

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:

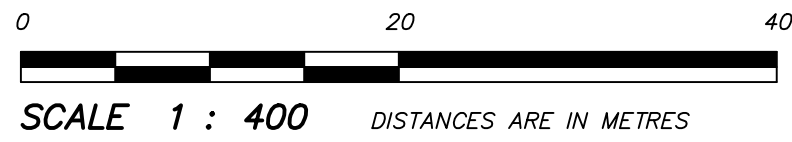
This is an alteration to a previous version of this plan identified by control number:

DESCRIPTION OF ALTERATION: SEE SCHEDULE

**STRATA PLAN OF LOT 3
DISTRICT LOT 190 GROUP 1
NEW WESTMINSTER DISTRICT PLAN EPP80532
EXCEPT PHASE ONE STRATA PLAN EPS5940**

**STRATA PLAN EPS5940
PHASE TWO**

CITY OF PORT MOODY
BCGS 92G.026



THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

INTEGRATED SURVEY AREA No. 35, PORT MOODY, NAD83(CSRS) 4.0.0.BC.1.MVRD

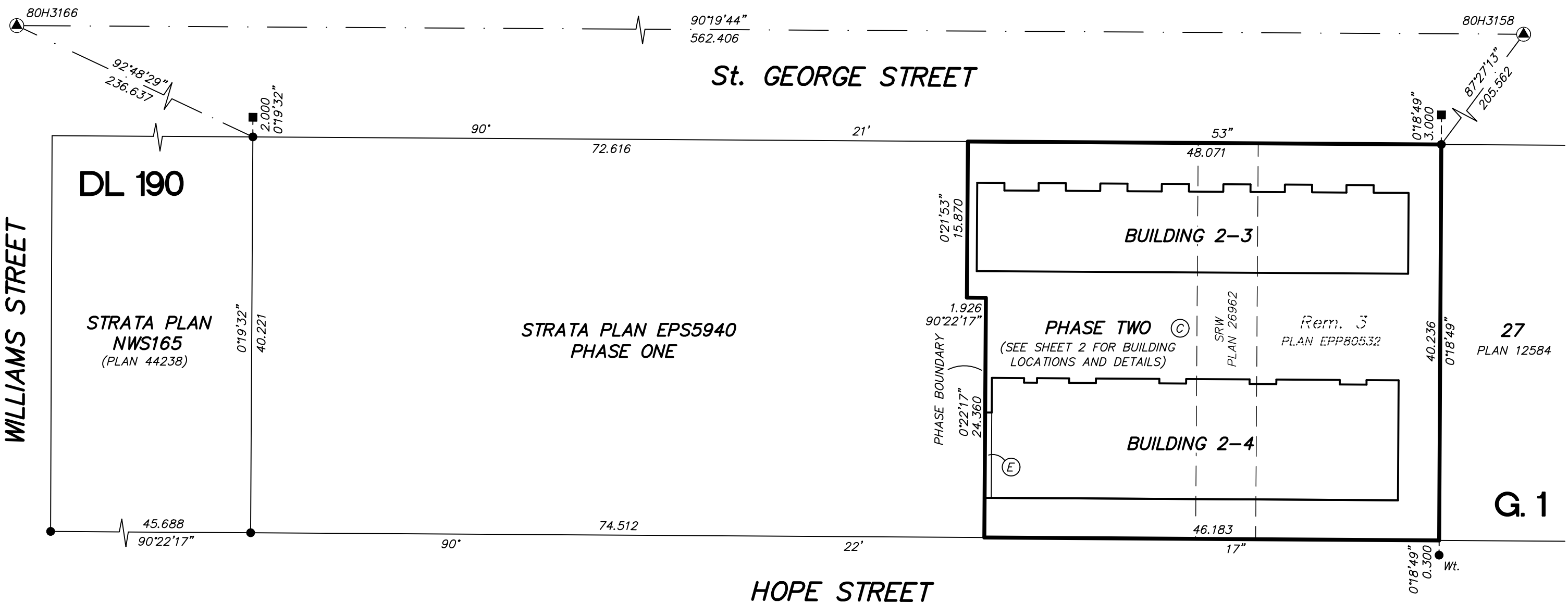
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 80H3166 AND 80H3158 AND ARE REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED HAVE BEEN DERIVED FROM THE MASCOT PUBLISHED COORDINATES FOR GEODETIC CONTROL MONUMENTS 80H3166 AND 80H3158.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99960095 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 80H3166 AND 80H3158.

80H3166
Datum: NAD83(CSRS) 4.0.0.BC.1.MVRD
UTM Zone 10
UTM Northing: 5458106.530 m
UTM Easting: 511064.738 m
Station Combined Factor: 0.9996006
Estimated absolute accuracy: 0.021 m

80H3158
Datum: NAD83(CSRS) 4.0.0.BC.1.MVRD
UTM Zone 10
UTM Northing: 5458103.304 m
UTM Easting: 511626.919 m
Station Combined Factor: 0.9996013
Estimated absolute accuracy: 0.013 m



LEGEND

- FOUND
- ▲ DENOTES CONTROL MONUMENT
 - DENOTES LEAD PLUG
 - DENOTES IRON POST
 - Wt. DENOTES WITNESS
 - m² DENOTES SQUARE METRES
 - SL DENOTES STRATA LOT
 - PT DENOTES PART
 - T DENOTES TOTAL
 - ⊕ DENOTES COMMON PROPERTY
 - ⓔ DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
 - ⓁⓈ-22 DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 22 (TYPICAL)
 - Ⓟ-22 DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 22 (TYPICAL)

NOTE: THIS PLAN CONTAINS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

NOTES:

THIS PLAN IS PHASE TWO OF A TWO PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT LYING WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF PORT MOODY

NOTICE UNDER SECTION 68 OF THE STRATA PROPERTY ACT. STRATA LOT BOUNDARIES ARE DEFINED AS THE EXTERIOR FACE OF EXTERIOR WALLS, THE CENTRE LINE OF THE DEMISING WALLS BETWEEN STRATA LOTS AND THE EXTERIOR FACE OF INTERIOR WALLS ADJOINING COMMON AREAS.

THE BUILDINGS SHOWN HEREON 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

BALCONY AND LIMITED COMMON PROPERTY ARE DEFINED BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSION OR WHERE THERE IS NO FLOOR ABOVE, BY THE AVERAGE HEIGHT OF A STRATA LOT WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED

CIVIC ADDRESS:

3021 St. GEORGE STREET
PORT MOODY, BC

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 6th DAY OF DECEMBER, 2019
JESSE MORIN, BCLS (880)
ECR#: 231166

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

BUTLER SANDVICK 4 - 19089 94th Ave
Surrey, BC V4N 3S4
www.butlersundvick.ca
Tel. 604-513-9611
File: 5147\Strata\Final
Dwg: 5147-FS-PH2

BUILDING LOCATIONS AND DETAILS

STRATA PLAN EPS5940
PHASE TWO



SCALE 1:200 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm
IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN
PLOTTED AT A SCALE OF 1:200.

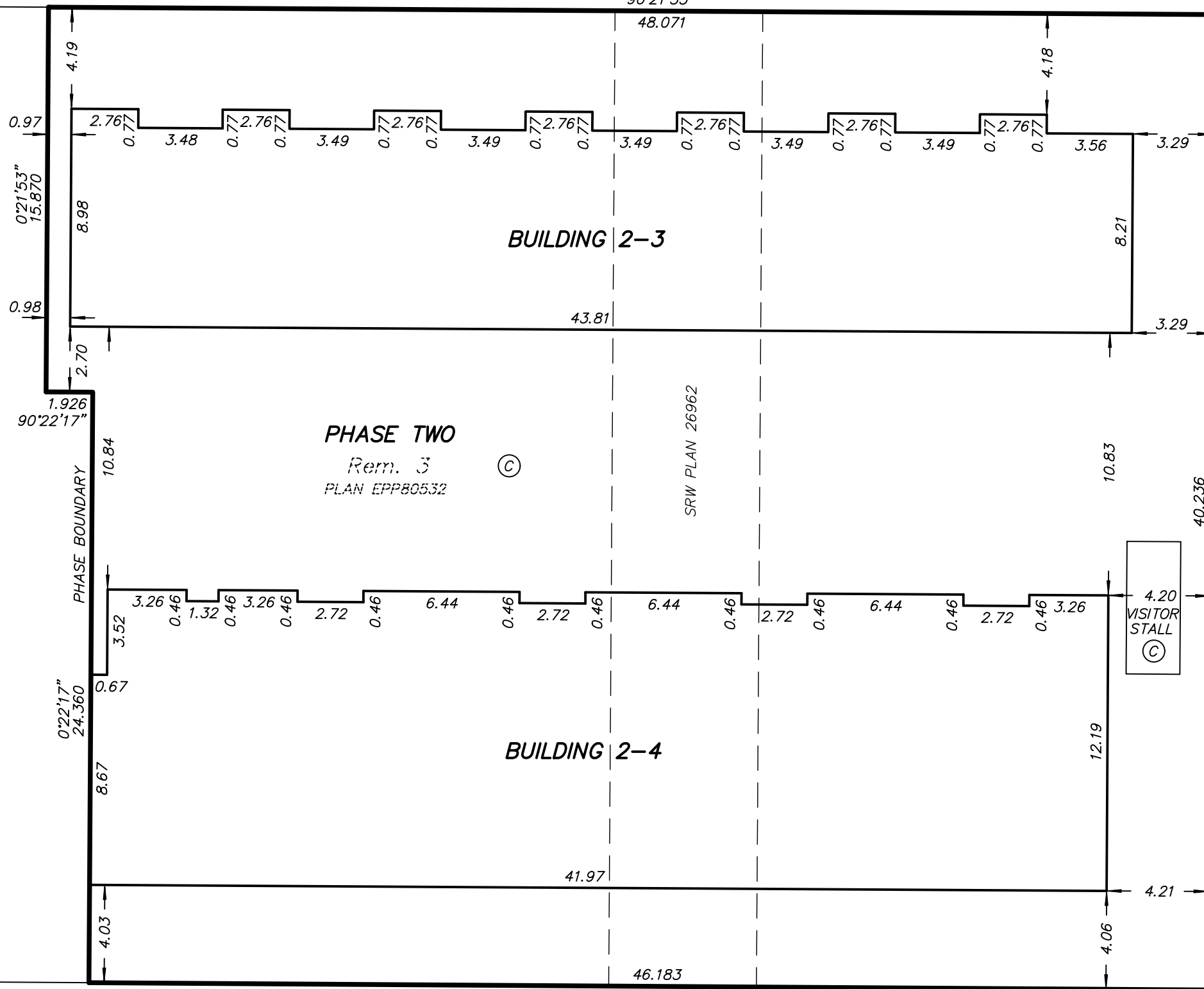


St. GEORGE STREET

DL 190

90°21'53"
72.616

90°21'53"
48.071



BUILDING 2-3

BUILDING 2-4

4.20
VISITOR
STALL
C

PHASE TWO
Rem. 3
PLAN EPP80532

SRW PLAN 26962

PHASE BOUNDARY

STRATA PLAN EPS5940
PHASE ONE

27
PLAN 12584

G.1

74.512
90°22'17"

46.183
90°22'17"

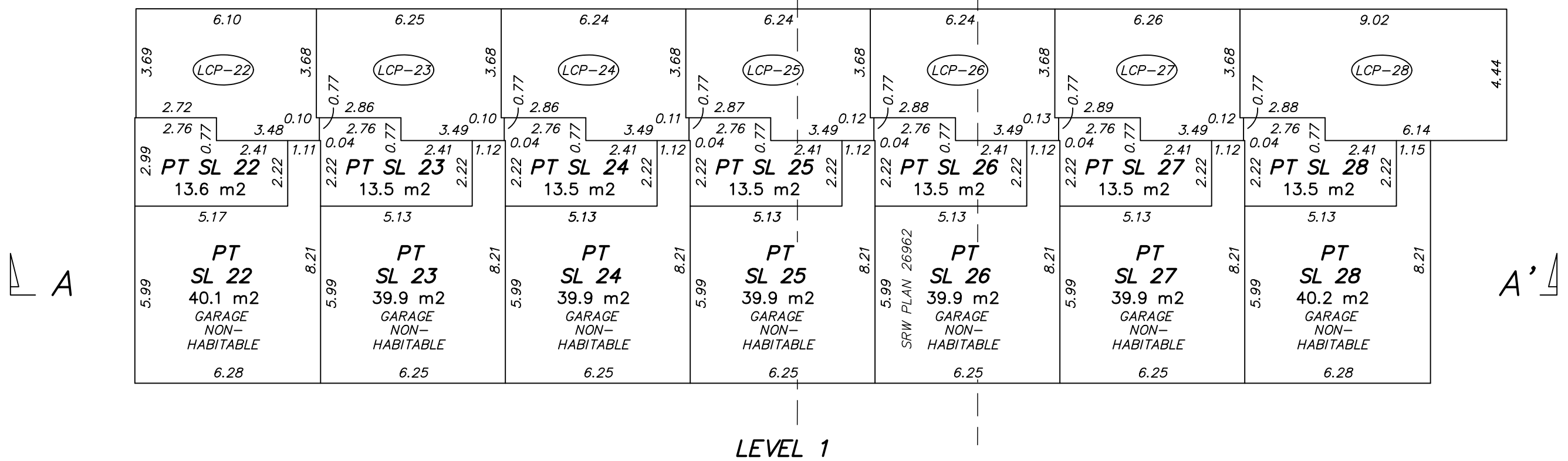
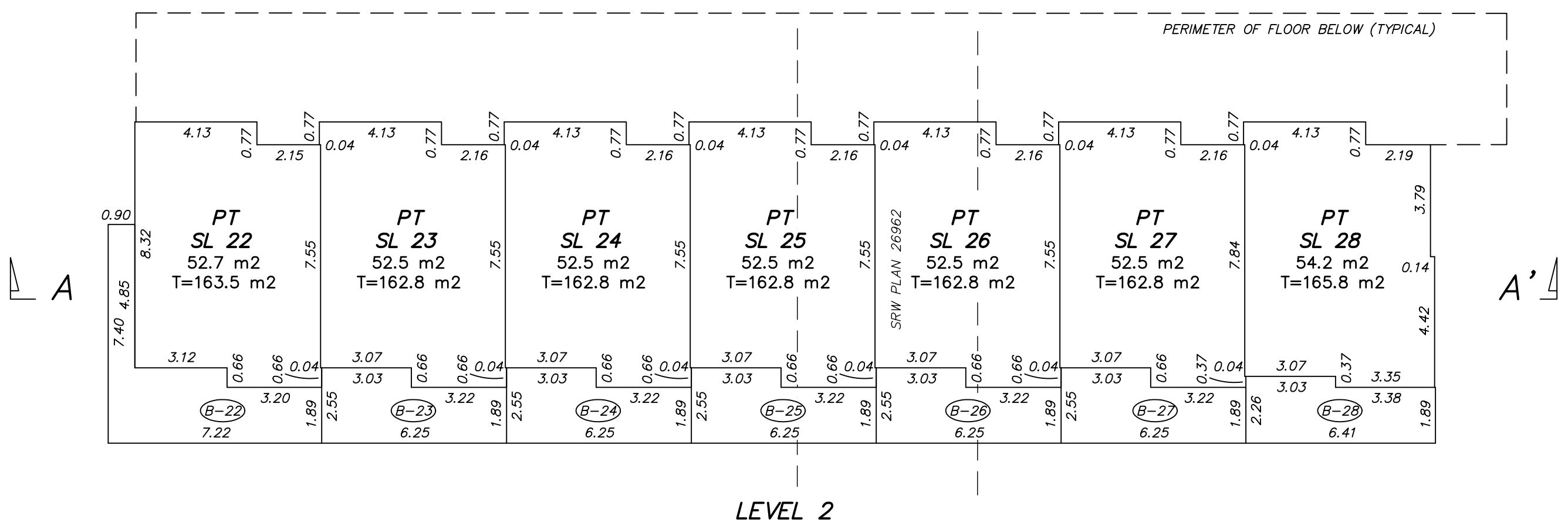
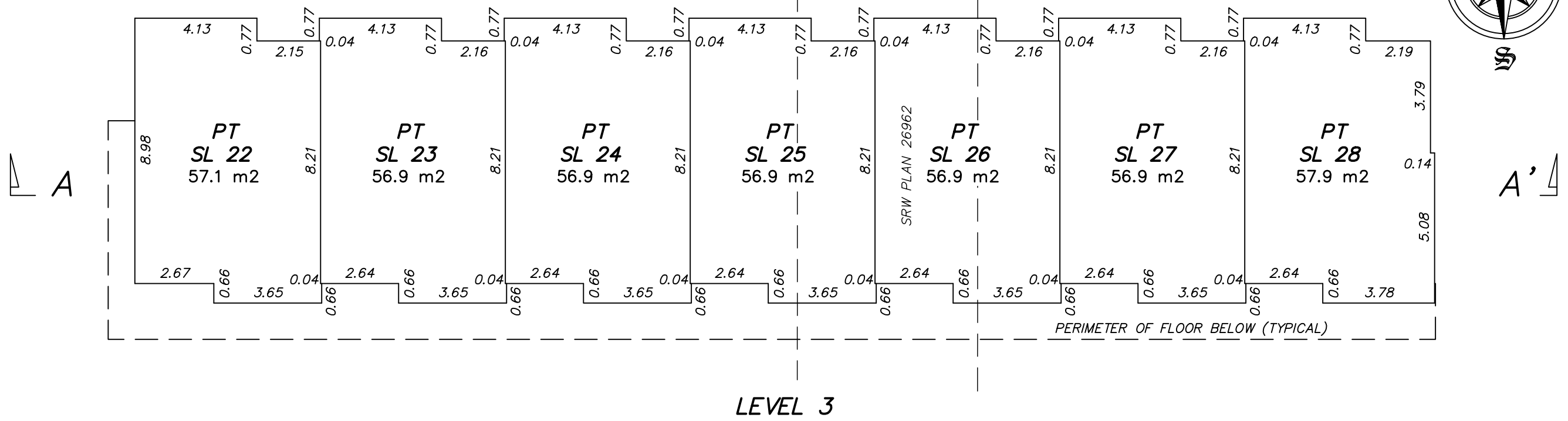
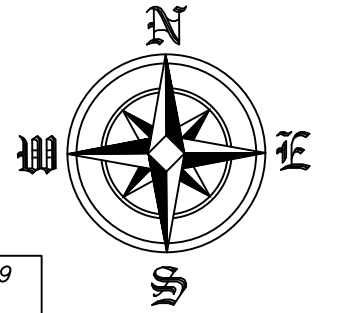
HOPE STREET

FLOOR PLANS
BUILDING 2-3

STRATA PLAN EPS5940
PHASE TWO

0 5 10
SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm
IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN
PLOTTED AT A SCALE OF 1:150.



LEVEL 3							
LEVEL 2	SL 22	SL 23	SL 24	SL 25	SL 26	SL 27	SL 28
LEVEL 1	GARAGE NON- HABITABLE	GARAGE NON- HABITABLE	GARAGE NON- HABITABLE	GARAGE NON- HABITABLE	GARAGE NON- HABITABLE	GARAGE NON- HABITABLE	GARAGE NON- HABITABLE

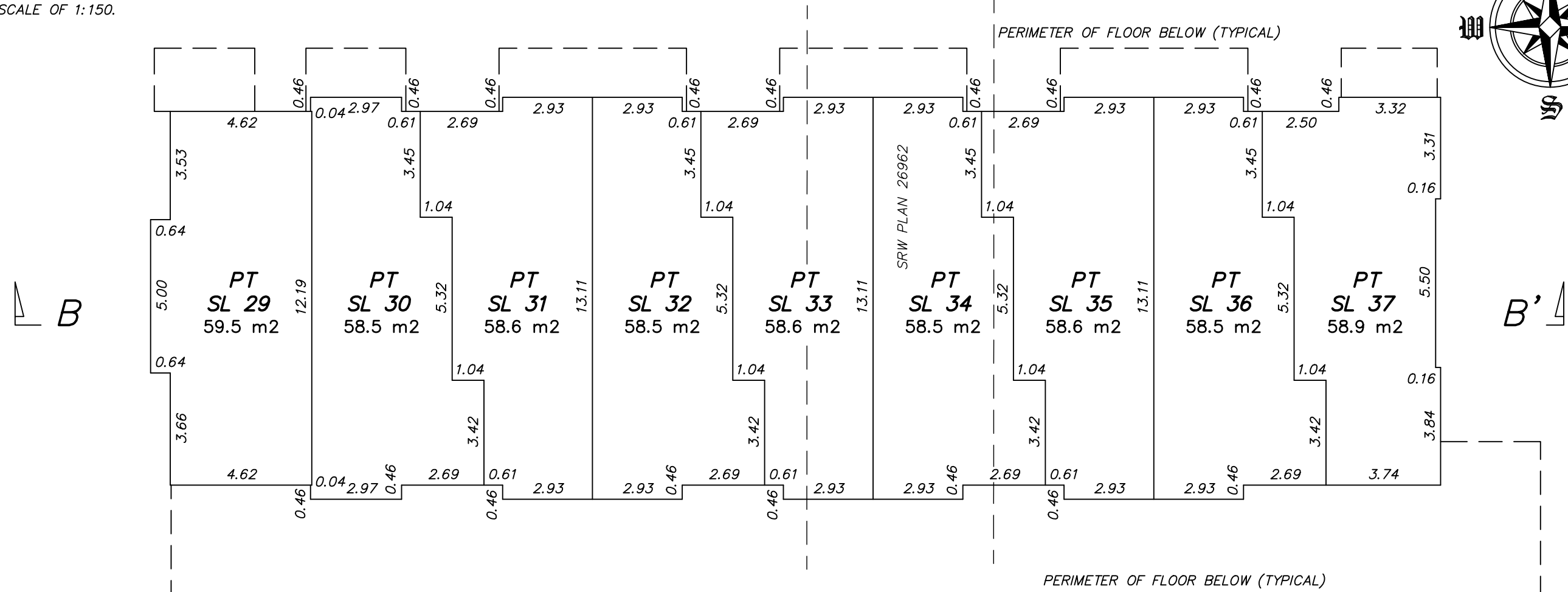
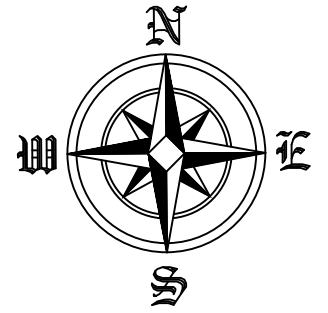
SECTION A-A'

FLOOR PLANS
BUILDING 2-4

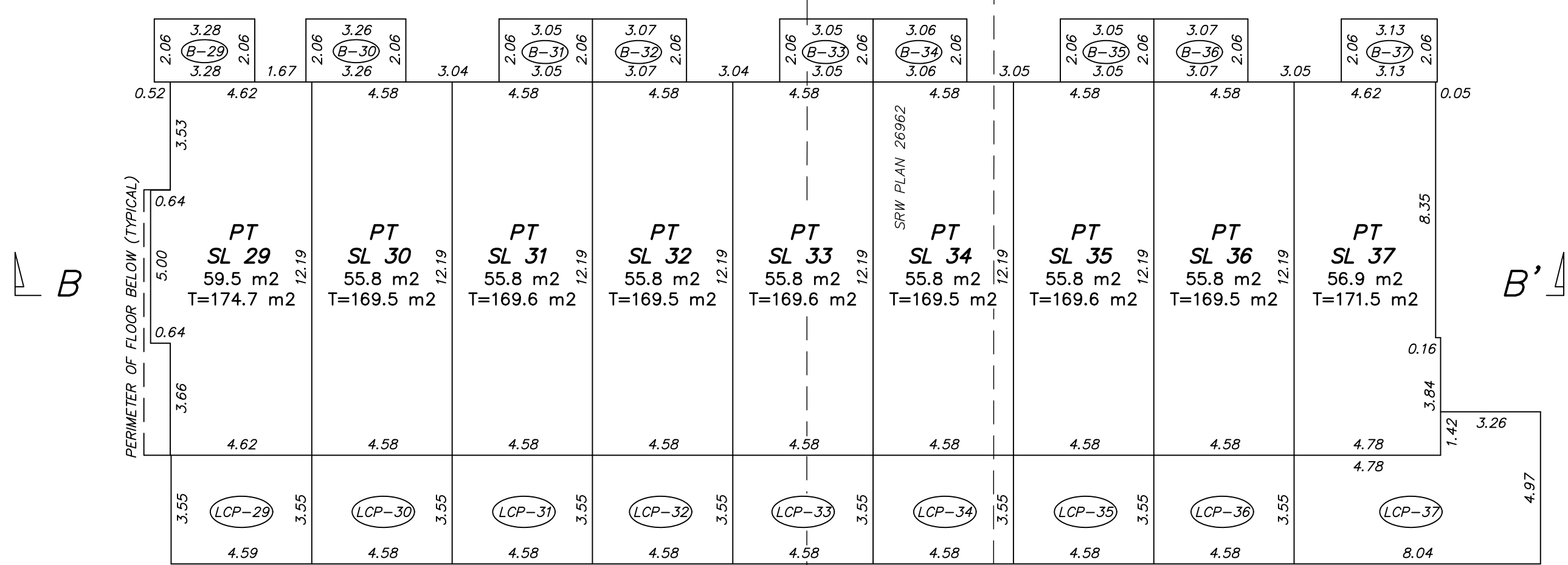
STRATA PLAN EPS5940
PHASE TWO

0 5 10
SCALE 1:150 DISTANCES ARE IN METRES

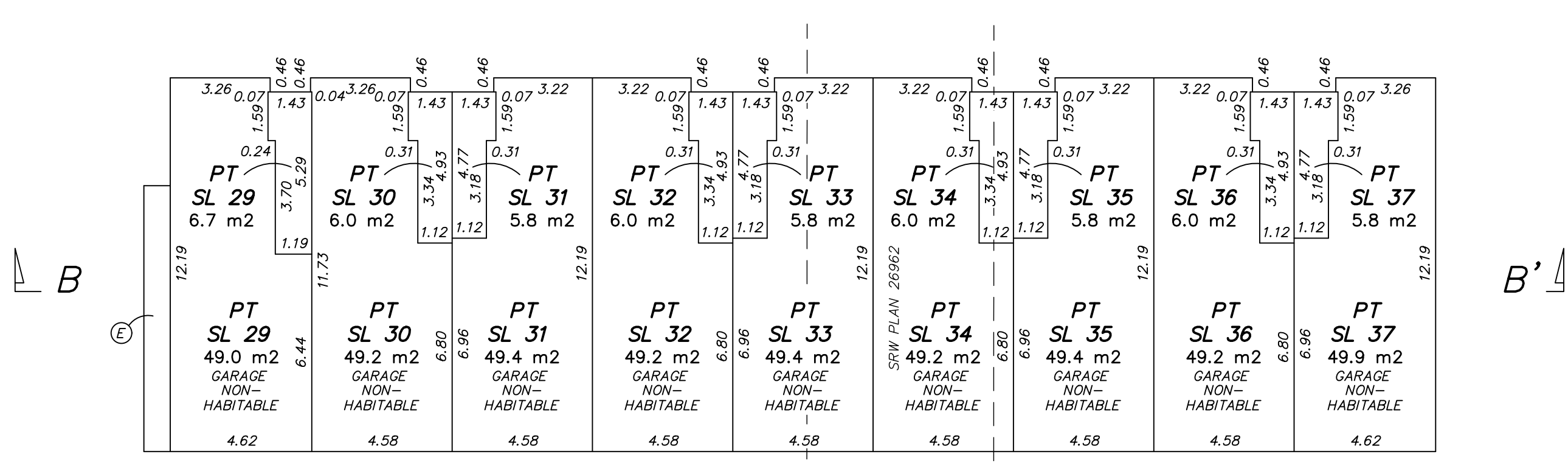
THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm
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PLOTTED AT A SCALE OF 1:150.



LEVEL 3



LEVEL 2



LEVEL 1

LEVEL 3									
LEVEL 2	SL 29	SL 30	SL 31	SL 32	SL 33	SL 34	SL 35	SL 36	SL 37
LEVEL 1	GARAGE NON-HABITABLE	GARAGE NON-HABITABLE	GARAGE NON-HABITABLE	GARAGE NON-HABITABLE	GARAGE NON-HABITABLE	GARAGE NON-HABITABLE	GARAGE NON-HABITABLE	GARAGE NON-HABITABLE	GARAGE NON-HABITABLE

SECTION B-B'