROCK PENDERGRAFT, BCLS 986  
DECEMBER 5, 2019

PENDERGRAFT PROFESSIONAL  
LAND SURVEYING INC.

BOX 640  
OSOYOOS, B.C.  
V0H 1V0  
PHONE: (250) 495-7127  
EMAIL: [brock@pendergraftsurveying.ca](mailto:brock@pendergraftsurveying.ca)

OUR FILE NO. 1122293B STRATA BUILDING.DWG  
DC FILE NO. 1162612

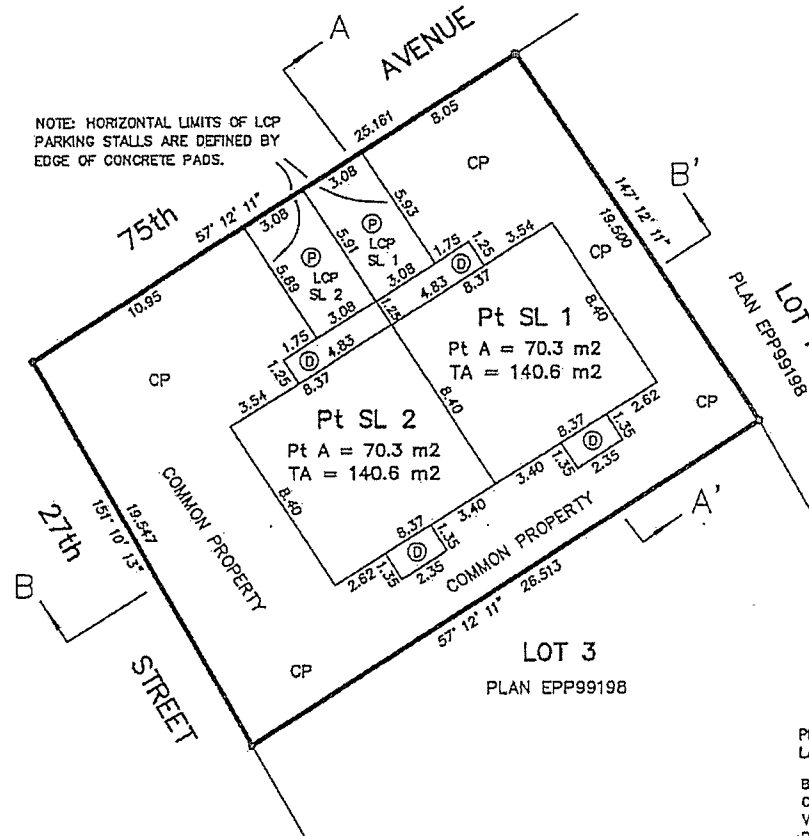
## STRATA PLAN EPS6565



- DENOTES STANDARD IRON POST FOUND
- SL DENOTES STRATA LOT
- m2 DENOTES SQUARE METRES
- LCP DENOTES LIMITED COMMON PROPERTY FOR THE BENEFIT OF THE DESIGNATED STRATA LOT
- CP DENOTES COMMON PROPERTY
- PI DENOTES PART
- PI A DENOTES PART AREA
- TA DENOTES TOTAL AREA
- ① DENOTES DECK, LCP FOR THE BENEFIT OF THE ADJACENT STRATA LOT
- ② DENOTES PARKING STALL, LCP FOR THE BENEFIT OF THE ADJACENT STRATA LOT

SEE SHEET 5 FOR CROSS SECTIONS

NOTE: HORIZONTAL LIMITS OF LCP  
PARKING STALLS ARE DEFINED BY  
EDGE OF CONCRETE PADS.



OUR FILE NO. 1122293B STRATA BUILDING.DWG  
DC FILE NO. 1182612

# CROSS SECTIONS

SHEET 5 OF 5 SHEETS

## STRATA PLAN EPS6565

### LEGEND

- SL DENOTES STRATA LOT
- LCP DENOTES LIMITED COMMON PROPERTY FOR THE BENEFIT OF THE DESIGNATED STRATA LOT
- CP DENOTES COMMON PROPERTY
- Ⓢ DENOTES CONCRETE STAIRWELL, LCP FOR THE BENEFIT OF THE ADJACENT STRATA LOT
- Ⓛ DENOTES DECK, LCP FOR THE BENEFIT OF THE ADJACENT STRATA LOT
- Ⓟ DENOTES PARKING STALL, LCP FOR THE BENEFIT OF THE ADJACENT STRATA LOT

NOTE: STRATA LOT BOUNDARIES SHOWN EXTEND TO THE MIDPOINTS OF WALLS, FLOORS, AND CEILINGS.

NOTE: LCP DECKS OR STAIRS EXTERNAL TO STRATA UNITS STRATA UNITS EXTEND VERTICALLY TO THE PROJECTION OF THE BOUNDARIES BETWEEN FLOORS OR THE ATTIC OF THE BUILDING.

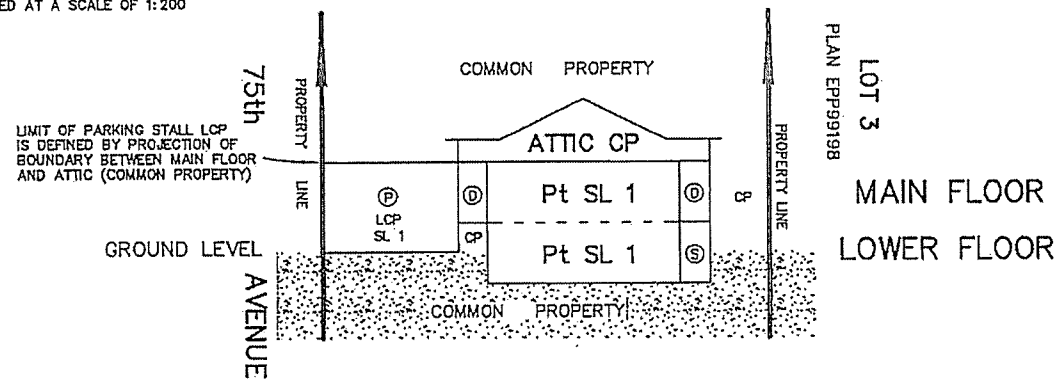
LCP PARKING STALLS VERTICAL EXTENTS ARE FROM GROUND LEVEL TO THE PROJECTION OF THE BOUNDARY BETWEEN THE MAIN FLOOR AND ATTIC.



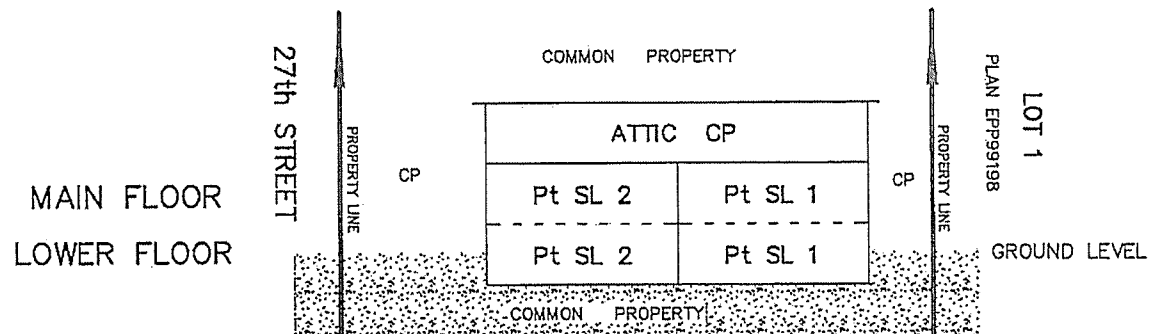
ALL DISTANCES SHOWN ARE IN METRES

THE INTENDED SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

### SECTION A-A'



### SECTION B-B'



PENDERGRAFT PROFESSIONAL  
LAND SURVEYING INC.

BOX 540  
OSOYOOS, B.C.  
V0H 1V0  
PHONE: (250) 495-7127  
EMAIL: brock@pendergraftsurveying.ca

OUR FILE NO. 11222938 STRATA BUILDING.DWG  
DC FILE NO. 1162612

BROCK PENDERGRAFT, BCLS 986  
DECEMBER 5, 2019