STRATA PLAN OF LOT A SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP31213

STRATA PLAN BCS4280

REF. NO. BB1354250-4305

DEPOSITED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.
THIS 17th DAY OF NOV, 2011.
L. B Leschuk bs
REGISTRAR

BCGS 92G.017

SCALE 1:600

0 10 20 30

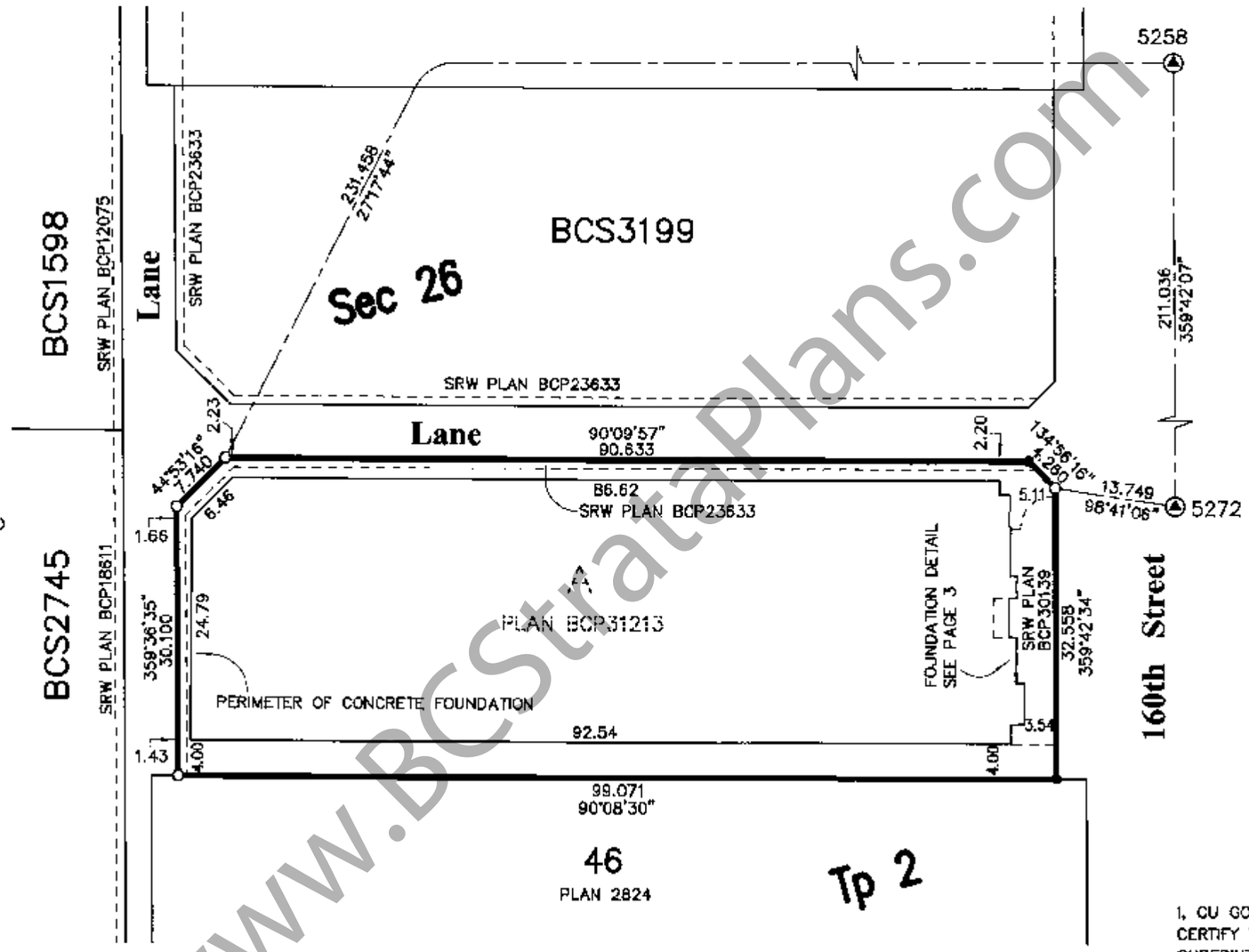
ALL DIMENSIONS ARE IN METRES

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.99959405

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5272 AND 5258, INTEGRATED SURVEY AREA NO. 1 CITY OF SURREY, B.C. DATUM: NAD83 (CSRS) – 2005

LEGEND

- ▲ INDICATES CONTROL MONUMENT FOUND
- ● INDICATES STANDARD IRON POST FOUND
- ○ INDICATES STANDARD IRON POST PLACED
- Ⓒ INDICATES COMMON PROPERTY
- Ⓡ INDICATES LIMITED COMMON PROPERTY FOR RESIDENTIAL
- Ⓜ INDICATES LIMITED COMMON PROPERTY FOR COMMERCIAL
- V INDICATES VENT
- ELEC. INDICATES ELECTRICAL
- MECH. INDICATES MECHANICAL
- COR. INDICATES CORRIDOR



BALCONY, PATIO, AND YARD AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR ABOVE BY THE AVERAGE HEIGHT OF STRATA LOTS WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.

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(fx) 583-1737
Job: 052264LS
File: 052264_PG1.DWG

PARKING, PATIO, YARD, AND BALCONY AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: PK-1, P-4, Y-9, B-3)

STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT DIMENSIONS ARE MEASURED TO:

- CENTERLINE OF EXTERIOR WALLS
- CENTERLINE OF PARTY WALLS
- OUTSIDE FACE OF ELEVATOR WELL

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT – CITY OF SURREY

CIVIC ADDRESS:
8695 – 160th STREET
SURREY, BC

I, CU GORDON YU, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT.
THE FIELD SURVEY WAS COMPLETED ON THE 28th DAY OF OCTOBER, 2011.
THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #129585, ON THE 7th DAY OF NOVEMBER, 2011.

Gordon
B.C.L.S.

www.BCStrataPlans.com

STRATA PLAN BCS 4280

STRATA PROPERTY ACT

FORM S

ENDORSEMENT OF NONOCCUPANCY

(SECTION 241, REGULATIONS SECTION 14.5(3))

I, GU GORDON YU, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING INCLUDED IN THIS STRATA PLAN HAS NOT, AS OF NOVEMBER 7, 2011, BEEN PREVIOUSLY OCCUPIED.

SIGNATURE

STRATA PROPERTY ACT

FORM U

ENDORSEMENT OF SURVEYOR

(SECTION 244(1)(f); REGULATIONS SECTION 14.5(5))

I, GU GORDON YU, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT THE BUILDING SHOWN ON THIS STRATA PLAN IS WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

DATE: NOVEMBER 7, 2011

SIGNATURE

THE CITY OF SURREY AS HOLDER OF COVENANTS: BB426091 AND BB426093, HEREBY CONSENTS TO THE FILING OF THIS STRATA PLAN.

MAYOR: DIANNE WATTS

CITY CLERK:

OWNER

PIONEER DESIGNS (MONTEROSSO) CORP.

INC. NO. 0706110

AUTHORIZED SIGNATORY PRINT NAME GERRY MCTHERAN

AUTHORIZED SIGNATORY PRINT NAME

WITNESS AS TO BOTH SIGNATURES Maurice E.J. Lambert

PRINT NAME OF WITNESS 500 - 5811 Cooney Rd.

OCCUPATION OF WITNESS Richmond, B.C. Solicitor

ADDRESS OF WITNESS

MORTGAGEE

ROYAL BANK OF CANADA

AUTHORIZED SIGNATORY RONALD PRINT NAME GIDDS

AUTHORIZED SIGNATORY PRINT NAME Peter John Claasen

WITNESS AS TO BOTH SIGNATURES

Donna Adams

PRINT NAME OF WITNESS

Banker

OCCUPATION OF WITNESS

118 - 5455 - 152nd St., Surrey, B.C. V3S 5A5

ADDRESS OF WITNESS

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V3R 4E7
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(fx) 583–1737
Job: 052264LS
File: 052264_PG2.DWG

DATE: NOVEMBER 7, 2011

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ORIGINAL

PLANUPDATE

www.BCStrataPlans.com

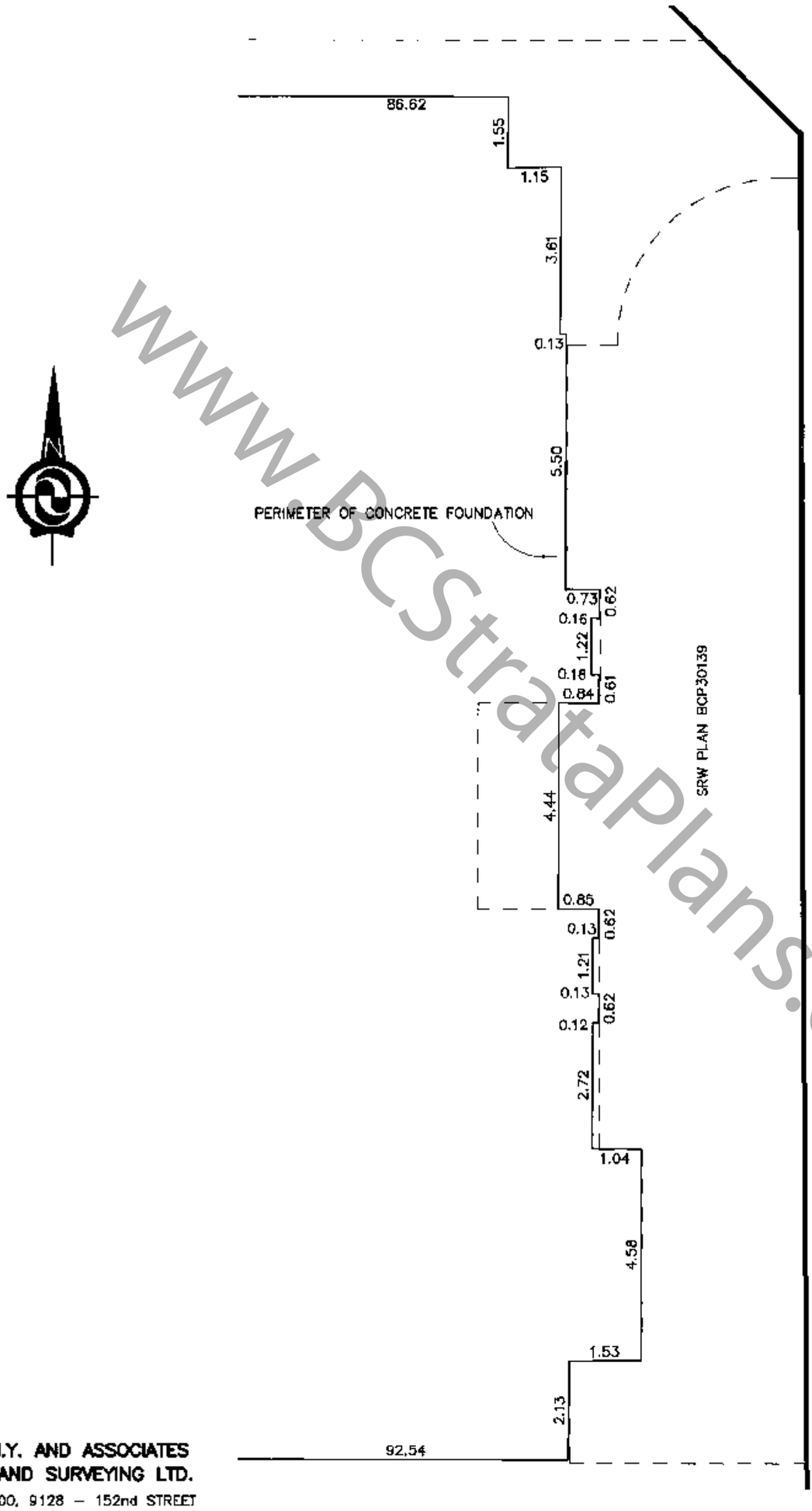
FOUNDATION DETAILS

STRATA PLAN BCS 4280

SCALE 1:100

0 1 2 3 4 5

All distances are in metres.



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(fx) 583–1737

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File: 052264_PG3.DWG

DATE: NOVEMBER 7, 2011

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PLANUPDATE

UNDERGROUND PARKING (EAST)

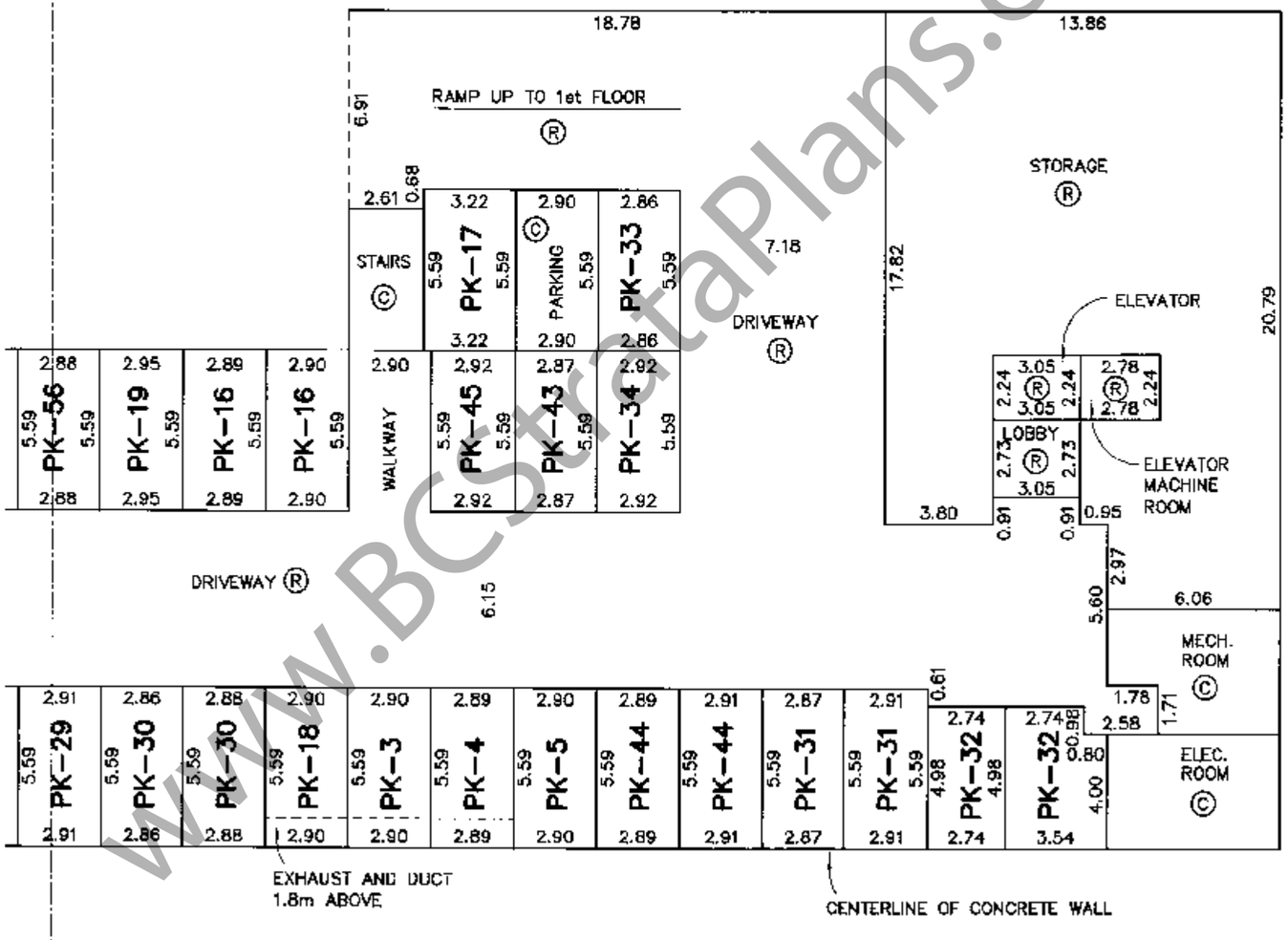
STRATA PLAN BCS 4280

SCALE 1:200

0 5 10 15

All distances are in metres.

SEE PAGE 5 MATCH LINE



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File: 052264_UG_E.DWG

DATE: NOVEMBER 7, 2011

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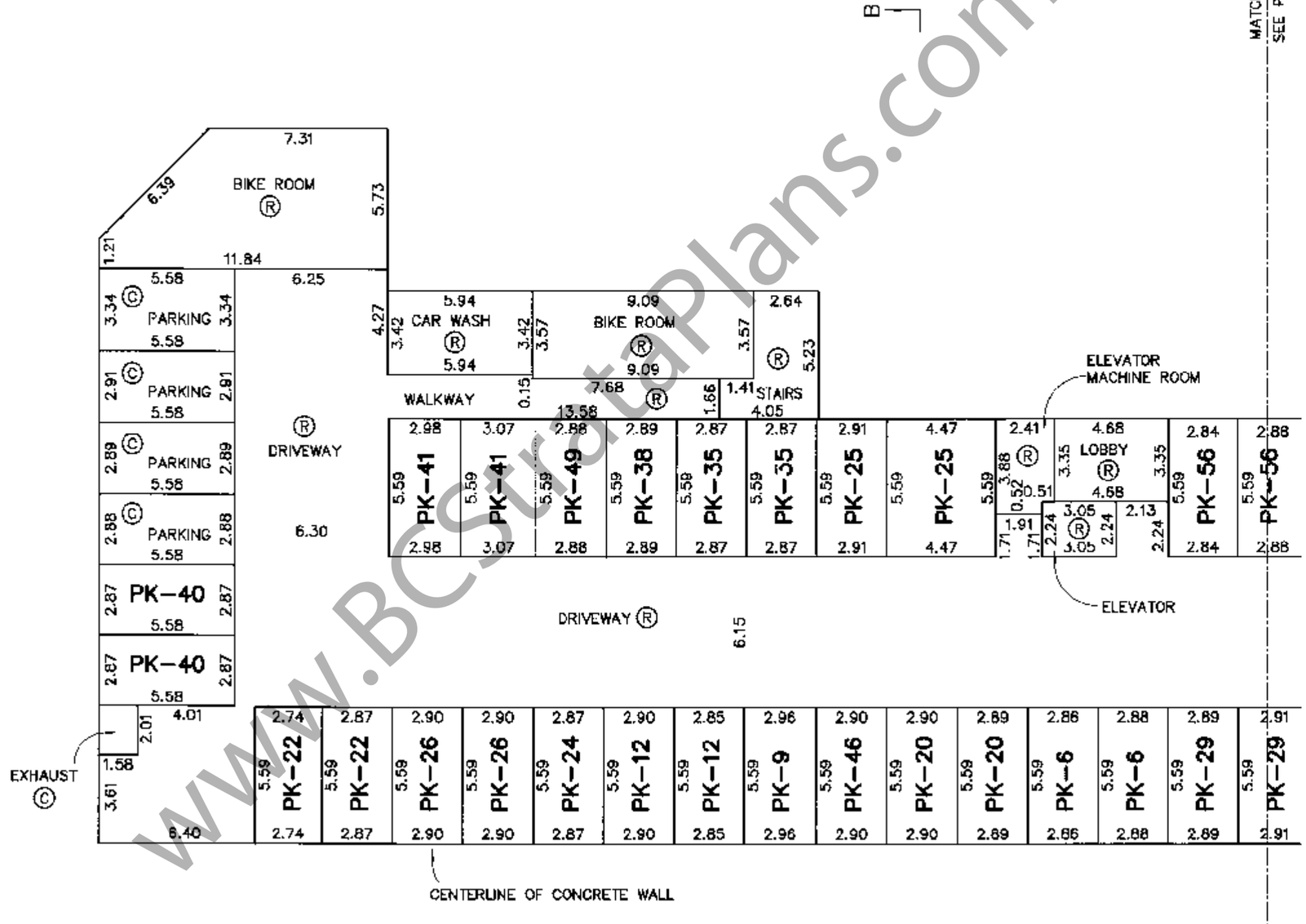
UNDERGROUND PARKING (WEST)

STRATA PLAN BCS 4280

SCALE 1:200

0 5 10 15

All distances are in metres.



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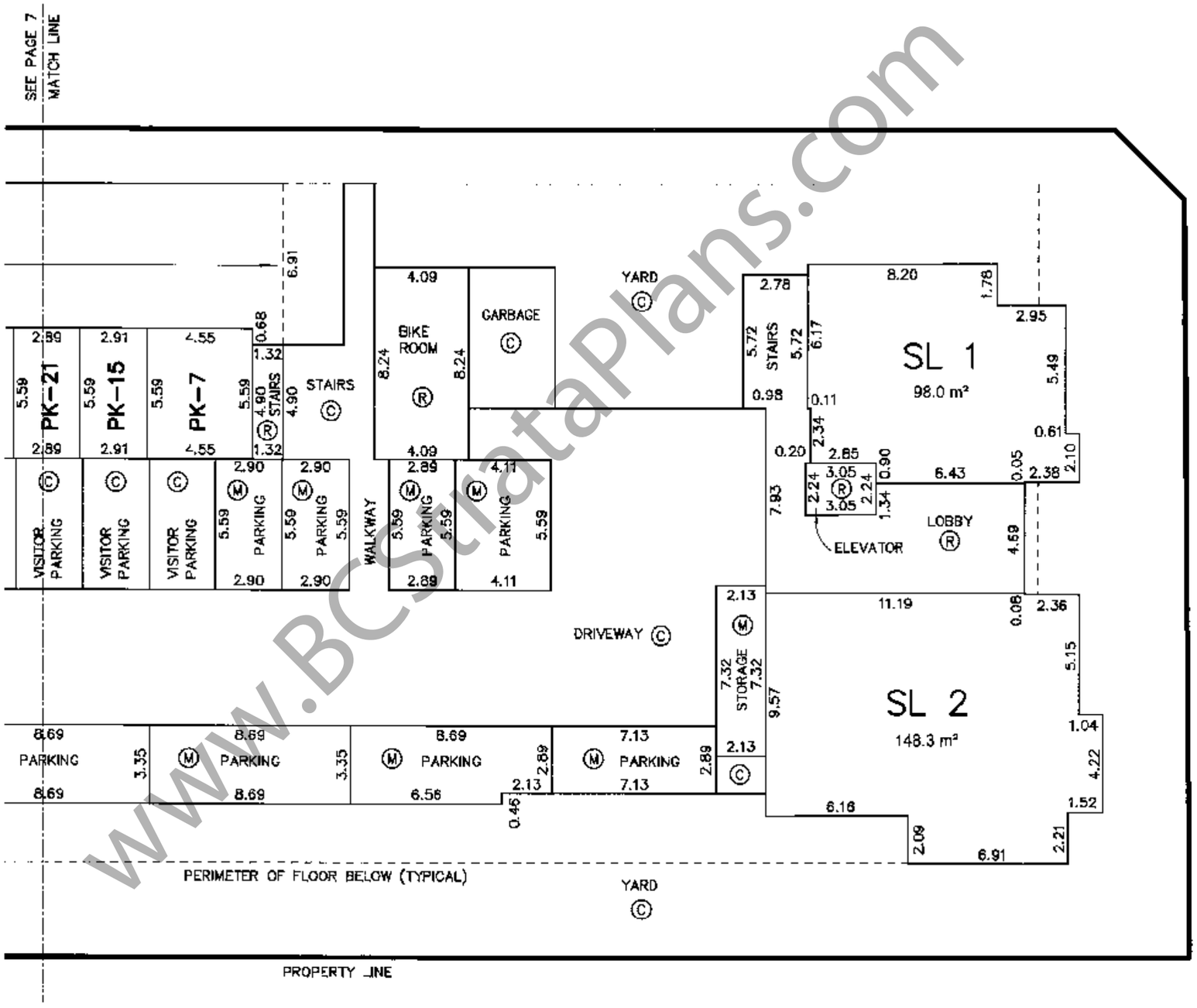
1st FLOOR (EAST)

STRATA PLAN BCS 1256

SCALE 1:200

0 5 10 15

All distances are in metres.



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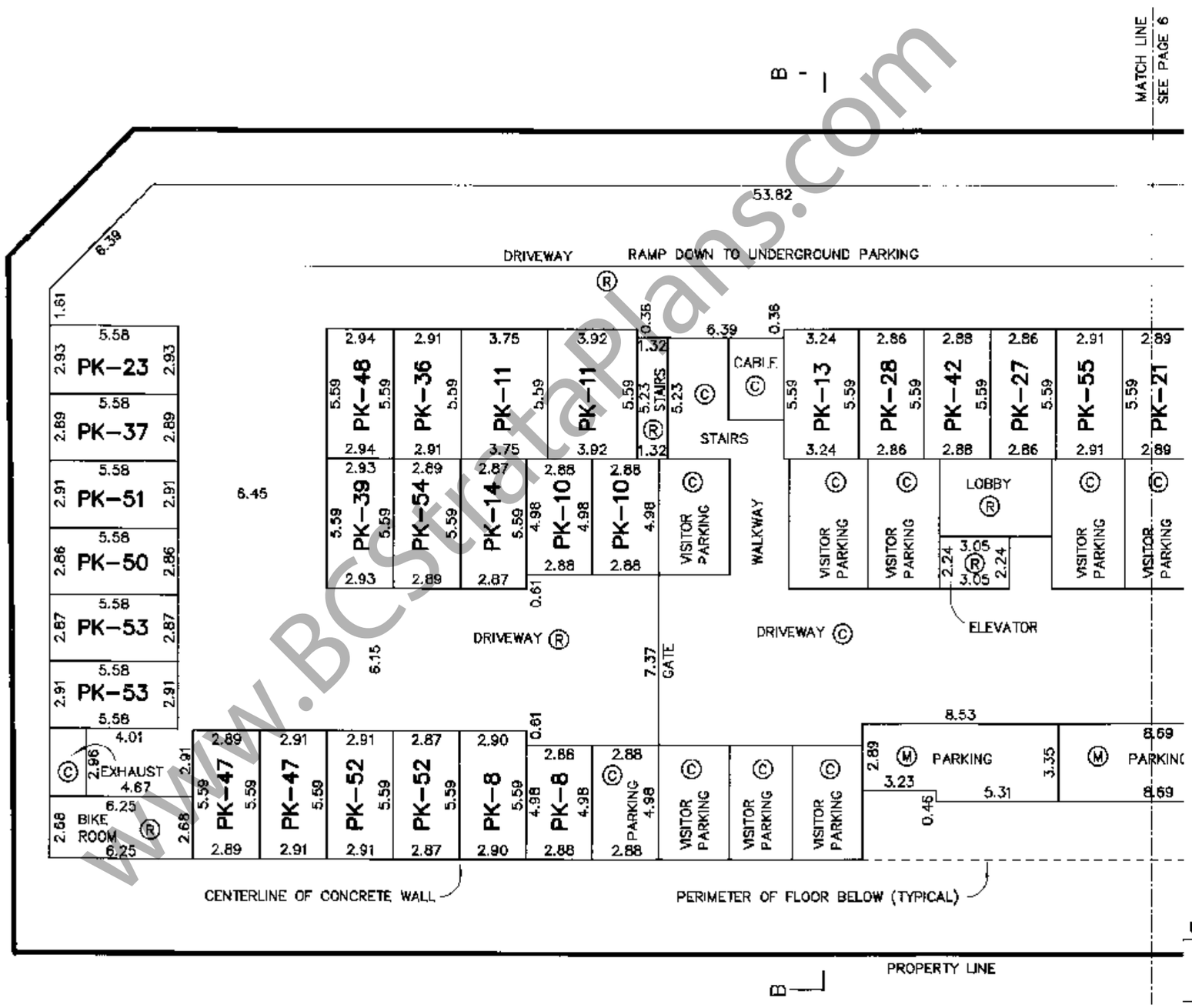
1st FLOOR (WEST)

SCALE 1:200

0 5 10 15

All distances are in metres.

STRATA PLAN BCS 4281



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STRATA PLAN BCS 4256

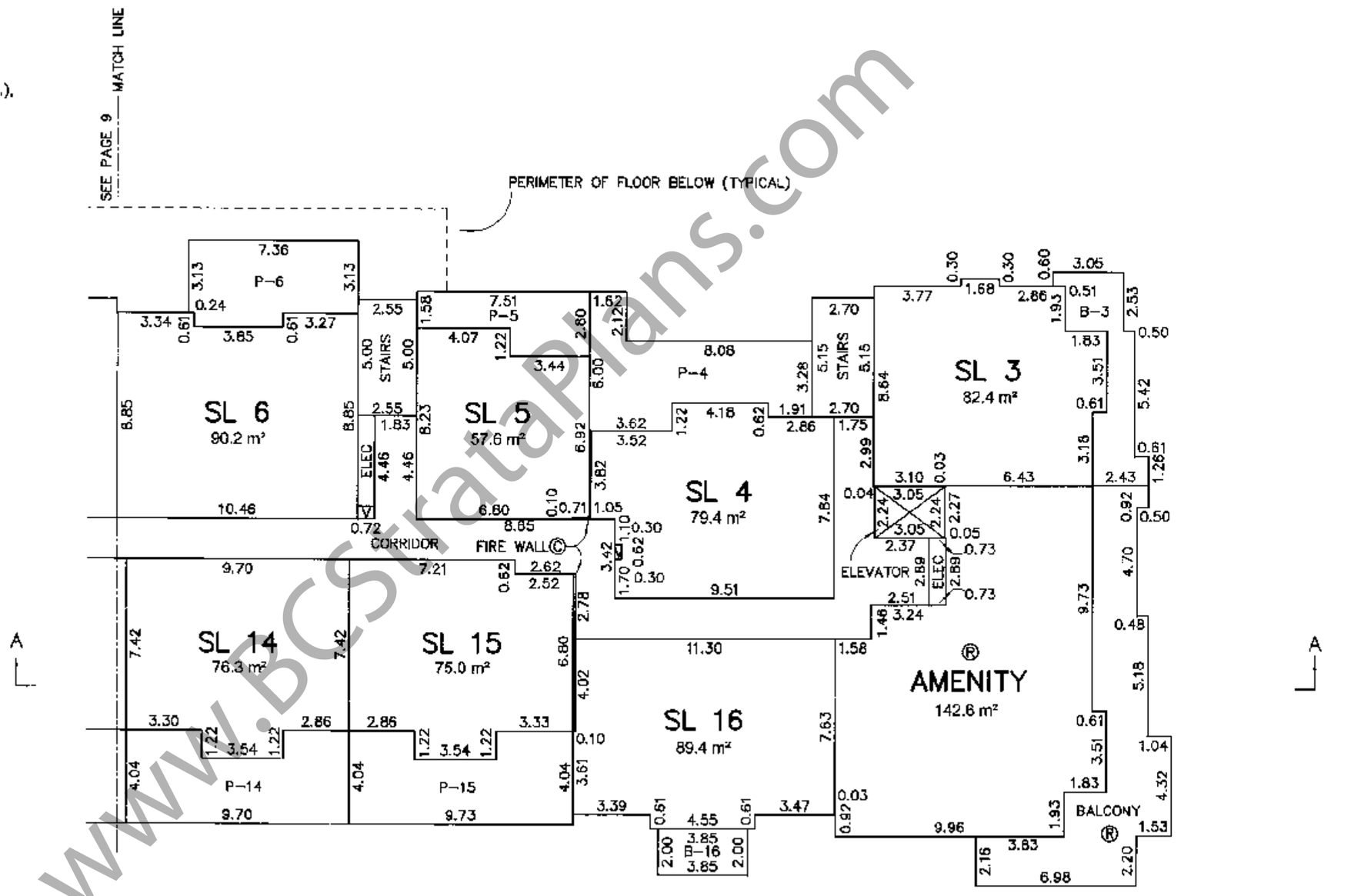
2nd FLOOR (EAST)

SCALE 1:200

0 5 10 15

All distances are in metres.

ELEVATOR, CORRIDOR, STAIRS, ELECTRICAL CLOSET (ELEC.), VENT, AND AMENITY ROOM SHOWN ON THIS PAGE ARE RESIDENTIAL LIMITED COMMON PROPERTIES



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STRATA PLAN BCS 4280

2nd FLOOR (WEST)

SCALE 1:200

0 5 10 15

All distances are in metres.

ELEVATOR, CORRIDOR, AND
VENT, SHOWN ON THIS PAGE
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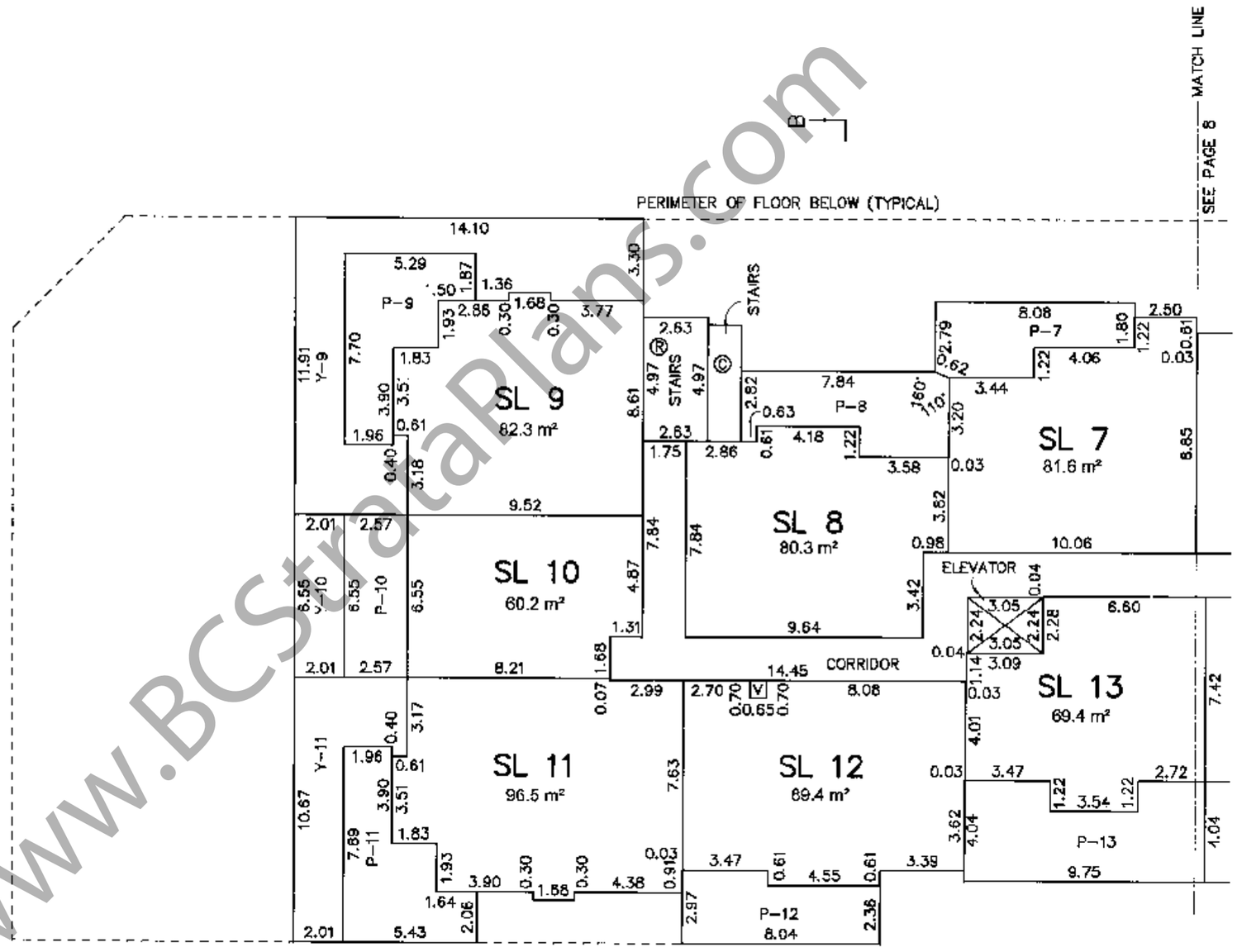
MATCH LINE
SEE PAGE 8
PERIMETER OF FLOOR BELOW (TYPICAL)
B
A
A
SL 9
82.3 m²
SL 10
60.2 m²
SL 11
96.5 m²
SL 8
80.3 m²
SL 12
69.4 m²
SL 7
81.6 m²
SL 13
69.4 m²
P-9
P-10
P-11
P-12
P-13
P-7
P-8
Y-9
Y-10
Y-11
STAIRS
ELEVATOR
CORRIDOR
14.10
9.52
8.21
9.64
14.45
10.06
6.60
9.75
8.04
5.43
10.67
11.91
8.61
7.84
7.63
7.42
6.85
3.30
3.77
3.17
3.51
3.18
3.42
3.20
3.82
3.62
4.04
1.04
2.50
2.72
2.36
2.97
2.06
1.64
1.31
1.68
4.87
4.55
4.38
4.18
3.58
3.44
3.09
2.99
2.63
4.97
2.82
2.86
1.75
0.63
0.65
0.70
0.07
0.03
0.04
0.98
0.91
0.61
0.40
0.30
0.07
0.14
0.62
0.51
0.60
0.61
0.61
0.61

3rd FLOOR (EAST)

STRATA PLAN BCS 4286

SCALE 1:200

0 5 10 15

All distances are in metres.

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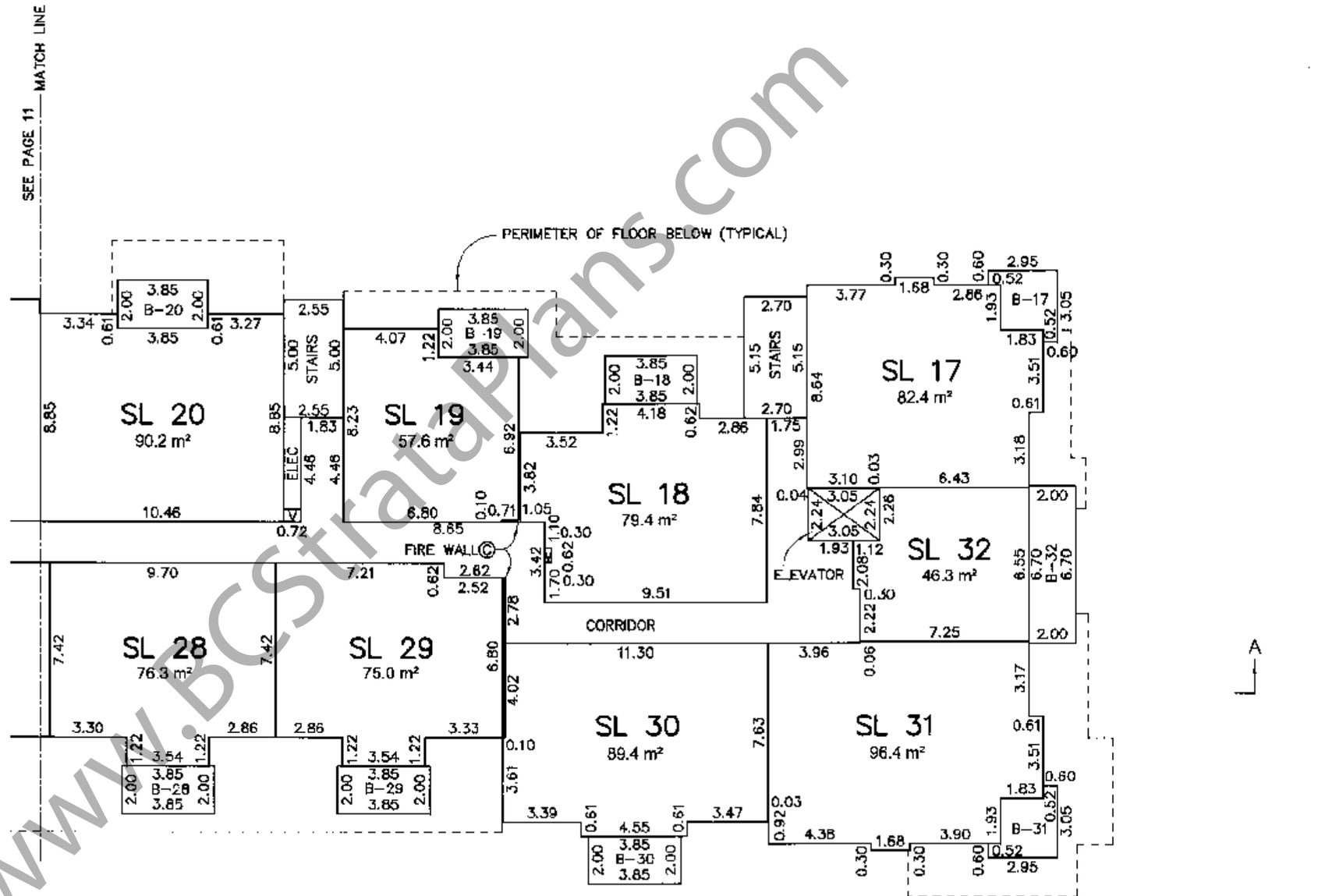

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3rd FLOOR (WEST)

STRATA PLAN BCS 4282

SCALE 1:200

0 5 10 15

All distances are in metres.

ELEVATOR, CORRIDOR, STAIRS,
AND VENT, SHOWN ON THIS PAGE
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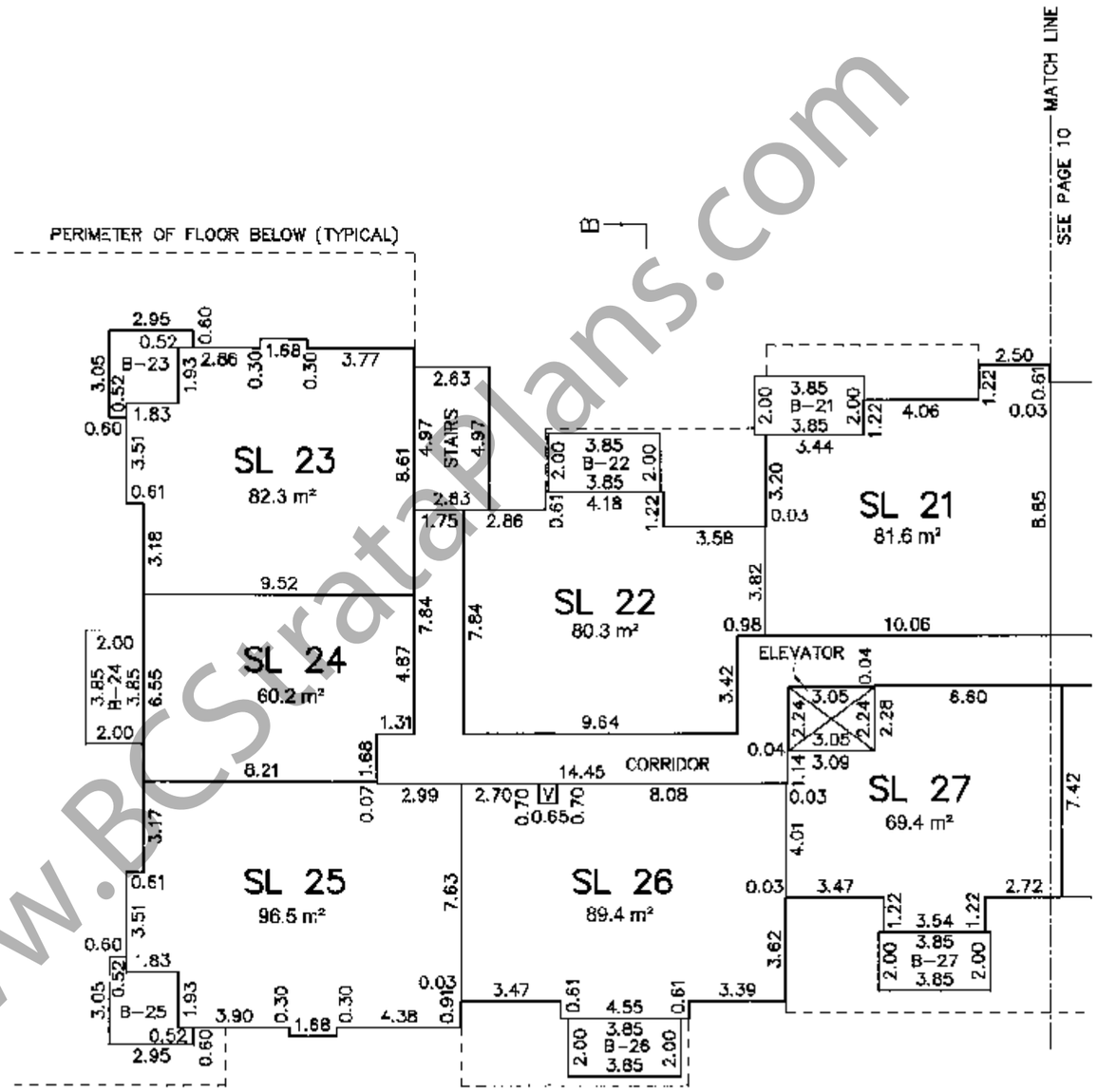

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STRATA PLAN BCS 4280

4th FLOOR (EAST)

SCALE 1:200

0 5 10 15

All distances are in metres.

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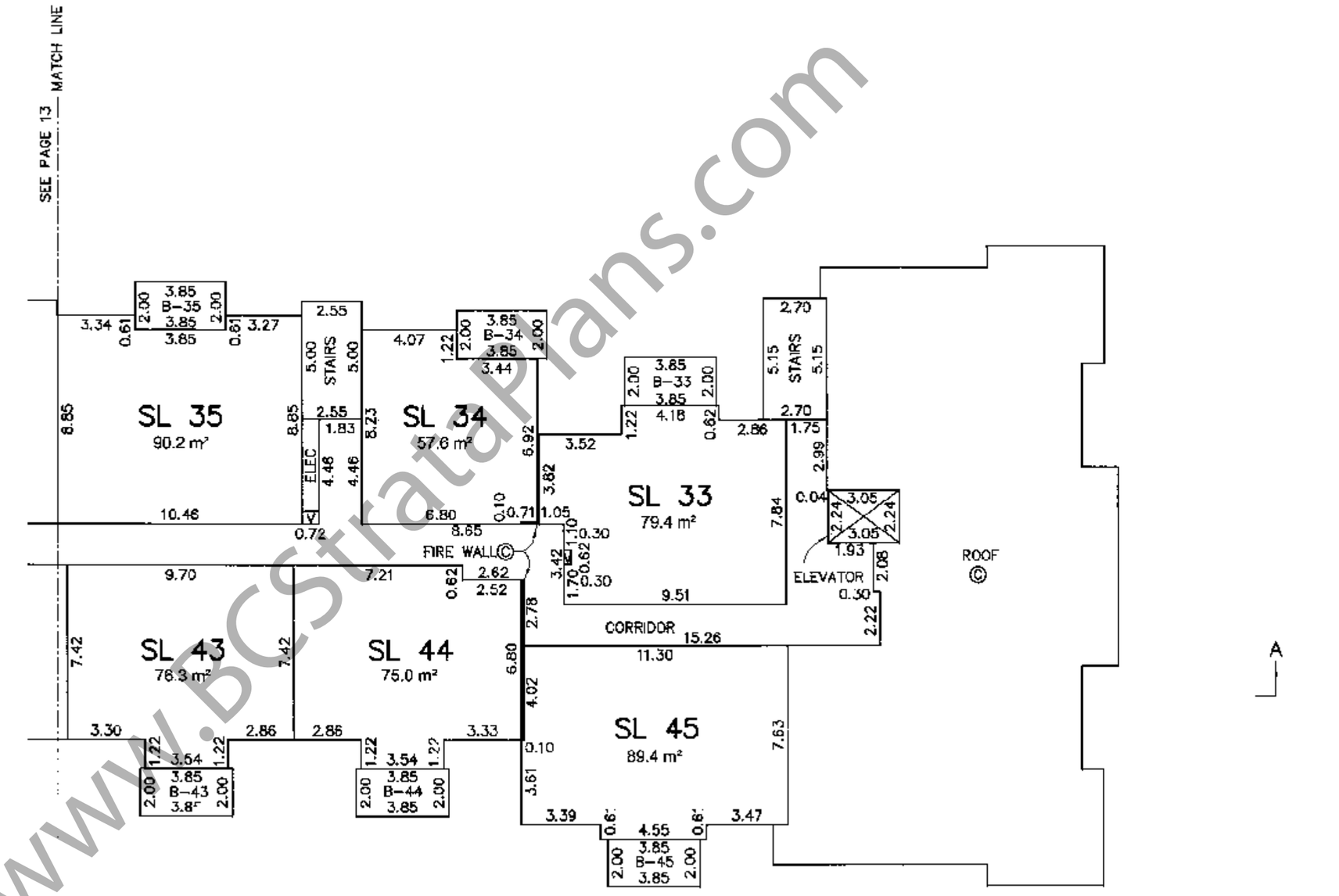

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STRATA PLAN BCS 4280

4th FLOOR (WEST)

SCALE 1:200

0 5 10 15

All distances are in metres.

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SHOWN ON THIS PAGE
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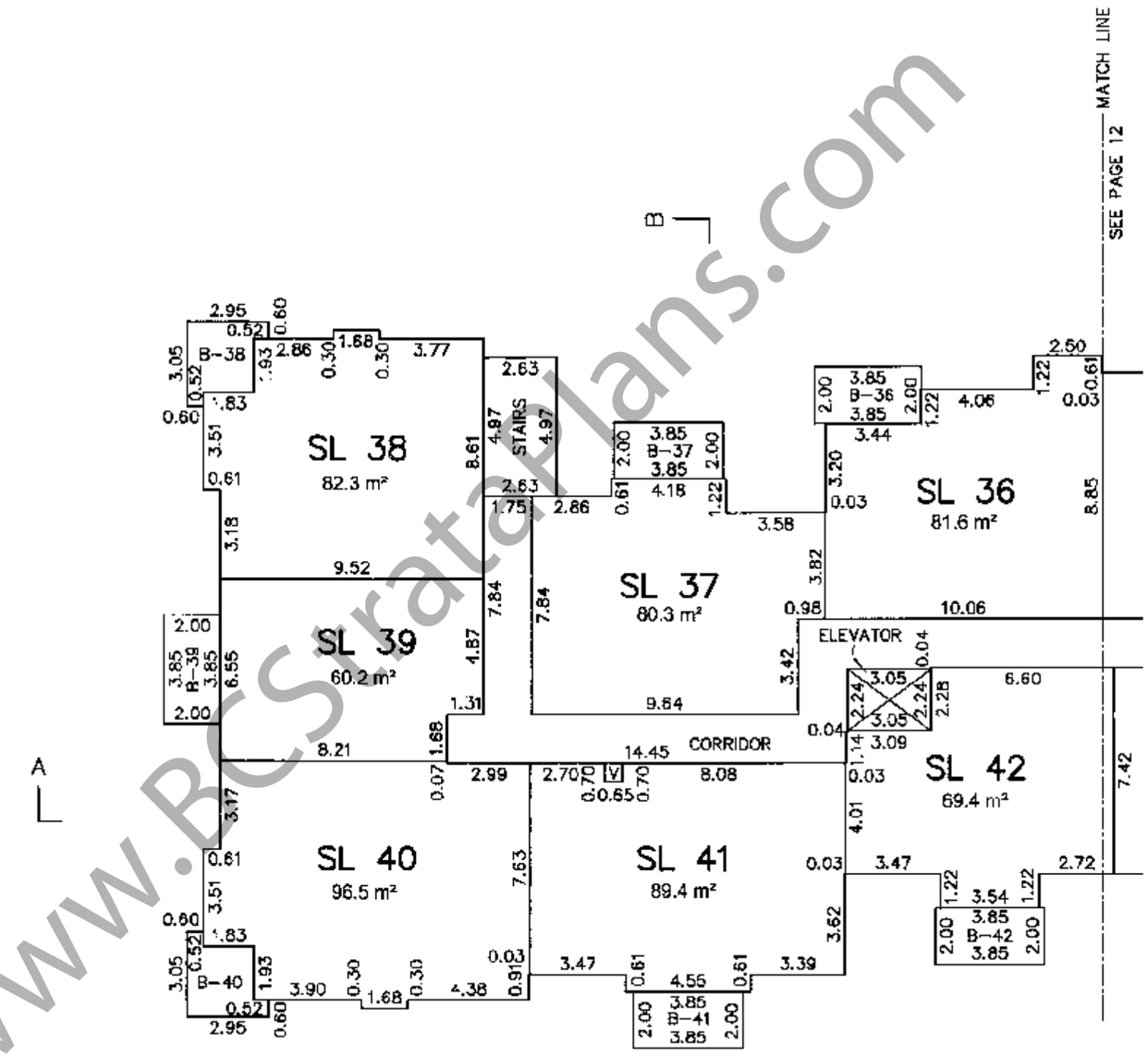

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DATE: NOVEMBER 7, 2011

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STRATA PLAN BCS 4326

5th FLOOR (EAST)

SCALE 1:200

0 5 10 15

All distances are in metres.

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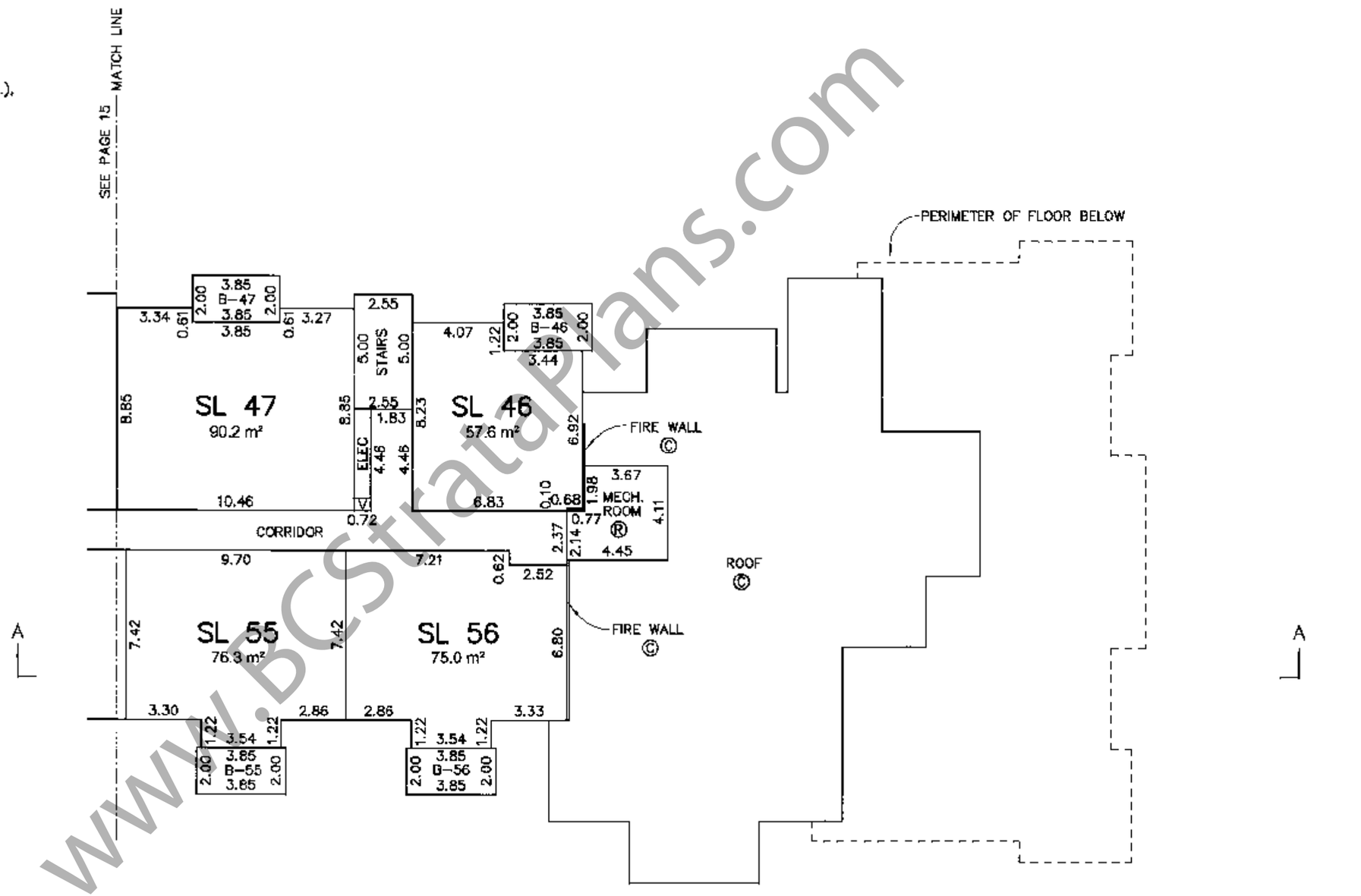

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STRATA PLAN BCS 4230

5th FLOOR (WEST)

SCALE 1:200

0 5 10 15

All distances are in metres.

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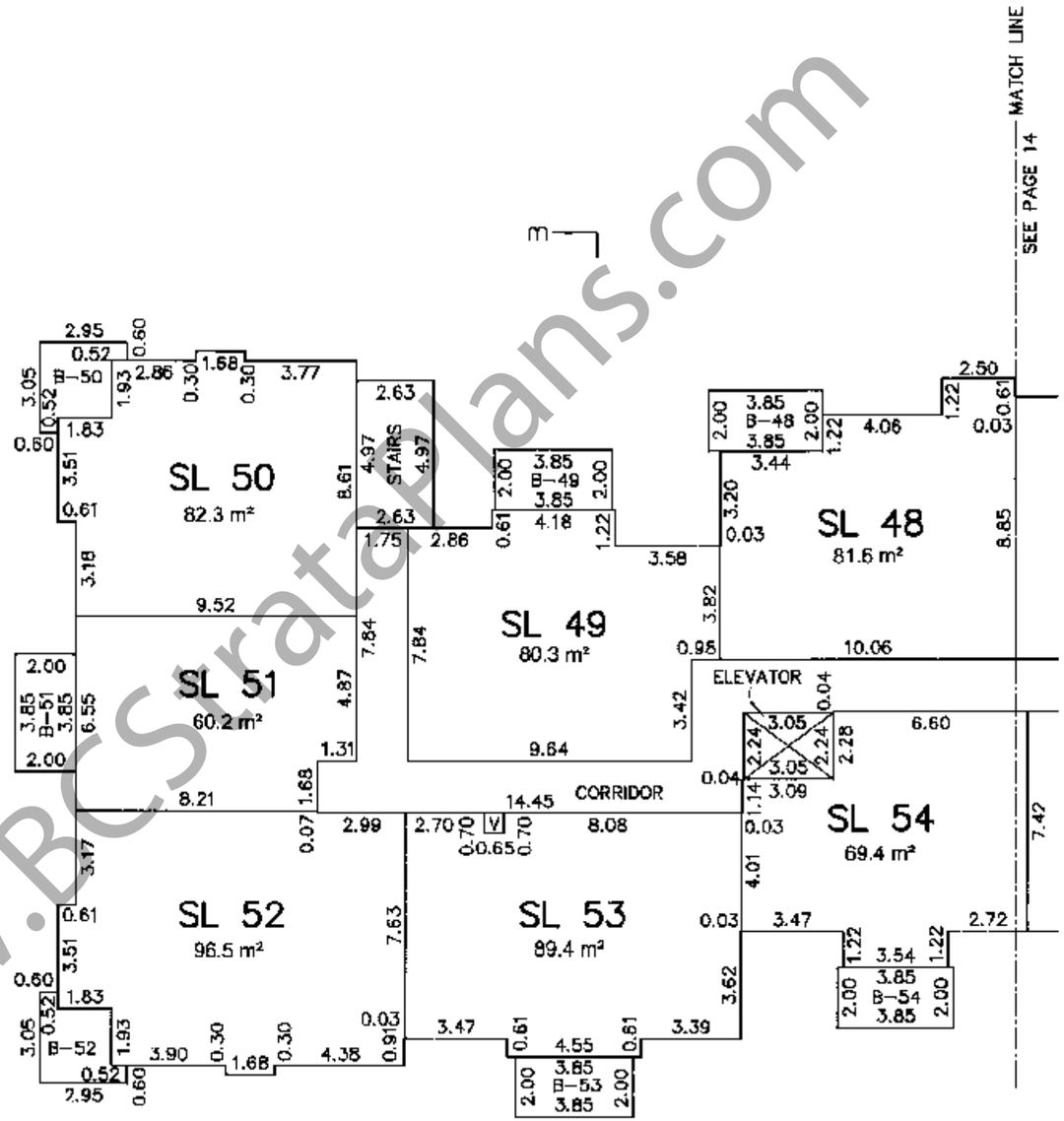

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DATE: NOVEMBER 7, 2011

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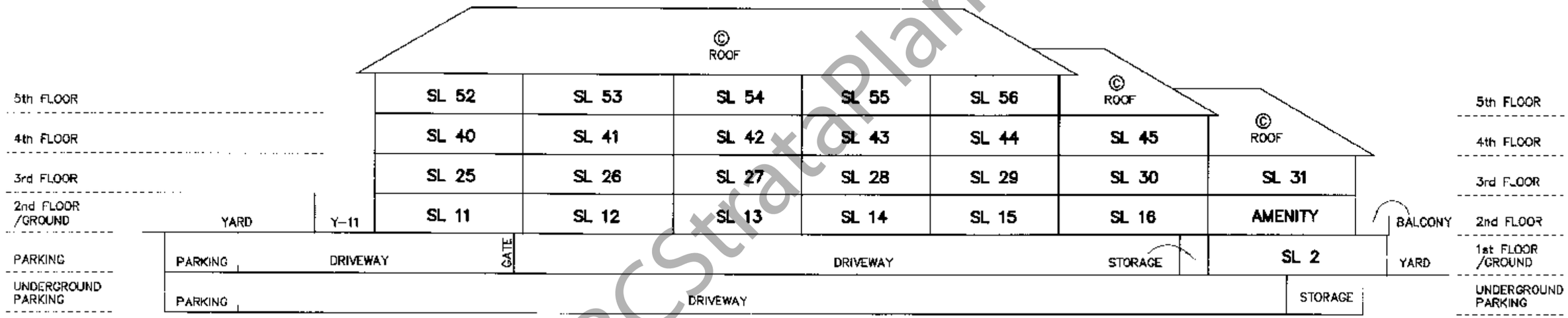
SECTION A

STRATA PLAN BCS 1281

SCALE 1:300

0 5 10 15

All distances are in metres.



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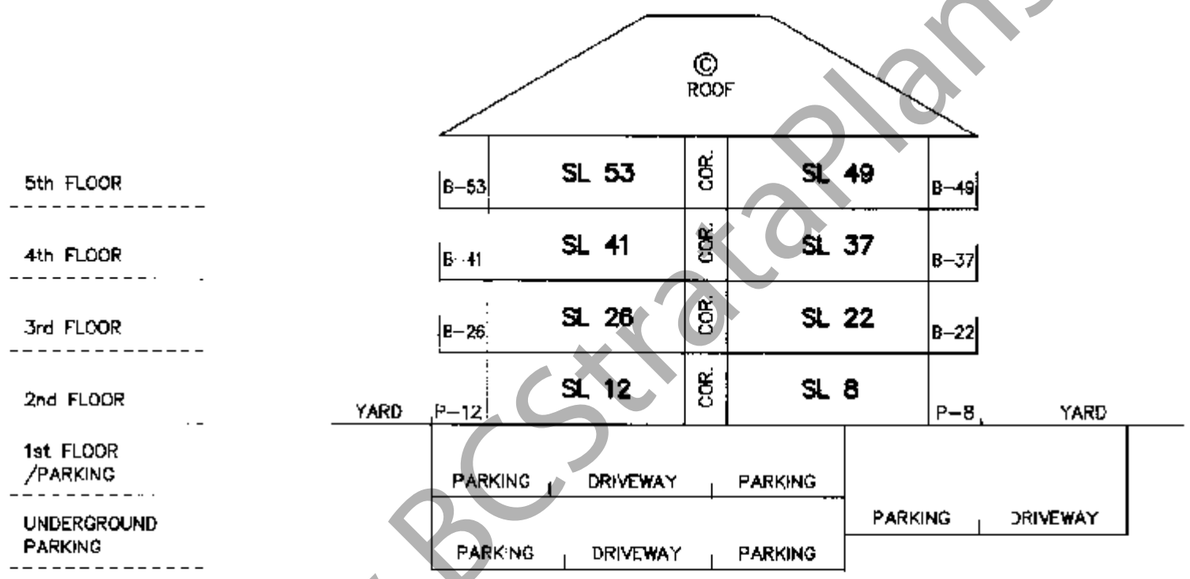
SECTION B

STRATA PLAN BCS 4280

SCALE 1:250

0 5 10 15

All distances are in metres.



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