

NEW WESTMINSTER LAND TITLE OFFICE

Jan-08-2013 16:53:26.008

EPS1075

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

0611

PAGE 1 OF 8 PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you

(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and

(b) certify the matters set out in section 168.73 (4) of the Land Title Act, Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

**ERIC
PETERSON
KB45A9**

c=CA, cn=ERIC PETERSON
KB45A9, o=BC Land
Surveyor, ou=Verify ID at
www.juricert.com/
LKUP.cfm?id=KB45A9

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

Eric N. Peterson, Eric Peterson Land Surveying Ltd.
102 - 33119 S. Fraser Way

Abbotsford

BC V2S 2B1

Ref. No.117-79N-STRATA
604-854-1077
epls@telus.net

☐ Surveyor General Certification

2. PLAN IDENTIFICATION:

Control Number: **135-170-7488**Plan Number: **EPS1075**LTO Document Reference: **CA2943880**

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: 2012 October 19 (YYYY/Month/DD) The checklist was filed under ECR#:

The plan was completed and checked on: 2012 October 31 (YYYY/Month/DD) **142374**

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2012 October 19 (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: 2012 October 19 (YYYY/Month/DD)

Arterial Highway ☐4. ALTERATION: ☐

STRATA PLAN OF PART OF LOT A
DISTRICT LOT 353 GROUP 2 AND SECTION 13 TOWNSHIP 16
NEW WESTMINSTER DISTRICT PLAN BCP47469

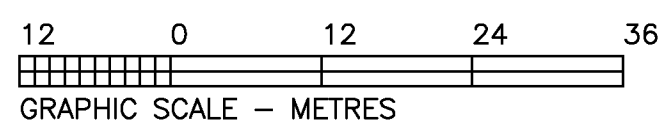
THIS PLAN IS PHASE 1 OF A 3 PHASE STRATA PLAN
UNDER SECTION 224 OF THE STRATA PROPERTY ACT
LYING WITHIN THE JURISDICTION OF THE APPROVING
OFFICER FOR THE CITY OF ABBOTSFORD

35298 MARSHALL ROAD
ABBOTSFORD, BC

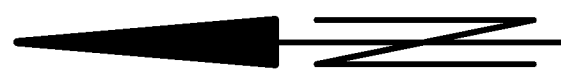
THE BUILDINGS INCLUDED IN THIS STRATA PLAN
HAVE NOT BEEN PREVIOUSLY OCCUPIED

THE BUILDINGS SHOWN HEREON ARE WITHIN THE
EXTERNAL BOUNDARIES OF THE LAND THAT IS
THE SUBJECT OF THE STRATA PLAN

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



THE INTENDED PLOT SIZE OF THIS PLAN IS
432 MM IN WIDTH BY 559 MM IN HEIGHT (SHEET SIZE C)
WHEN PLOTTED AT A SCALE OF 1:600



Sec 13

A diagram showing a road intersection. A road labeled "OLD YALE ROAD" runs diagonally from the bottom-left to the top-right. A vertical dashed line intersects this road. Two points on the road are marked with black squares and labeled "HW 5,000". The first point is at the intersection with the dashed line, and the second point is further along the road. The distance between these two points is labeled "30.765". The bearing from the first point to the second point is labeled "148°21'05\"".

DL 353

Rem LOT A

PLAN BCP47469

~~PHASE~~

TP 16

CAMDEN
COURT

THE FIELD SURVEY REPRESENTED BY THIS PLAN
WAS COMPLETED BY ERIC PETERSON, BCLS
ON THE 19th DAY OF OCTOBER, 2012

THIS PLAN LIES WITHIN THE CITY OF ABBOTSFORD
THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT

LEGEND:

ALL DISTANCES ARE IN METRES
- GRID BEARINGS ARE DERIVED
FROM PLAN BCP47469

● DENOTES IRON POST FOUND
■ DENOTES LEAD PLUG FOUND

SL DENOTES STRATA LOT

ELEC DENOTES ELECTRICAL

SPR DENOTES SPRINKLER ROOM AND IS COMMON PROPERTY
LCP DENOTES LIMITED COMMON PROPERTY FOR
THE STRATA LOT(S) SPECIFIED

⑦ DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 7 (TYPICAL)

D DENOTES DECK

P DENOTES PATIO

© DENOTES COMMON PROPERTY

ERIC PETERSON LAND SURVEYING LTD.

ERIC N. PETERSON, B.C.L.S.

#102 - 33119 SOUTH FRASER WAY

ABBOTSFORD, B. C.

V2S 2B I

PH. 854-1077

FNP

117-79N-STRATA

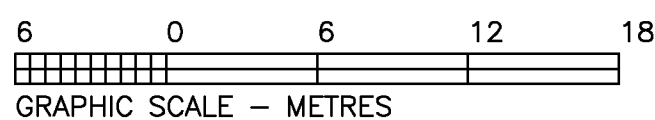
SHEET 2 OF 7 SHEETS

STRATA PLAN EPS1075

PHASE 1



THE INTENDED PLOT SIZE OF THIS PLAN IS
432 MM IN WIDTH BY 559 MM IN HEIGHT (SHEET SIZE c)
WHEN PLOTTED AT A SCALE OF **1:300**



OLD YALE ROAD

Rem LOT A

PLAN BCP47469

PHASE 1

PLAN BCP47469

SL 3

STRATA

PLAN

SL 2

SL 1

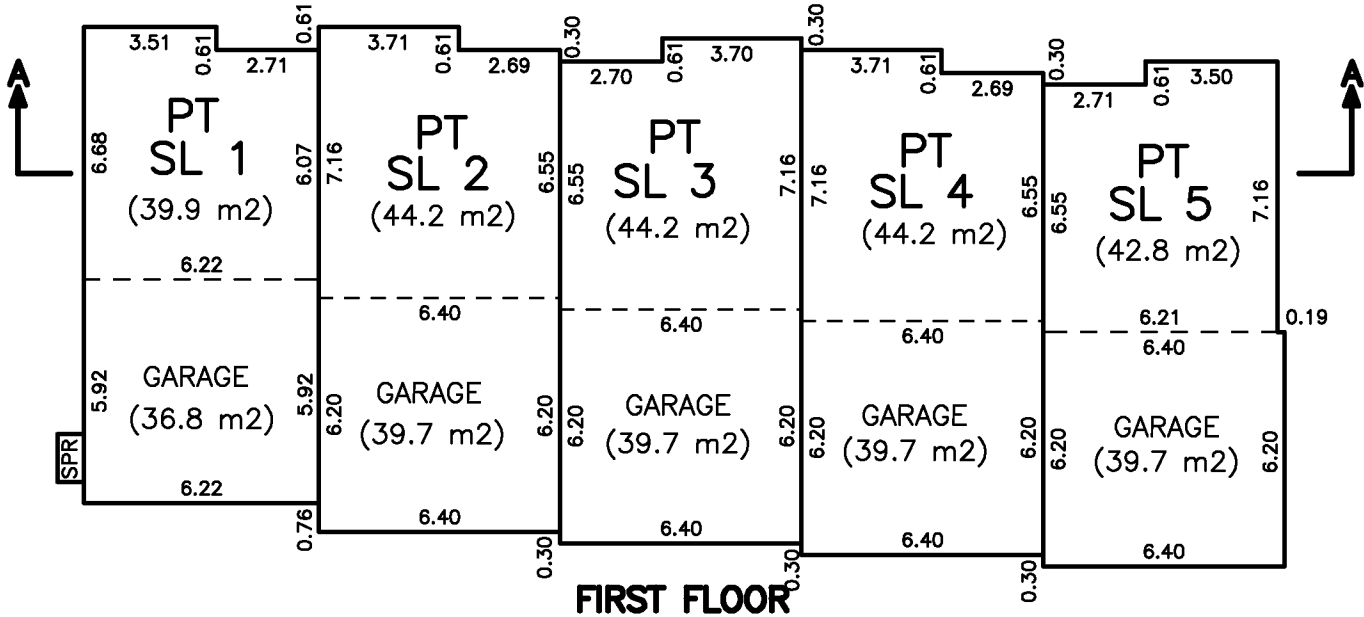
117-79N-STRATA

BUILDING 2

SHEET 3 OF 7 SHEETS

STRATA PLAN EPS1075

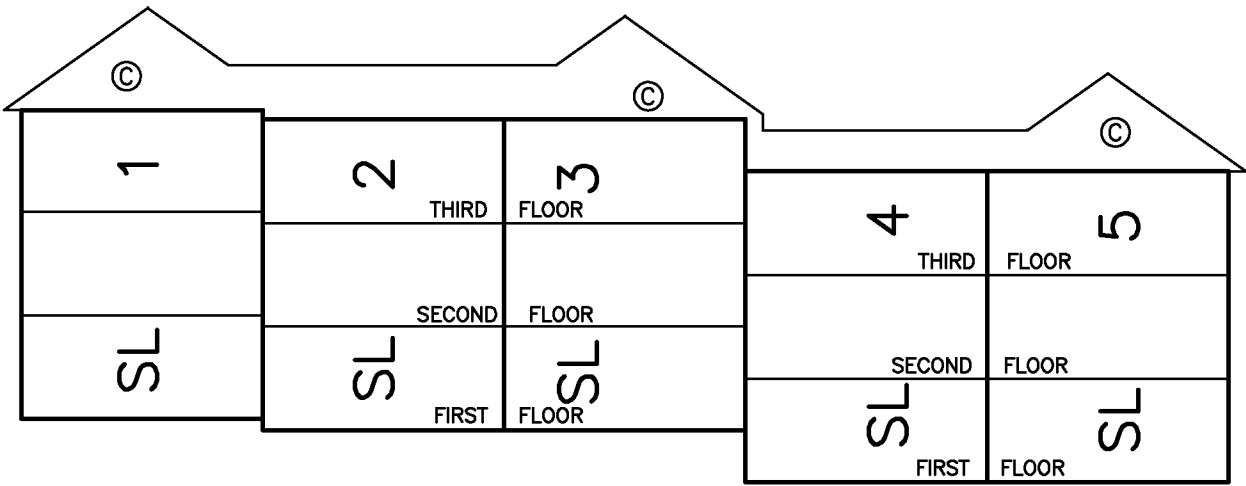
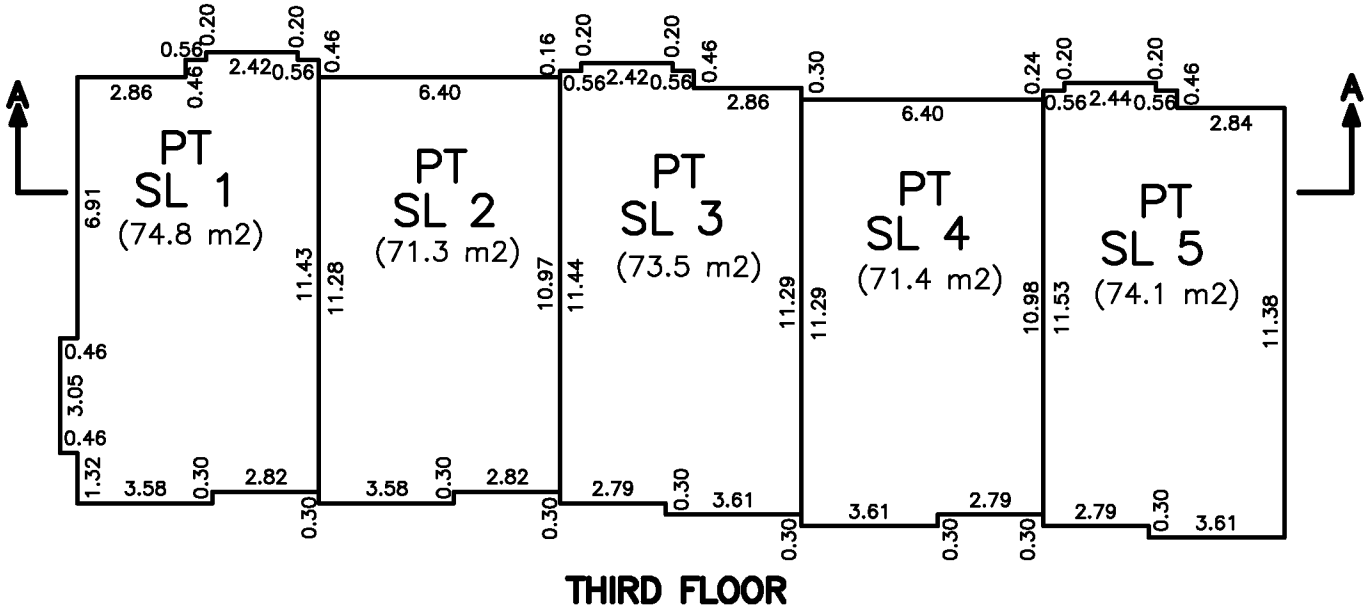
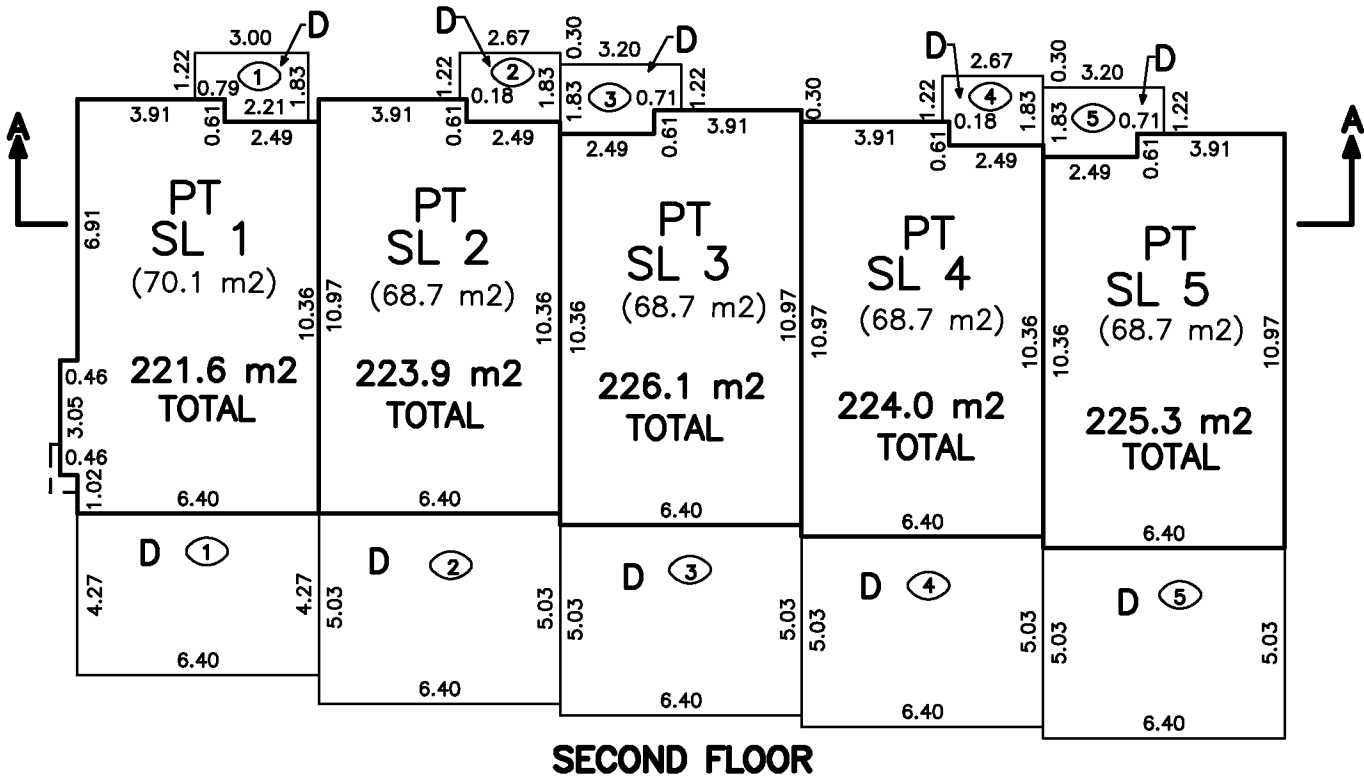
PHASE 1



NOTE :

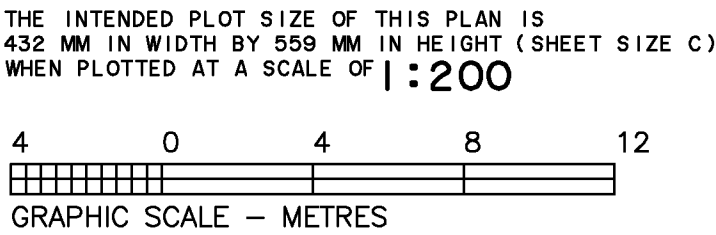
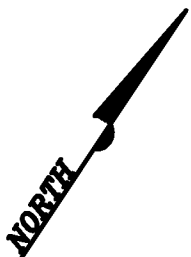
BOUNDARIES BETWEEN STRATA LOTS ARE MIDWAY BETWEEN THE SURFACES OF THE WALLS BETWEEN THE STRATA LOTS.

BOUNDARIES BETWEEN STRATA LOTS AND COMMON PROPERTY ARE AT THE SURFACE OF THE WALL SHEATHING THAT FACES COMMON PROPERTY, OR AT THE SURFACE OF THE CONCRETE WALL THAT FACES THE STRATA LOT.



LEGEND

— SEE SHEET 1

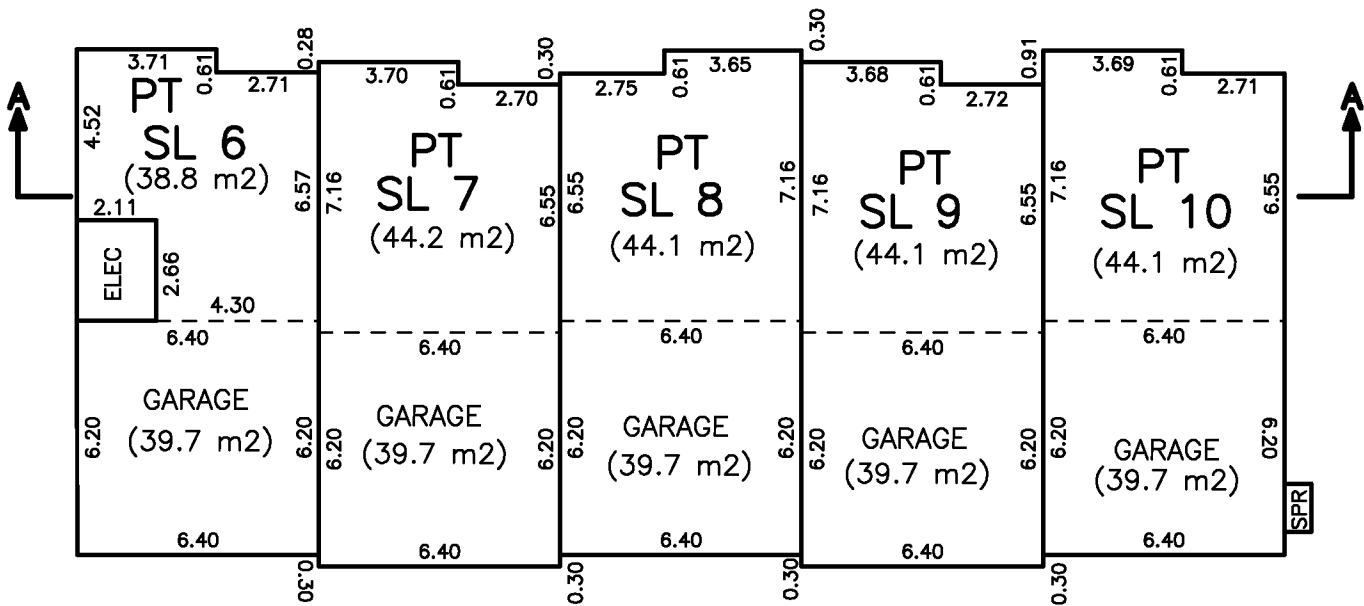


BUILDING 3

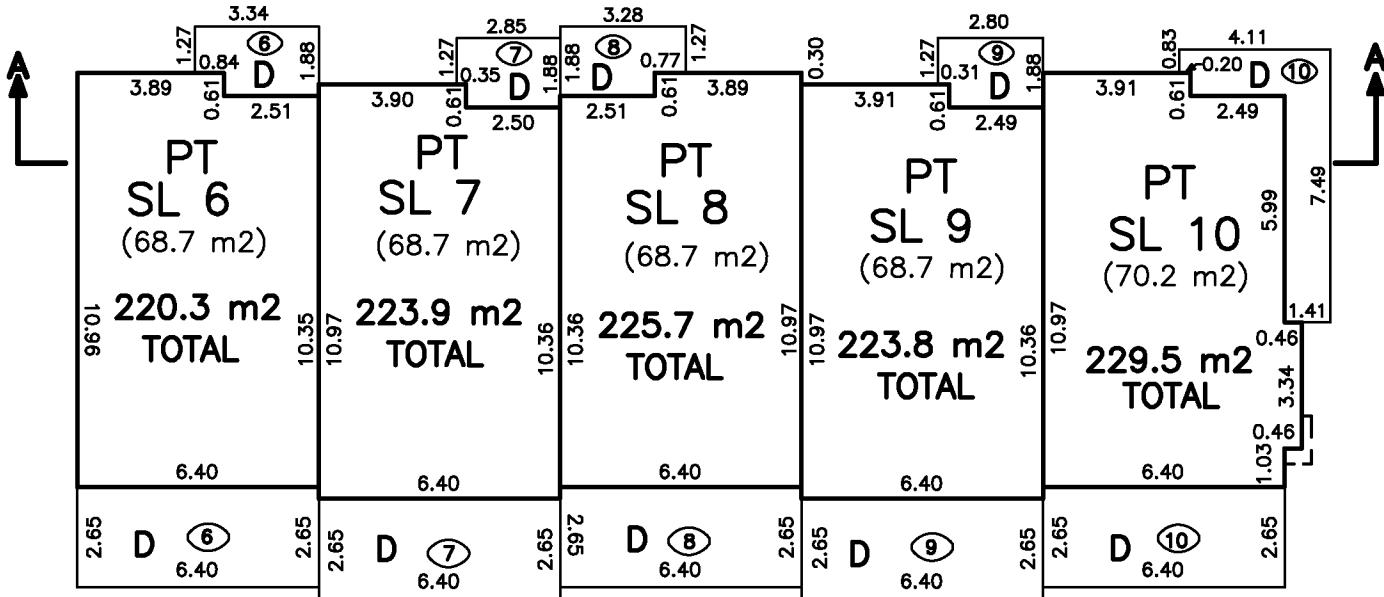
SHEET 4 OF 7 SHEETS

STRATA PLAN EPS1075

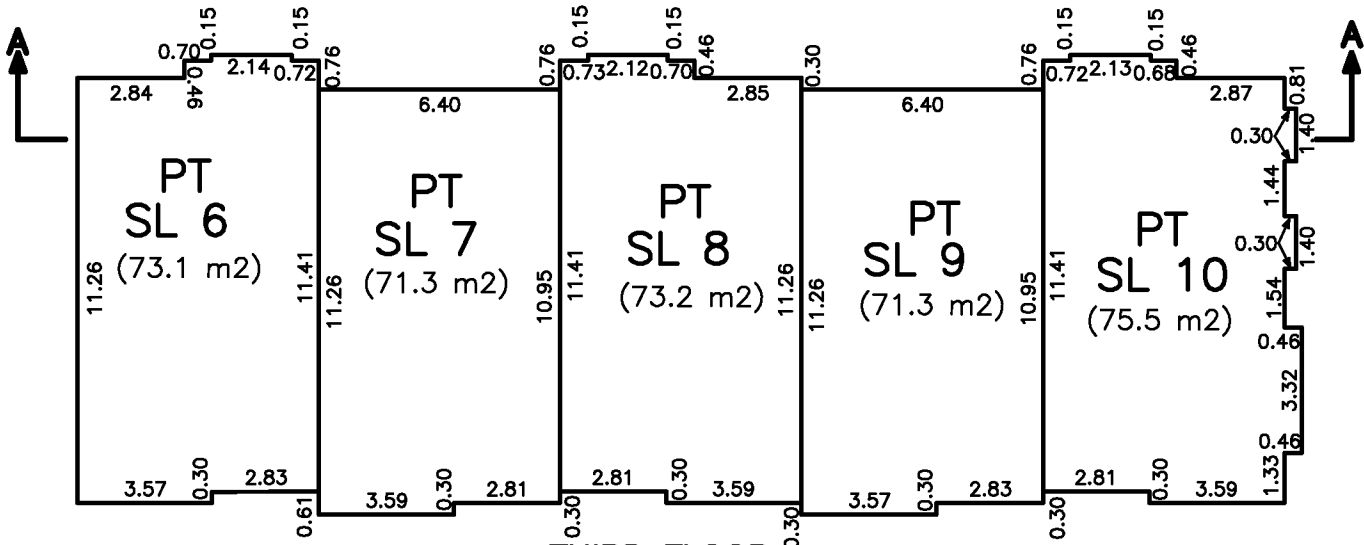
PHASE 1



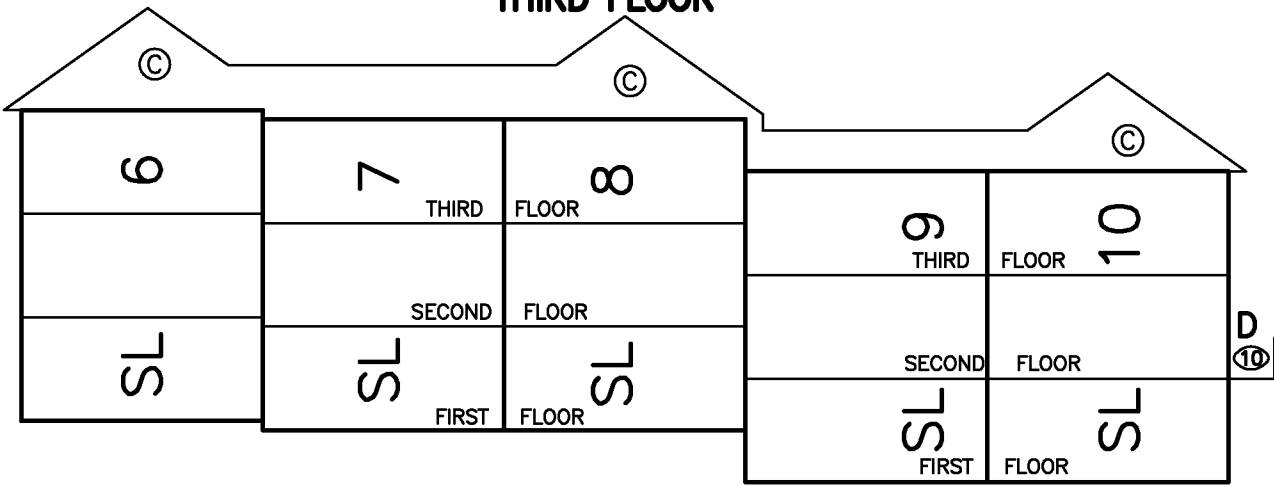
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



SECTION A - A

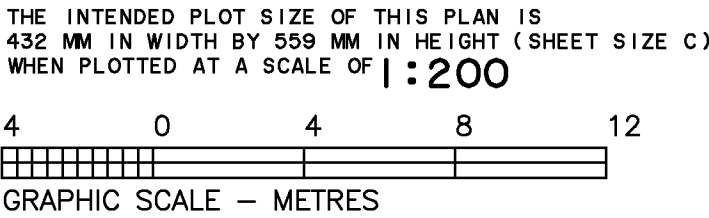
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LEGEND

– SEE SHEET 1

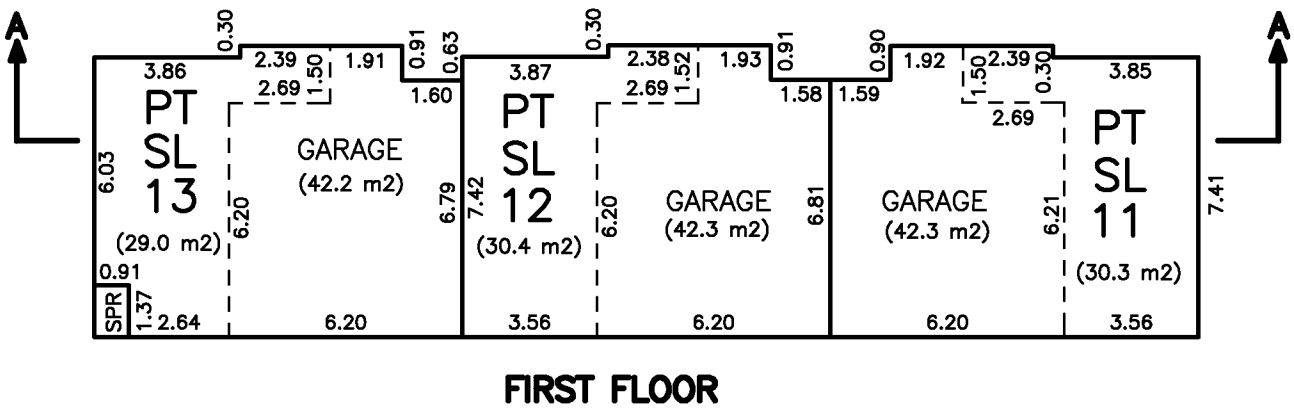


BUILDING 6

SHEET 5 OF 7 SHEETS

STRATA PLAN EPS1075

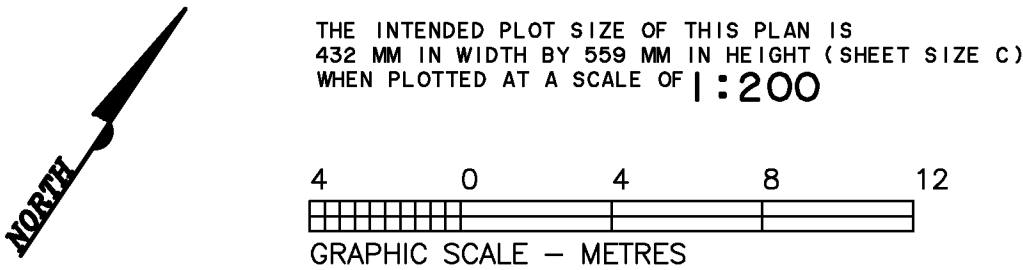
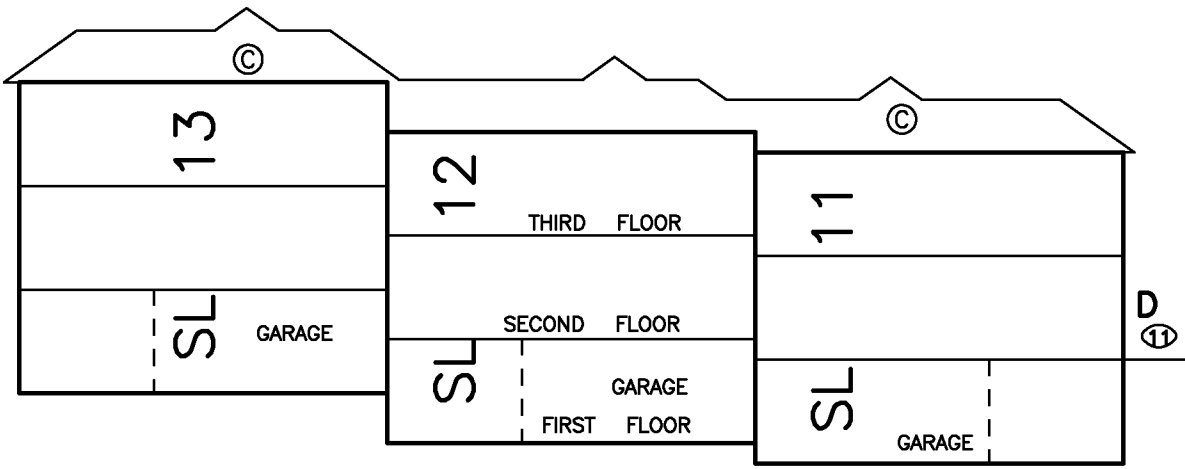
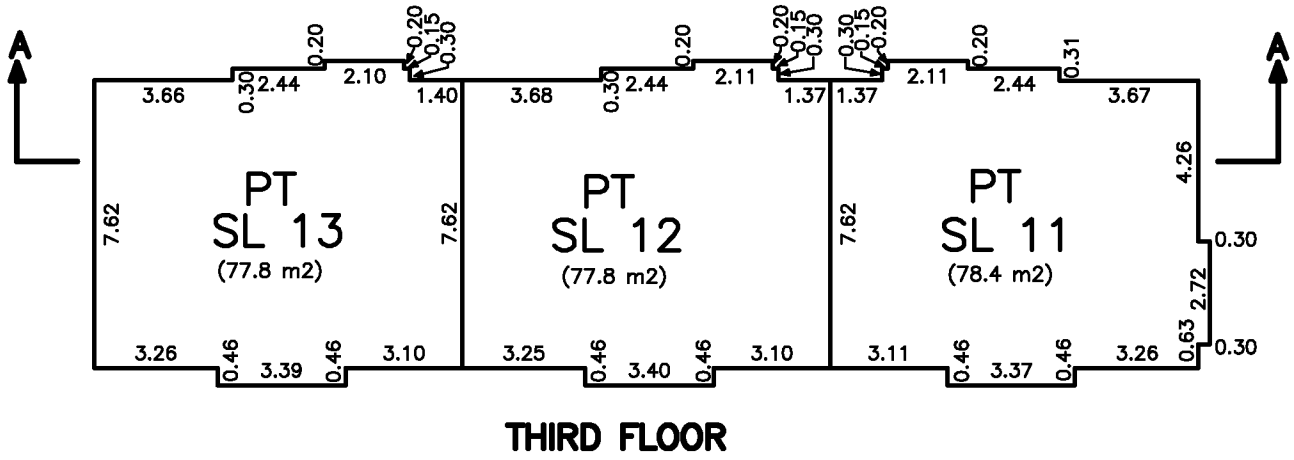
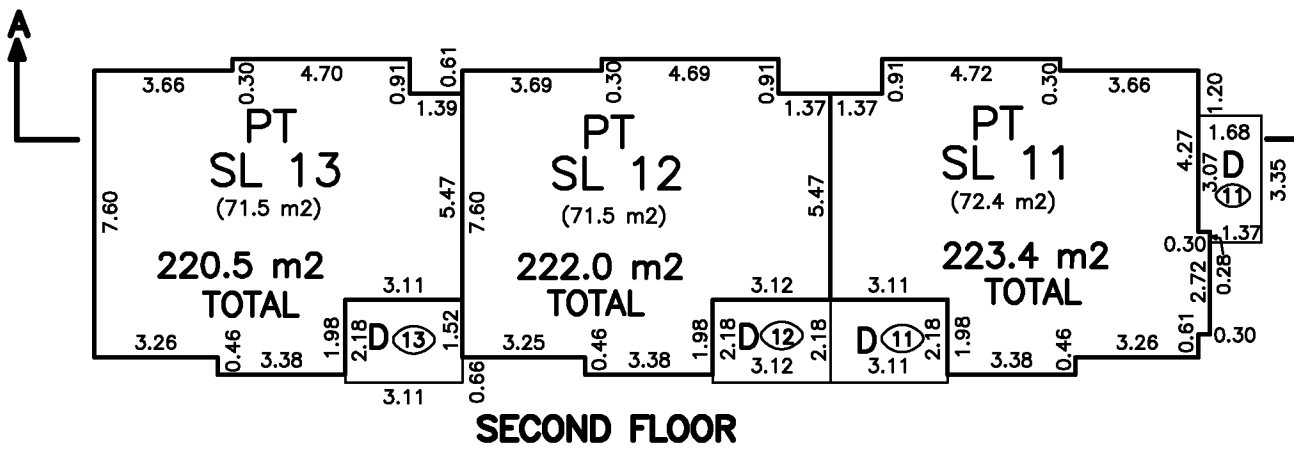
PHASE 1



NOTE :

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LEGEND

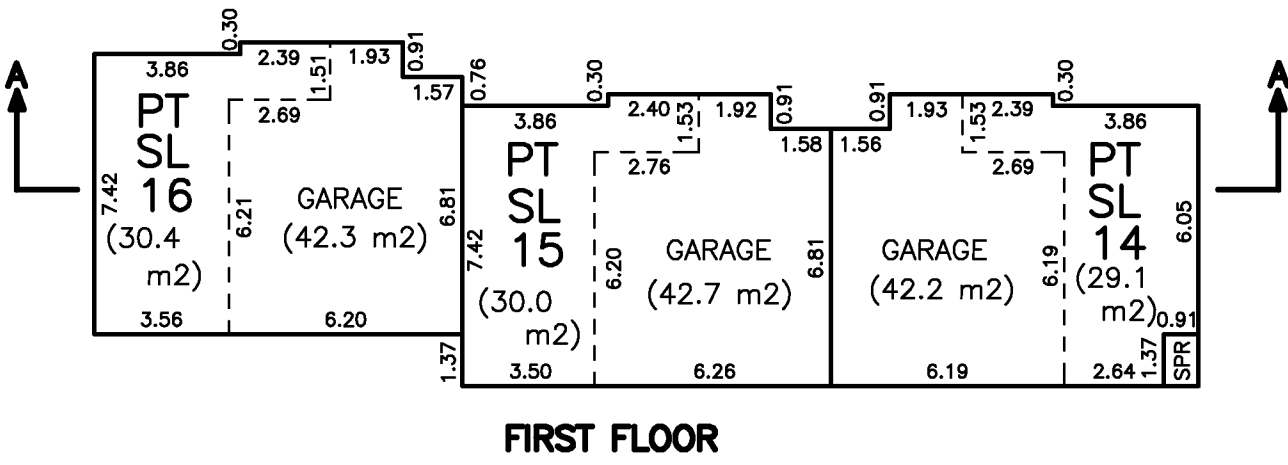
- SEE SHEET 1

BUILDING 5

SHEET 6 OF 7 SHEETS

STRATA PLAN EPS1075

PHASE 1

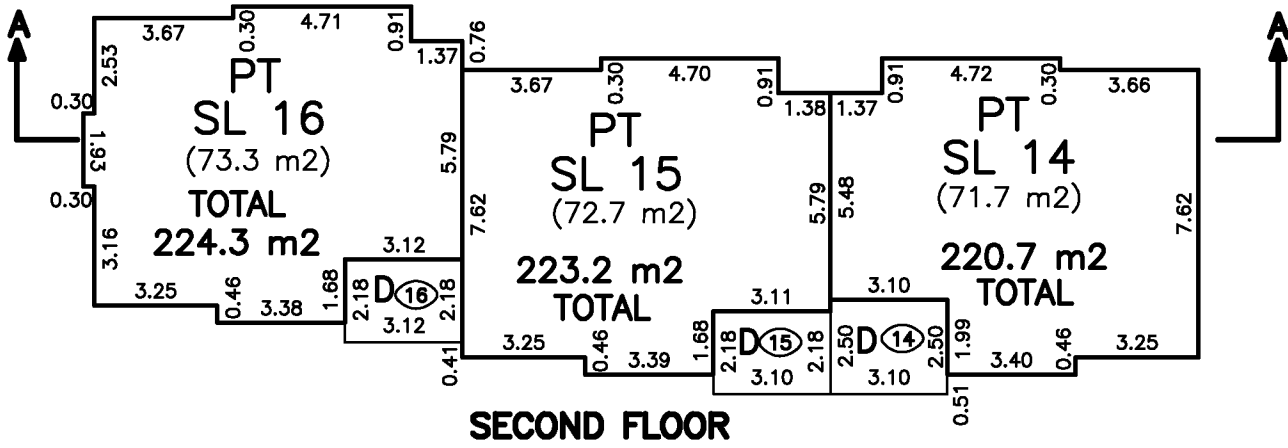


FIRST FLOOR

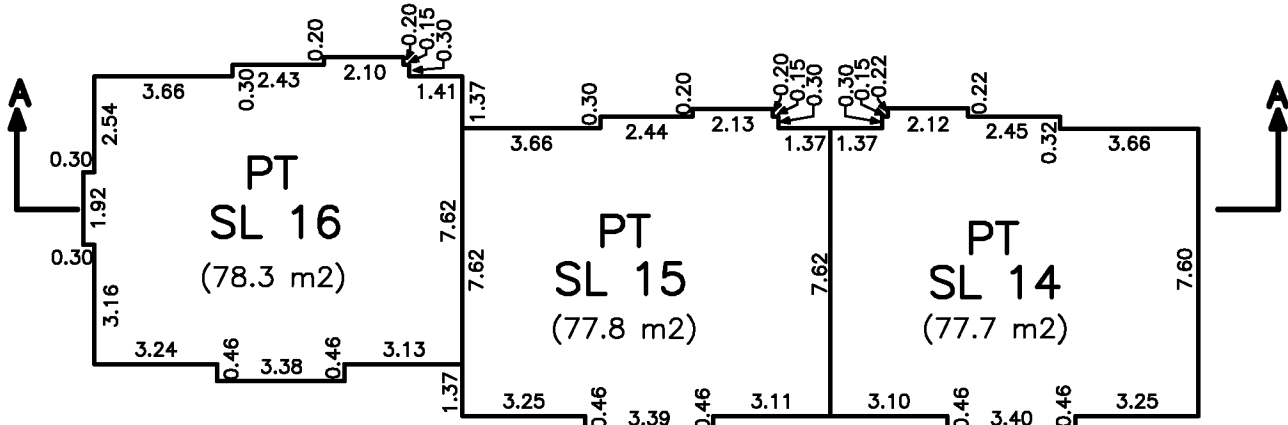
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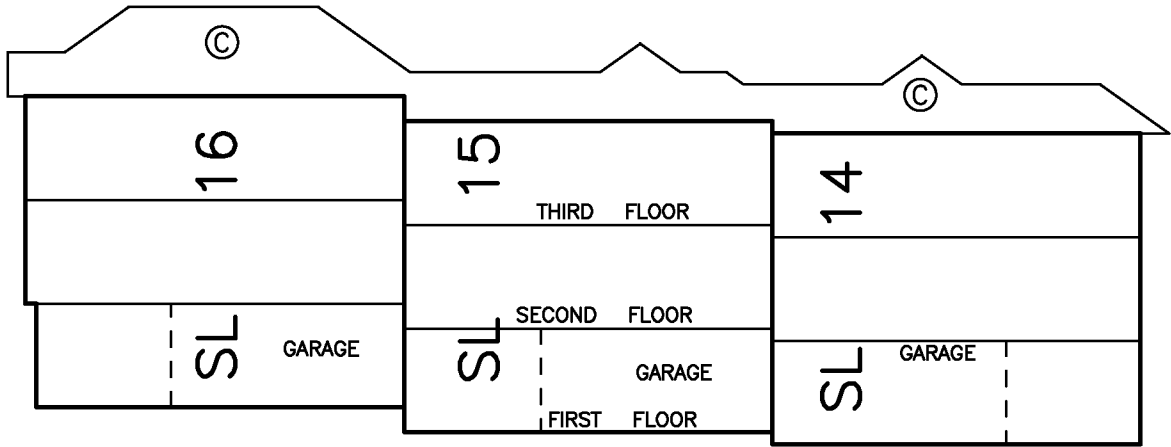
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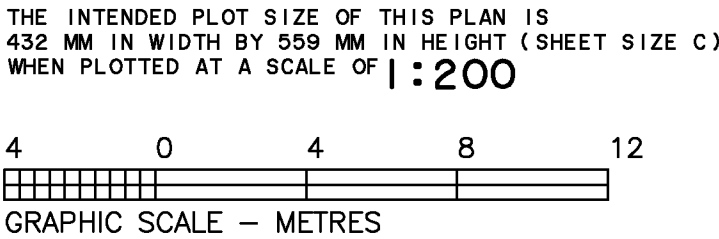
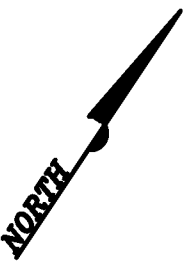
SECOND FLOOR



THIRD FLOOR



SECTION A - A



LEGEND

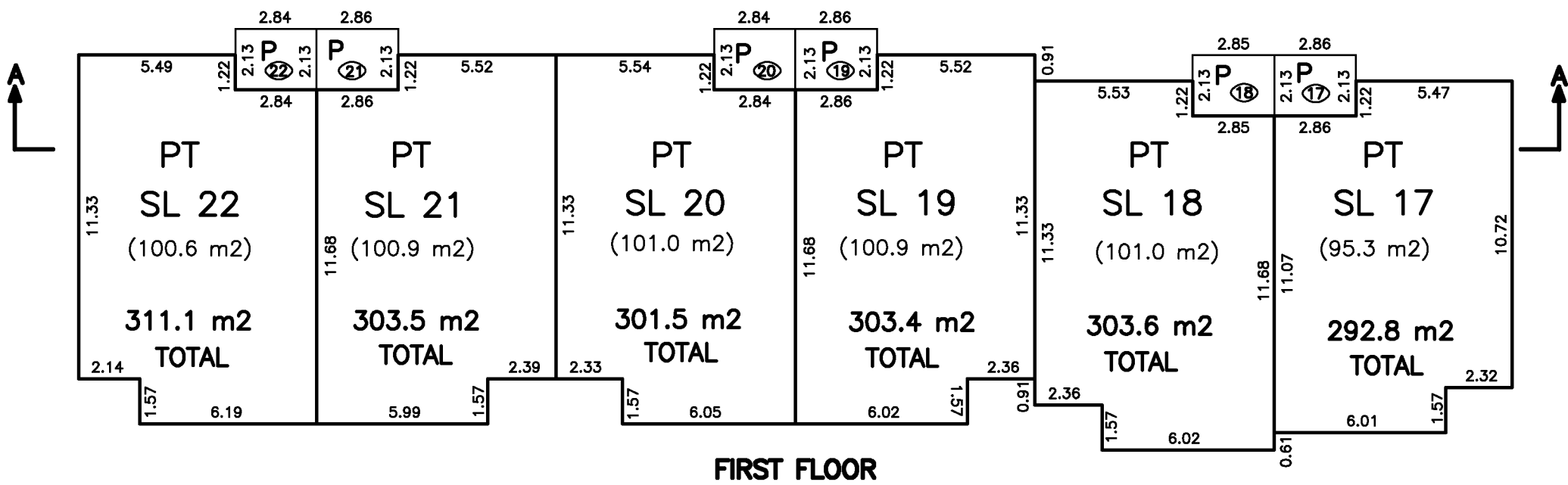
- SEE SHEET 1

BUILDING 7

SHEET 7 OF 7 SHEETS

STRATA PLAN EPS1075

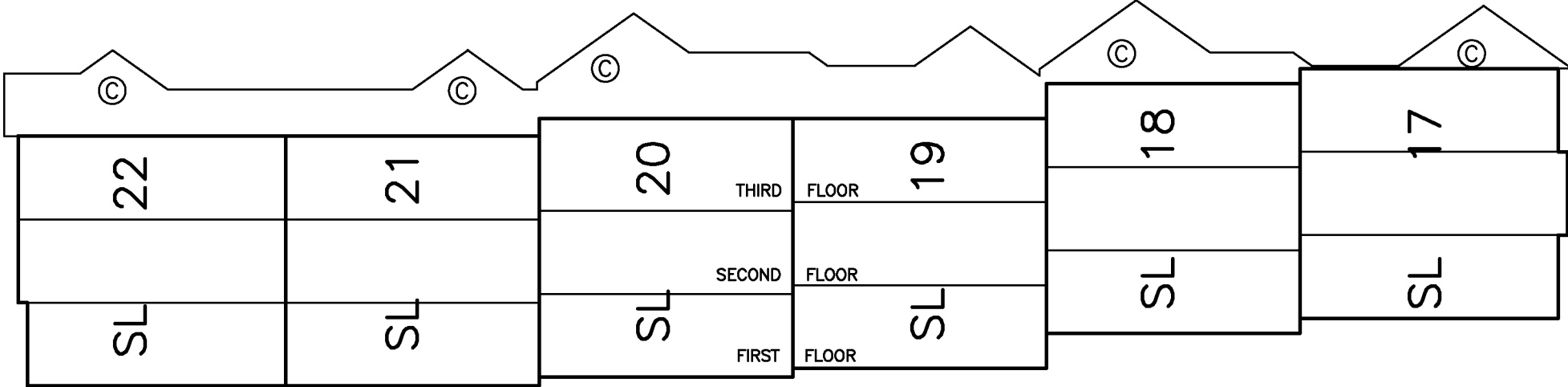
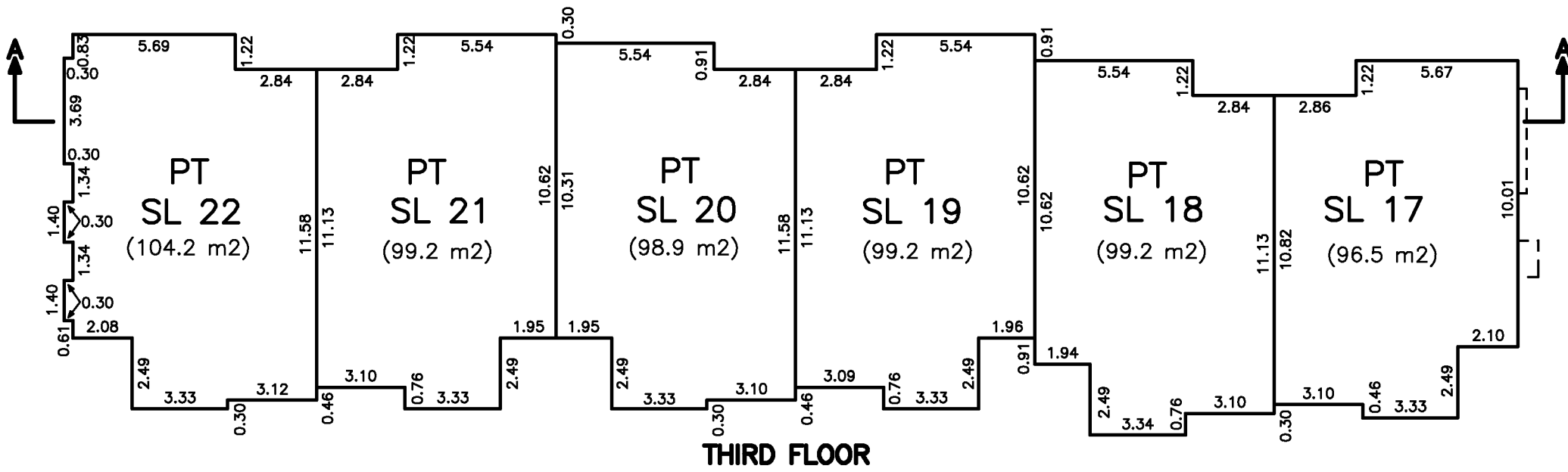
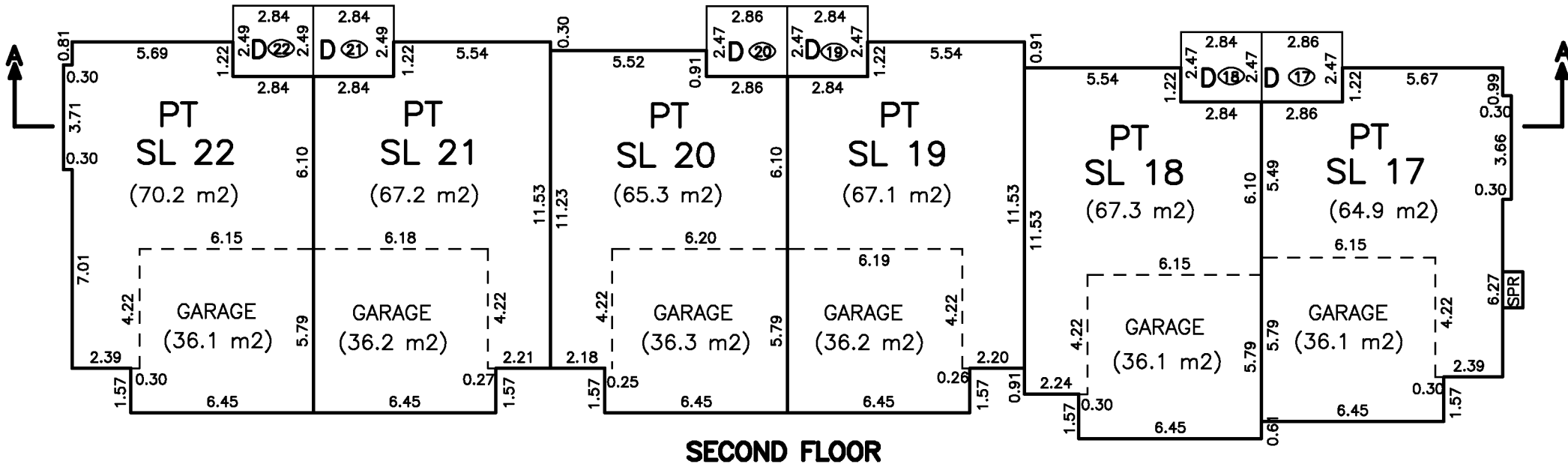
PHASE 1



NOTE :

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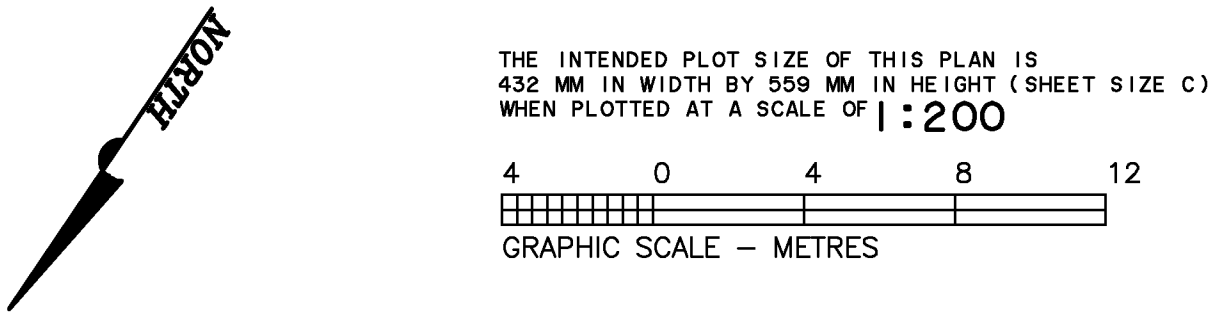
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SECTION A - A

LEGEND

- SEE SHEET 1



SHEET 1 OF 4 SHEETS

STRATA PLAN OF PART OF LOT A
DISTRICT LOT 353 GROUP 2 AND SECTION 13 TOWNSHIP 16
NEW WESTMINSTER DISTRICT PLAN BCP47469

STRATA PLAN EPS1075
PHASE 2

THIS PLAN IS PHASE 2 OF A 3 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT LYING WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF ABBOTSFORD

BCGS 92G.009

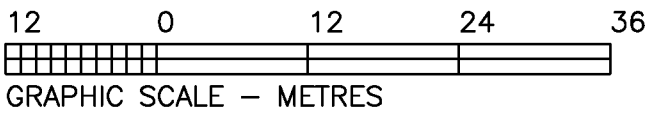
CIVIC ADDRESS:

35298 MARSHALL ROAD
ABBOTSFORD, BC

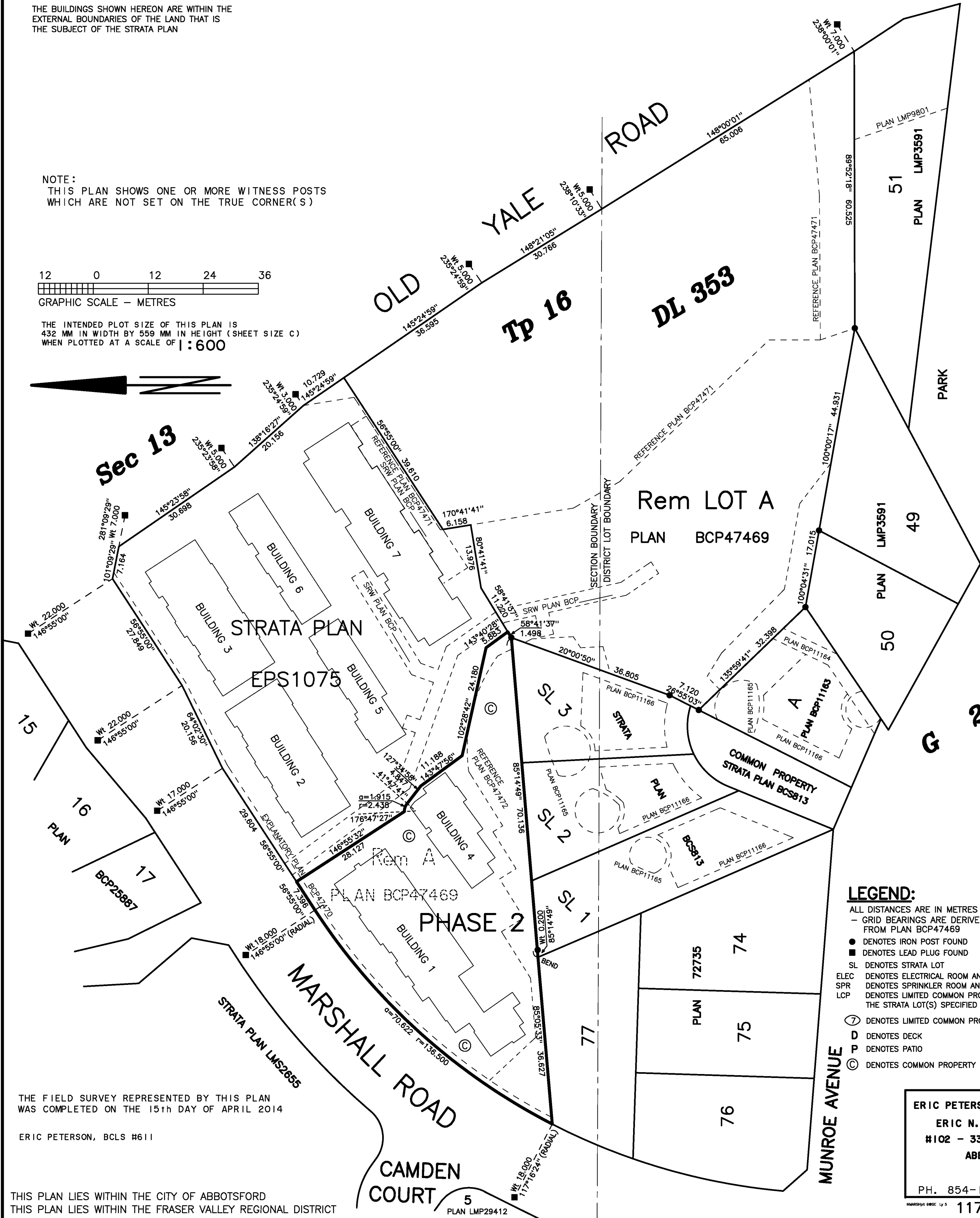
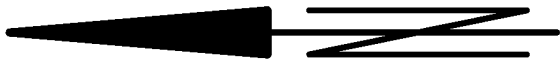
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NOTE:
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)



THE INTENDED PLOT SIZE OF THIS PLAN IS 432 MM IN WIDTH BY 559 MM IN HEIGHT (SHEET SIZE C) WHEN PLOTTED AT A SCALE OF 1:600



LEGEND:

- ALL DISTANCES ARE IN METRES
- GRID BEARINGS ARE DERIVED FROM PLAN BCP47469
- DENOTES IRON POST FOUND
- DENOTES LEAD PLUG FOUND
- SL DENOTES STRATA LOT
- ELEC DENOTES ELECTRICAL ROOM AND IS COMMON PROPERTY
- SPR DENOTES SPRINKLER ROOM AND IS COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY FOR THE STRATA LOT(S) SPECIFIED
- ⑦ DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 7 (TYPICAL)
- D DENOTES DECK
- P DENOTES PATIO
- © DENOTES COMMON PROPERTY

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 15th DAY OF APRIL 2014

ERIC PETERSON, BCLS #611

THIS PLAN LIES WITHIN THE CITY OF ABBOTSFORD
THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT

CITY FILE NUMBER: S12-016

ERIC PETERSON LAND SURVEYING LTD.
ERIC N. PETERSON, B.C.L.S.
#102 - 33119 SOUTH FRASER WAY
ABBOTSFORD, B. C.
V2S 2B1
PH. 854-1077 ENP

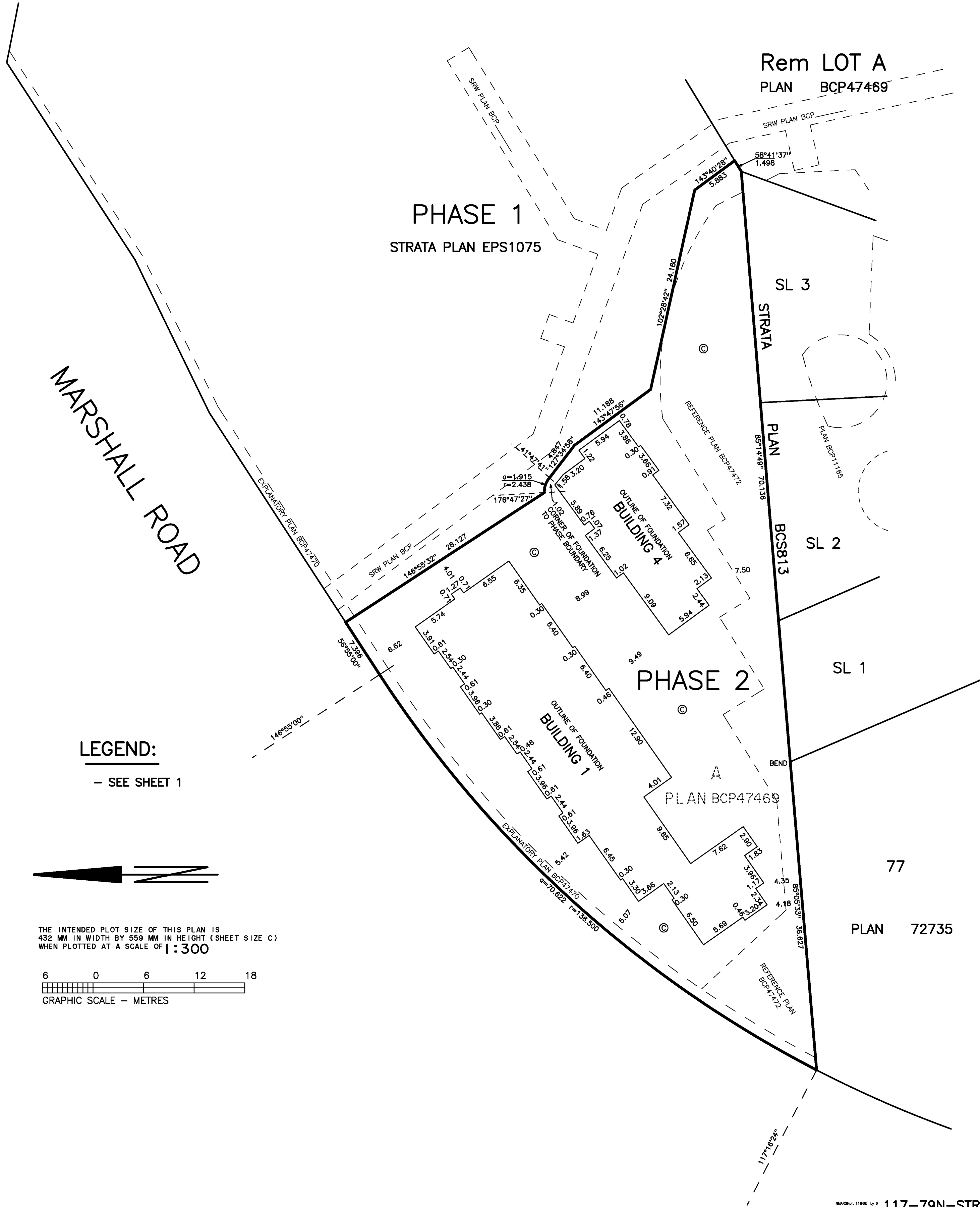
117-79N-STRATA-PH2

PLAN SHOWING BUILDING
LOCATIONS AND DIMENSIONS

SHEET 2 OF 4 SHEETS

STRATA PLAN EPS1075

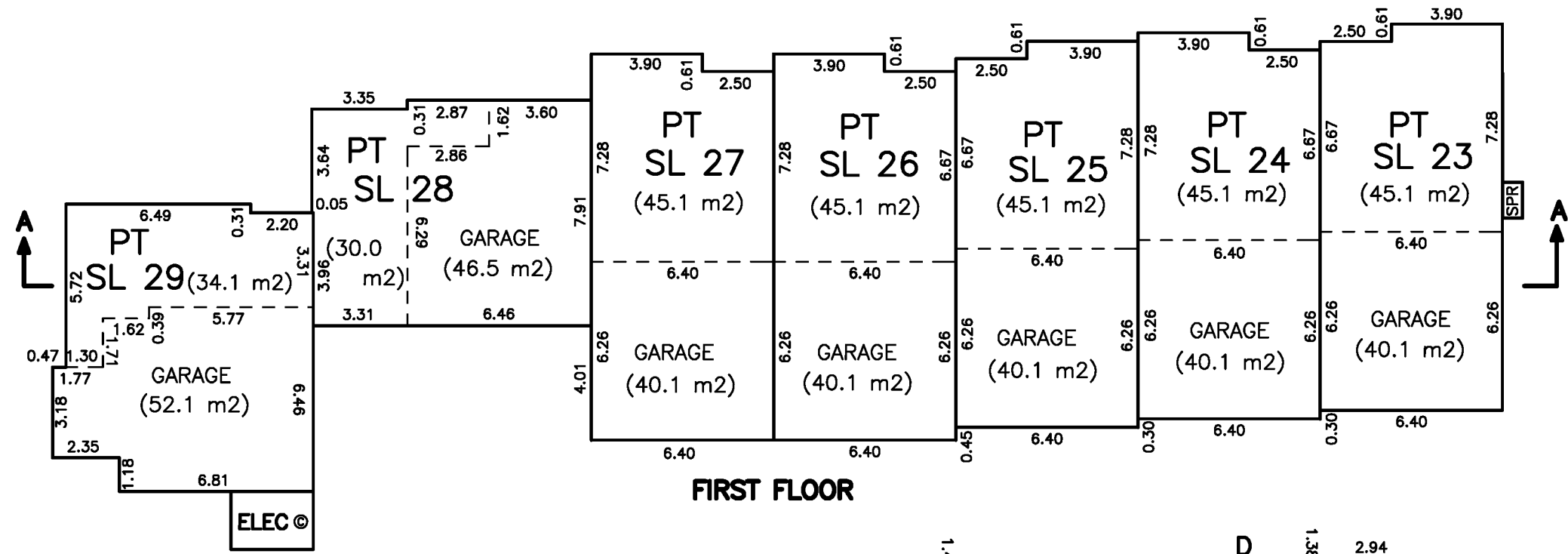
PHASE 2



SHEET 3 OF 4 SHEETS

STRATA PLAN EPS1075
PHASE 2

BUILDING 1

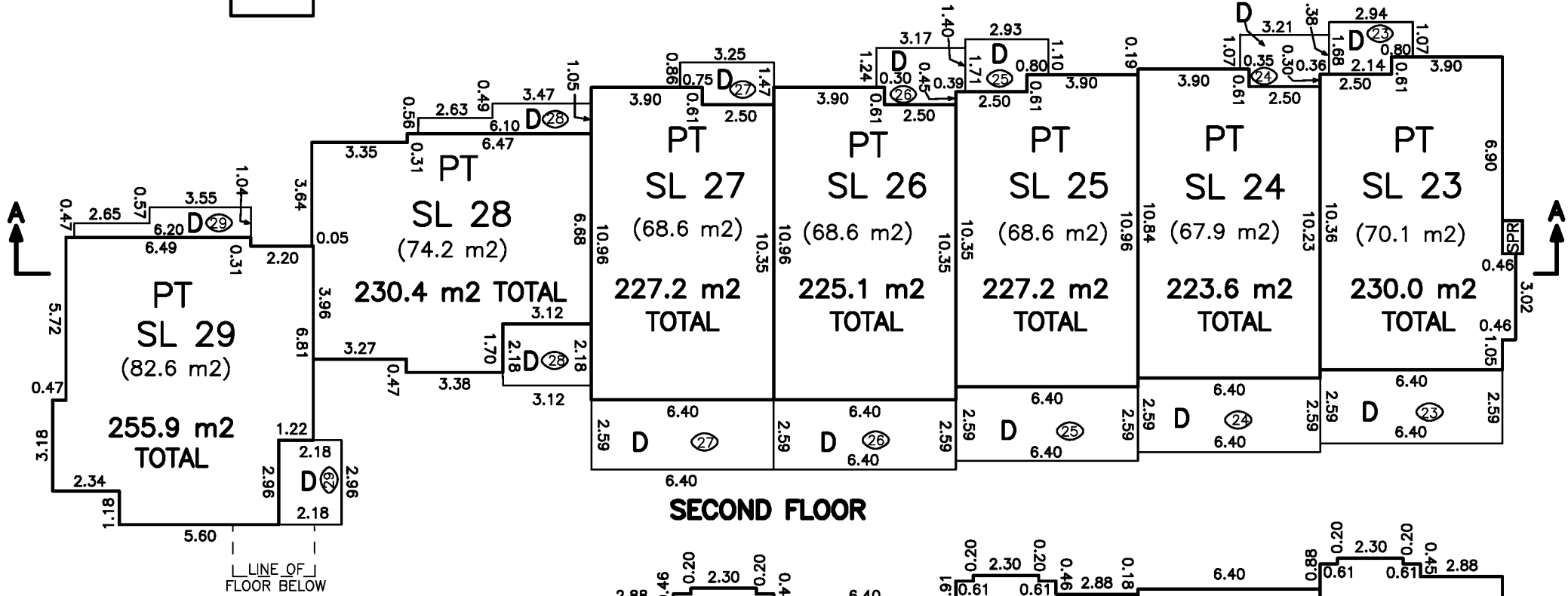


FIRST FLOOR

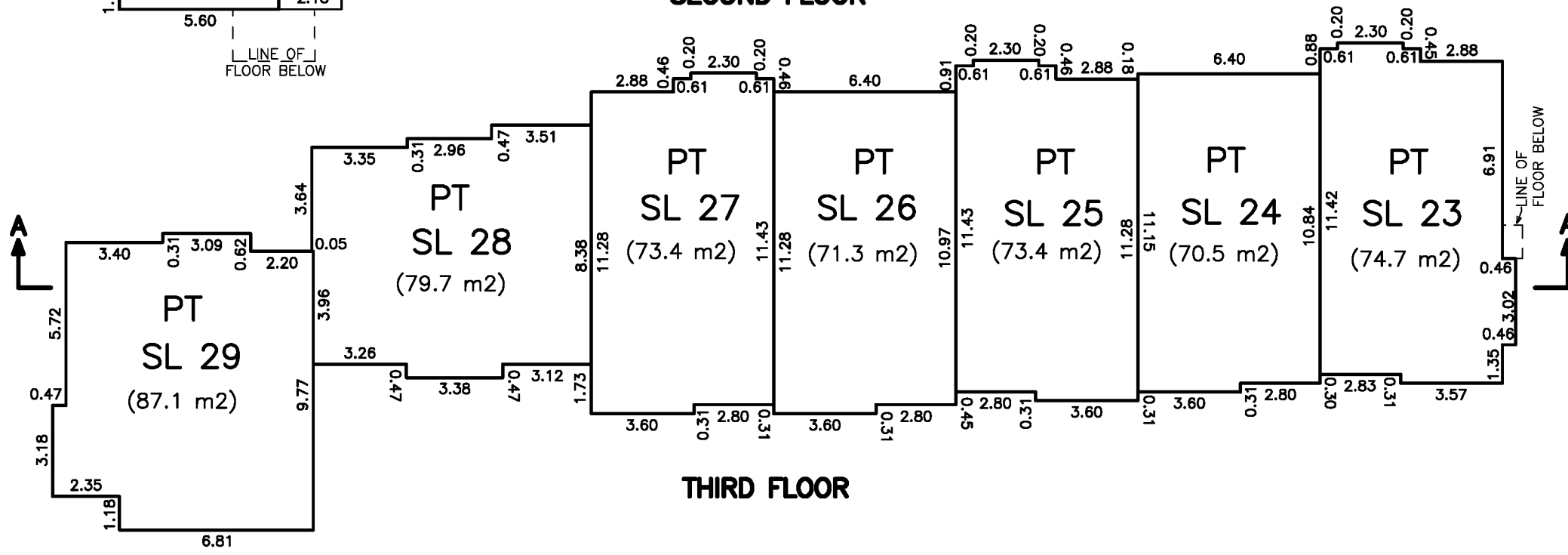
NOTE :

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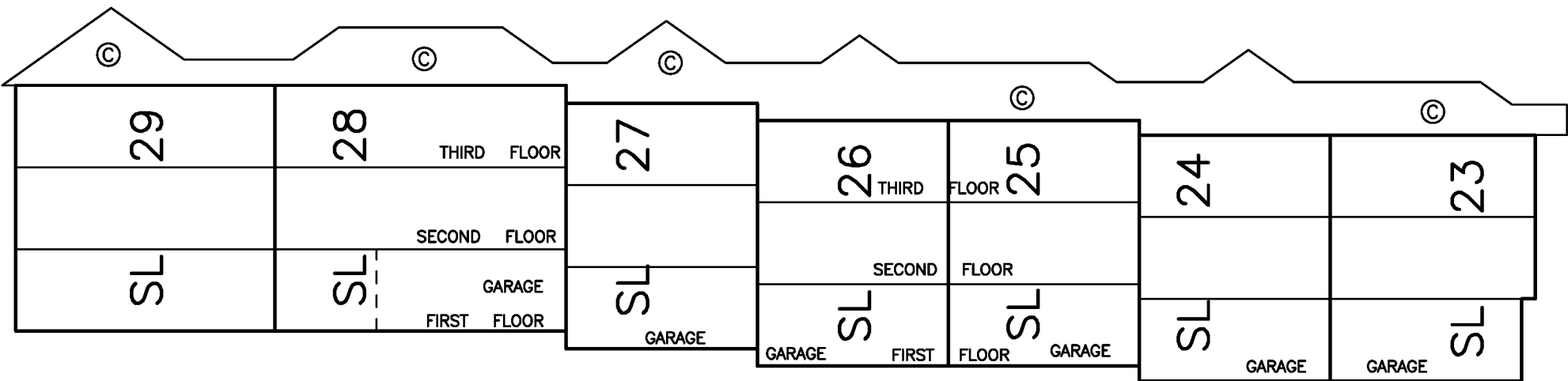
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SECOND FLOOR



THIRD FLOOR

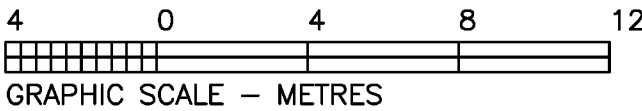


SECTION A - A

LEGEND

— SEE SHEET 1

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WHEN PLOTTED AT A SCALE OF 1:200

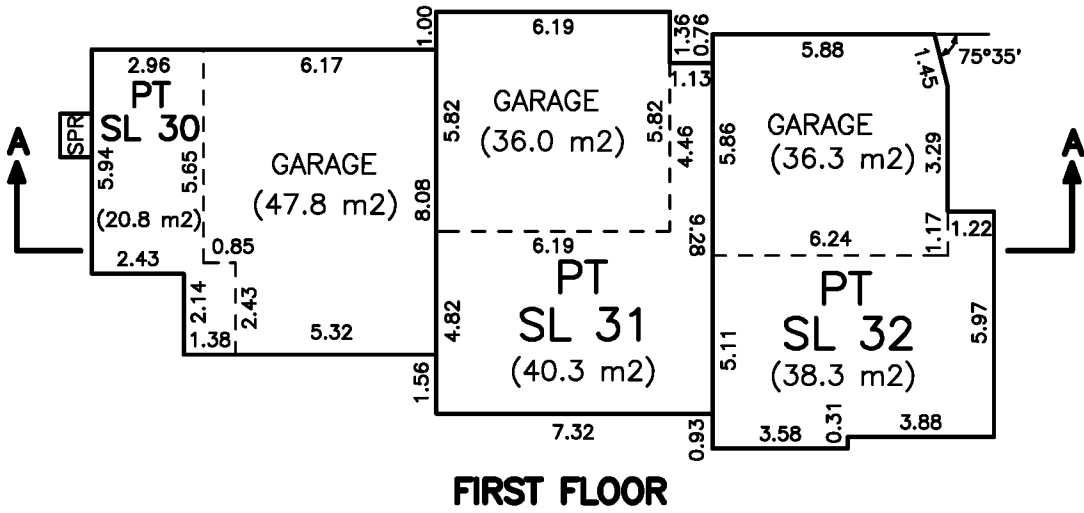


BUILDING 4

SHEET 4 OF 4 SHEETS

STRATA PLAN EPS1075

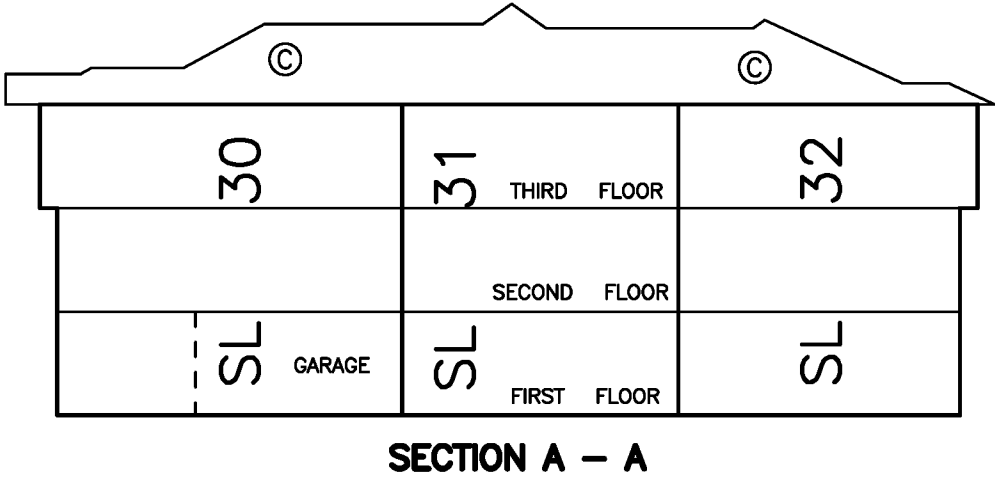
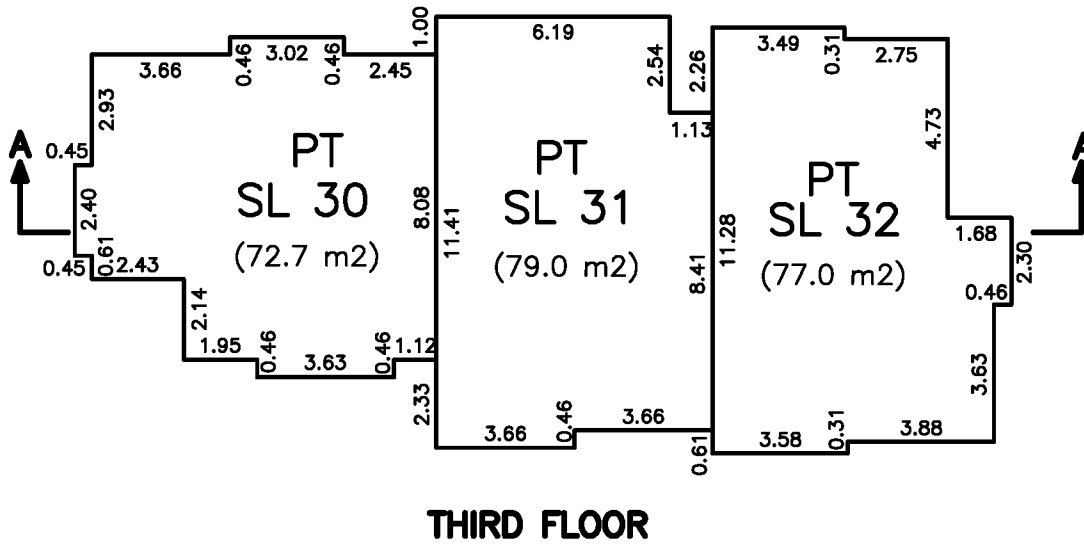
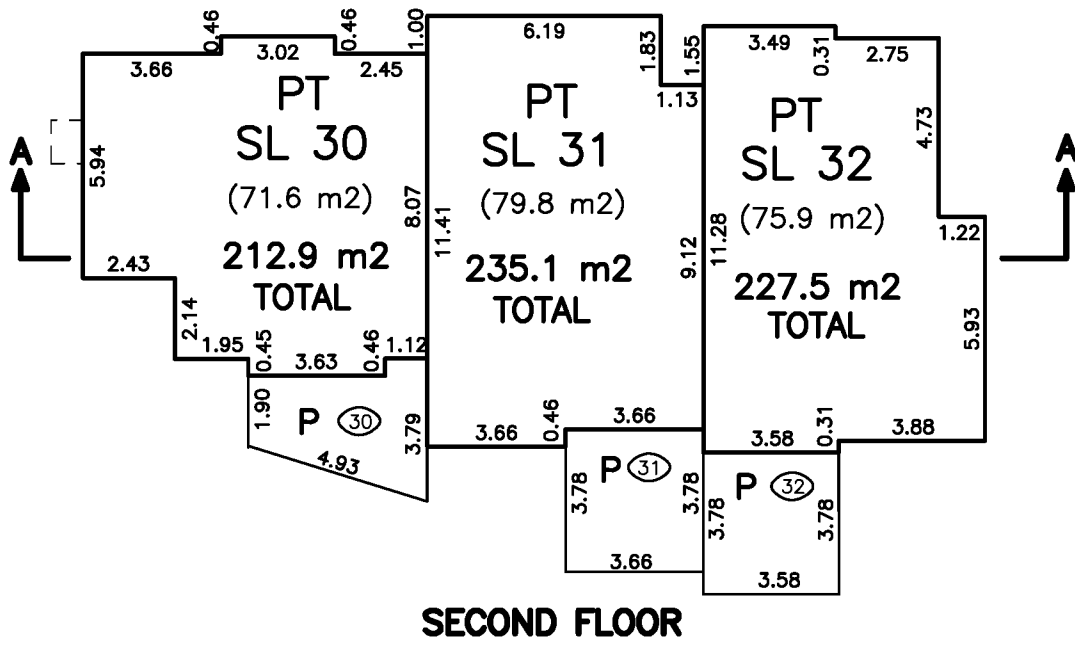
PHASE 2



NOTE :

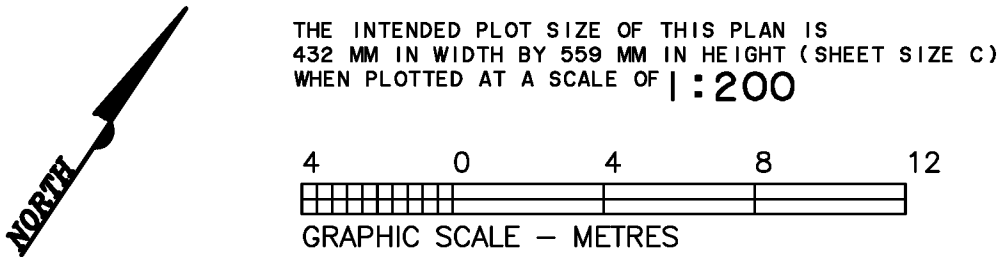
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LEGEND

– SEE SHEET 1



SHEET 1 OF 5 SHEETS

STRATA PLAN EPS1075
PHASE 3

THIS PLAN IS PHASE 3 OF A 3 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT LYING WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF ABBOTSFORD

STRATA PLAN OF LOT A EXCEPT:
PHASES 1 AND 2 STRATA PLAN EPS1075
DISTRICT LOT 353 GROUP 2 AND SECTION 13 TOWNSHIP 16
NEW WESTMINSTER DISTRICT PLAN BCP47469

CIVIC ADDRESS:

35298 MARSHALL ROAD
ABBOTSFORD, BC

BCGS 926.009

THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED

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INTEGRATED SURVEY AREA NO. 24, ABBOTSFORD NAD83(CSRS)4.0.0.BC.1

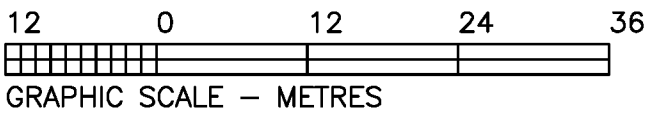
THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996290. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON CONTROL MONUMENT 77H5997

GRID BEARINGS ARE DERIVED FROM CONTROL MONUMENTS 77H5997 AND 77H6069 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

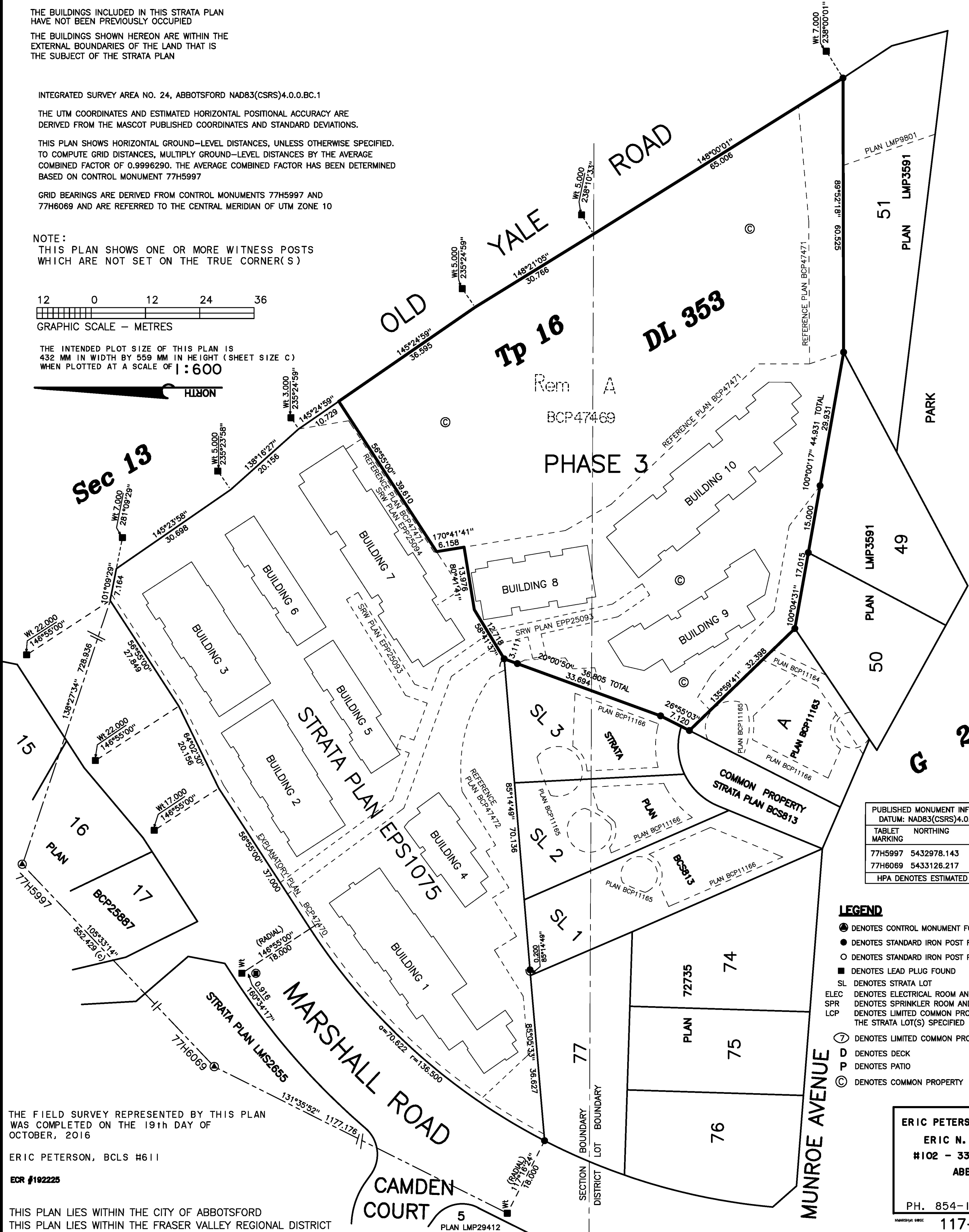
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NORTH



PUBLISHED MONUMENT INFORMATION FOR MAPPING PURPOSES				
DATUM:	NAD83(CSRS)4.0.0.BC.1	UTM ZONE	10	
TABLET MARKING	NORTHING	EASTING	COMBINED FACTOR	HPA
77H5997	5432978.143	554583.018	0.9996285	0.03
77H6069	5433126.217	554051.016	0.9996306	0.03
HPA DENOTES ESTIMATED HORIZONTAL POSITIONAL ACCURACY				

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- DENOTES LEAD PLUG FOUND
- SL DENOTES STRATA LOT
- ELEC DENOTES ELECTRICAL ROOM AND IS COMMON PROPERTY
- SPR DENOTES SPRINKLER ROOM AND IS COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY FOR THE STRATA LOT(S) SPECIFIED
- ⑦ DENOTES LIMITED COMMON PROPERTY FOR STRATA LOT 7 (TYPICAL)
- D DENOTES DECK
- P DENOTES PATIO
- © DENOTES COMMON PROPERTY

ERIC PETERSON LAND SURVEYING LTD.
ERIC N. PETERSON, B.C.L.S.
#102 - 33119 SOUTH FRASER WAY
ABBOTSFORD, B. C.
V2S 2B1
PH. 854-1077
ENP

117-79N-STRATA-PH3

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 19th DAY OF OCTOBER, 2016

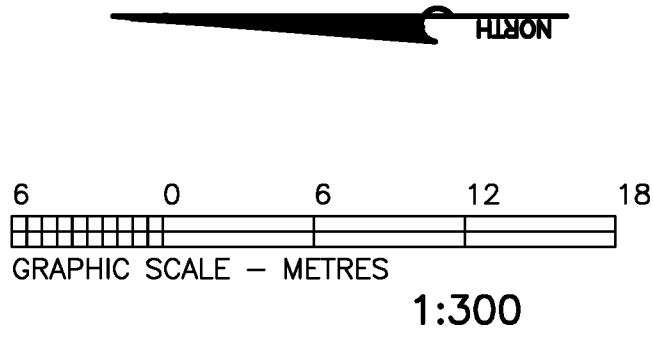
ERIC PETERSON, BCLS #611

ECR #192225

THIS PLAN LIES WITHIN THE CITY OF ABBOTSFORD
THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT

PLAN SHOWING BUILDING
LOCATIONS AND DIMENSIONS

SHEET 2 OF 5 SHEETS
STRATA PLAN EPS1075
PHASE 3



LEGEND:
- SEE SHEET 1

OLD YALE ROAD

PHASE 3

Rem A
BCP47469

REFERENCE PLAN BCP47471
55°35'00" 36.610

STRATA
PLAN
EPS1075

ERIC PETERSON, BCLS
19 OCTOBER 2016

SL 3

STRATA PLAN BCS813

REFERENCE
PLAN BCP47472

PLAN BCP11166

OUTLINE OF FOUNDATION
BUILDING 10

OUTLINE OF FOUNDATION
BUILDING 9

OUTLINE OF FOUNDATION
BUILDING 8

PLAN BCP11163

PLAN BCP11165

REFERENCE
PLAN BCP47472

A

49

50

PLAN LMP9801
PLAN LMP3591
51

PLAN LMP3591

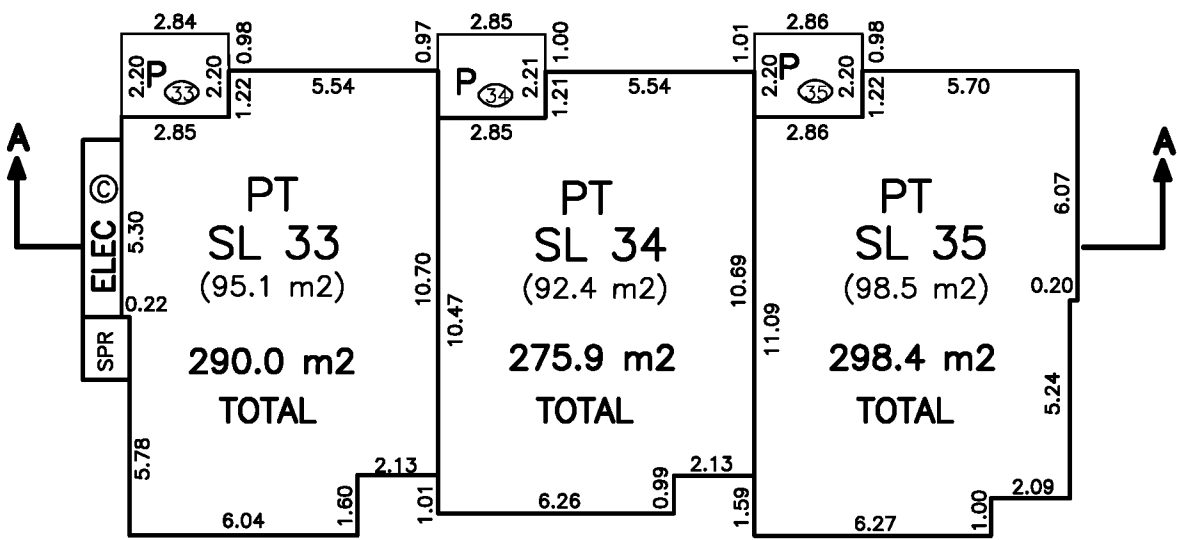
117-79N-STRATA

BUILDING 8

SHEET 3 OF 5 SHEETS

STRATA PLAN EPS1075

PHASE 3

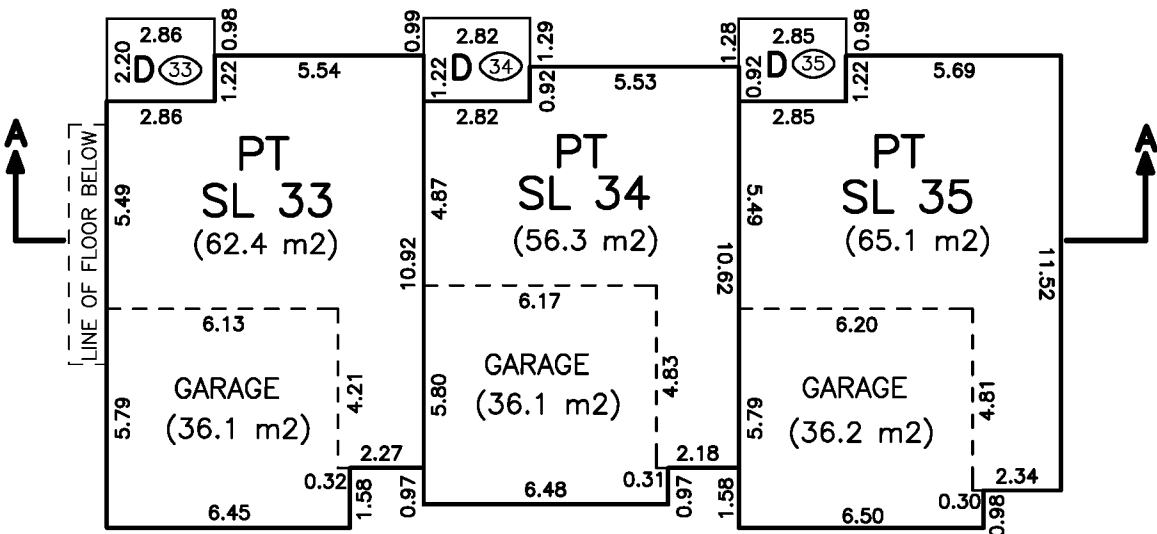


FIRST FLOOR

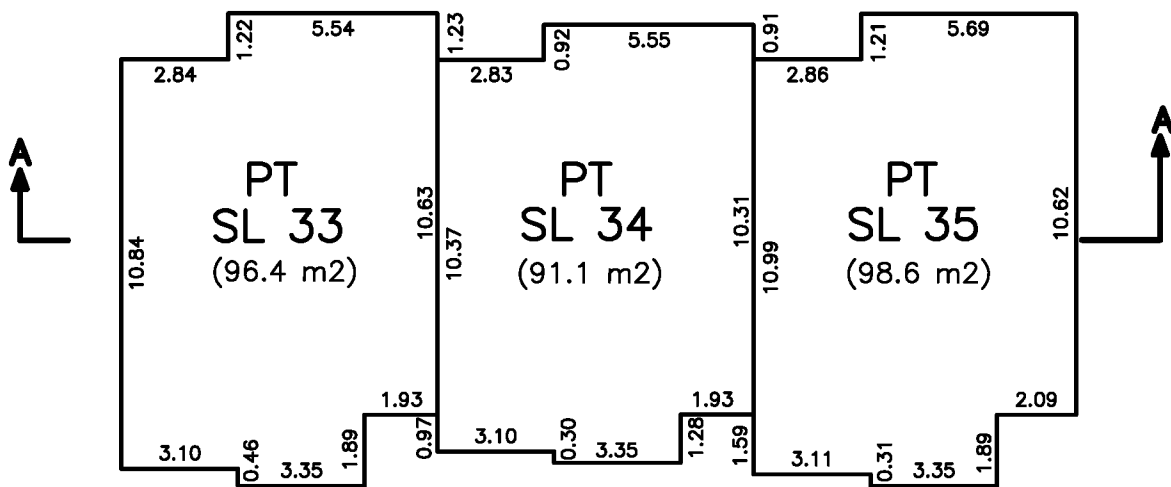
NOTE :

BOUNDARIES BETWEEN STRATA LOTS ARE MIDWAY BETWEEN THE SURFACES OF THE WALLS BETWEEN THE STRATA LOTS.

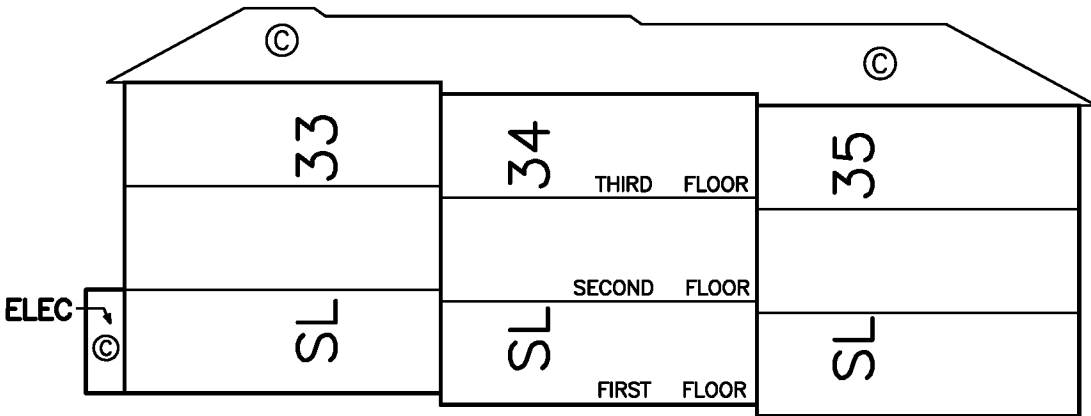
BOUNDARIES BETWEEN STRATA LOTS AND COMMON PROPERTY ARE AT THE SURFACE OF THE WALL SHEATHING THAT FACES COMMON PROPERTY, OR AT THE SURFACE OF THE CONCRETE WALL THAT FACES THE STRATA LOT.



SECOND FLOOR

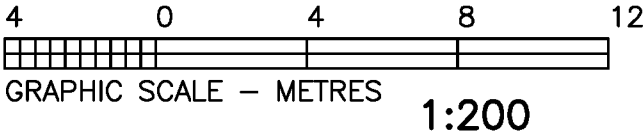


THIRD FLOOR



SECTION A - A

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19 OCTOBER 2016



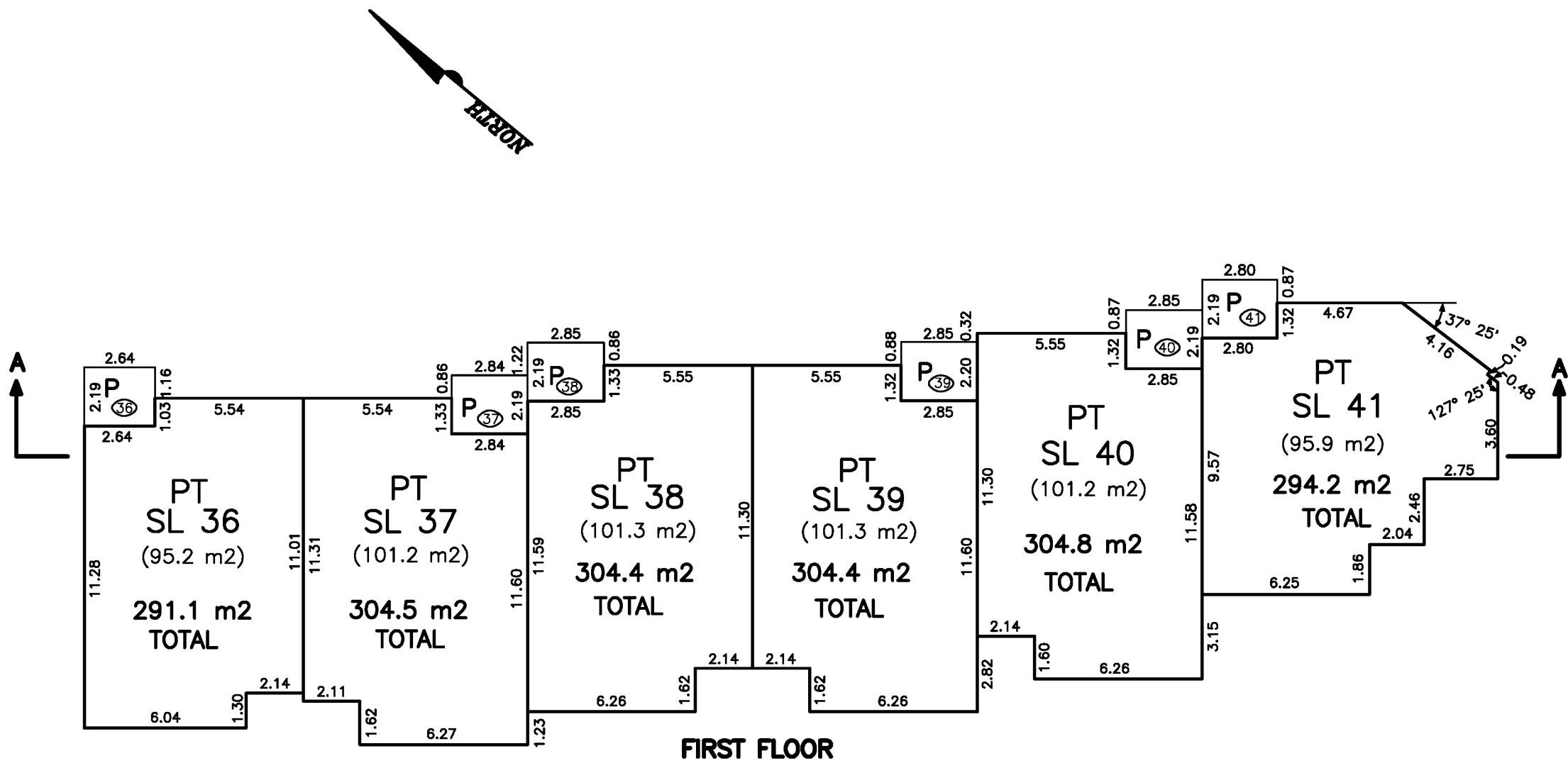
LEGEND

- SEE SHEET 1

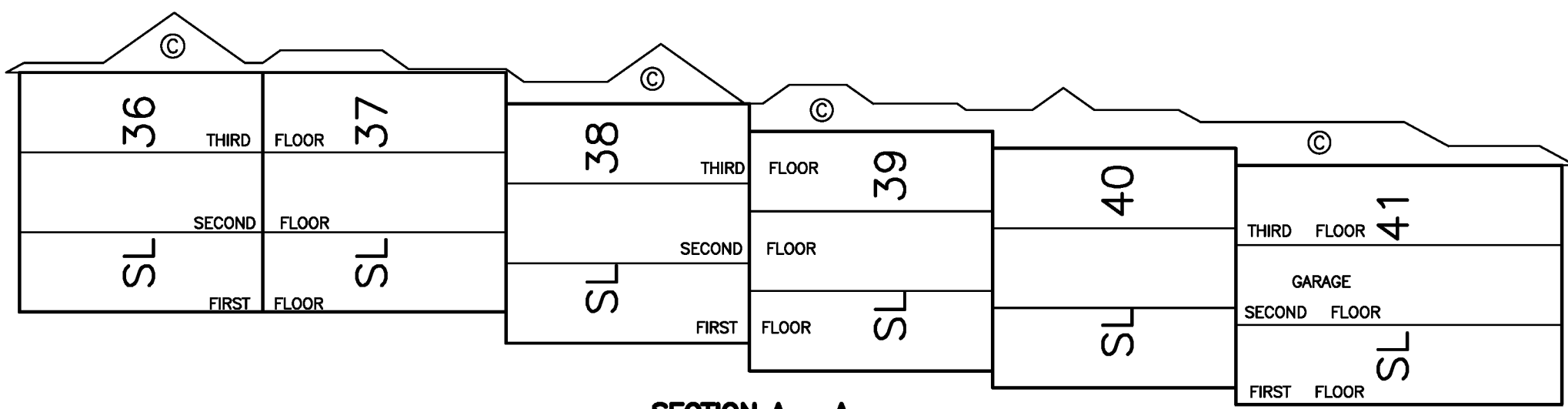
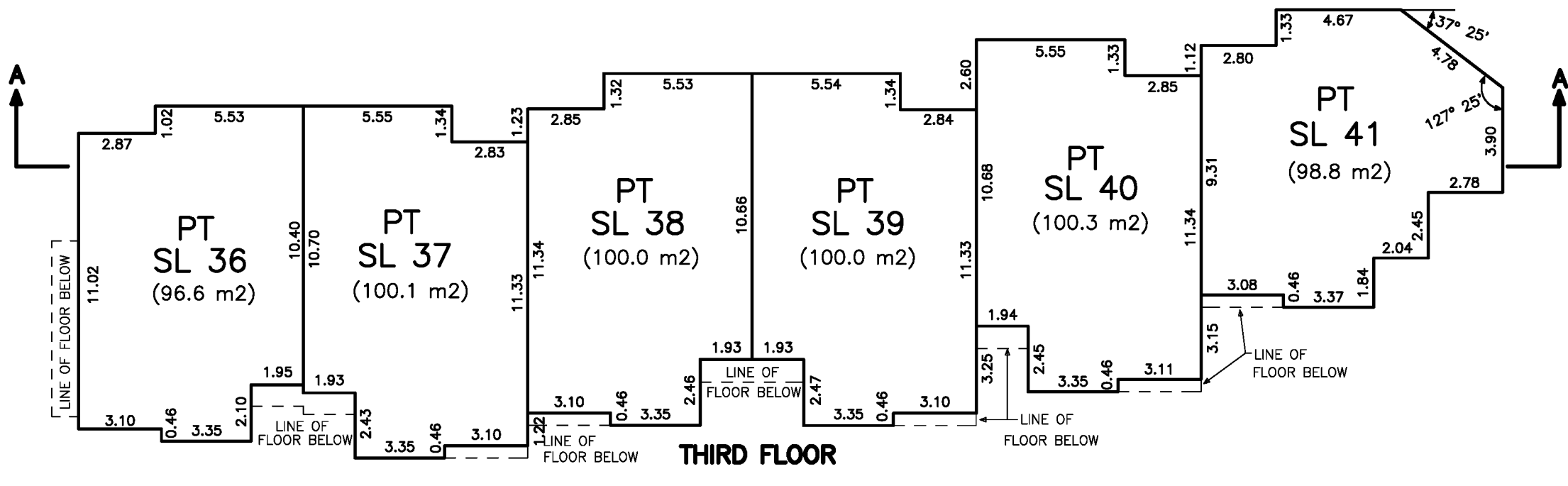
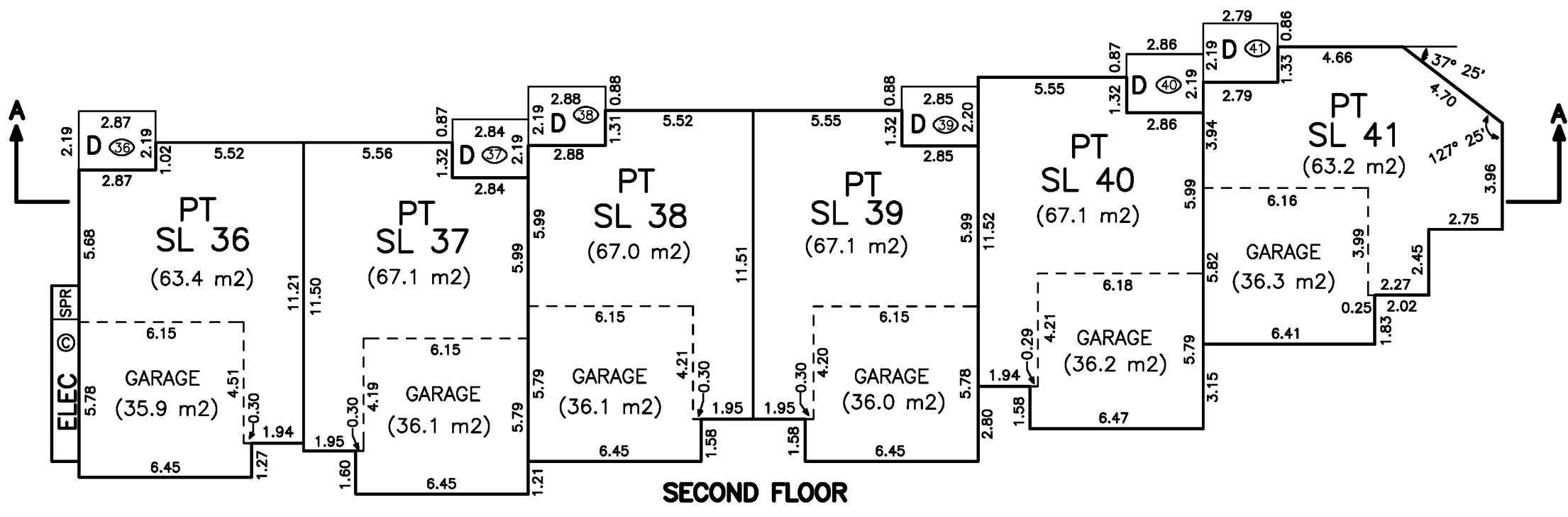
SHEET 4 OF 5 SHEETS

STRATA PLAN EPS1075
PHASE 3

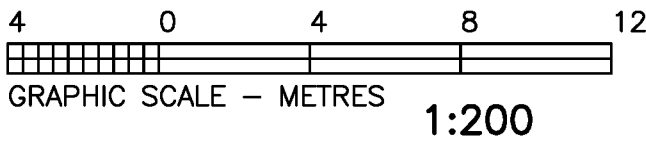
BUILDING 10



NOTE :
BOUNDARIES BETWEEN STRATA LOTS
ARE MIDWAY BETWEEN THE SURFACES
OF THE WALLS BETWEEN THE
STRATA LOTS.
BOUNDARIES BETWEEN STRATA LOTS AND
COMMON PROPERTY ARE AT THE SURFACE
OF THE WALL SHEATHING THAT FACES
COMMON PROPERTY, OR AT THE SURFACE
OF THE CONCRETE WALL THAT FACES
THE STRATA LOT.



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19 OCTOBER 2016



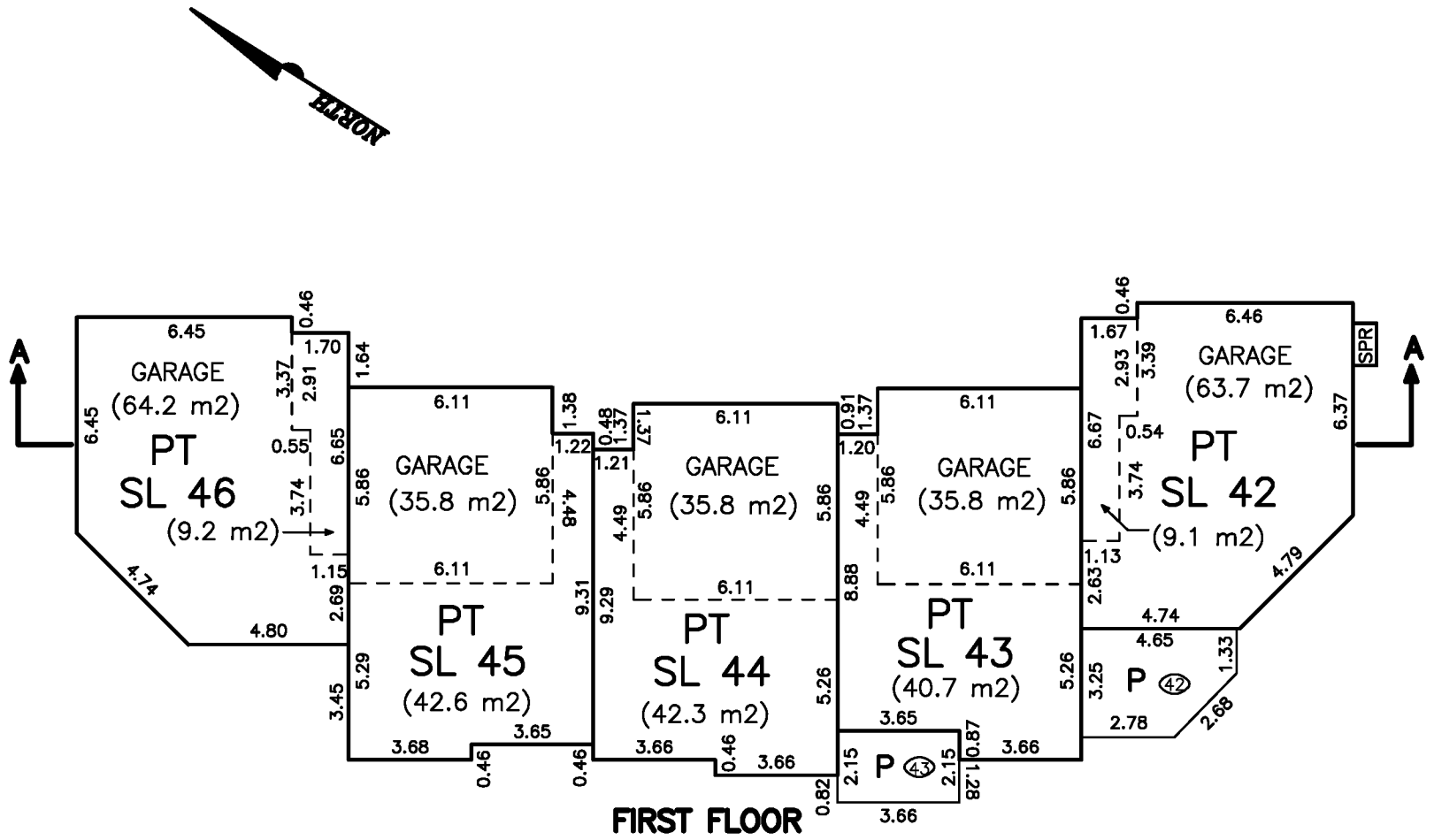
LEGEND
- SEE SHEET 1

BUILDING 9

SHEET 5 OF 5 SHEETS

STRATA PLAN EPS1075

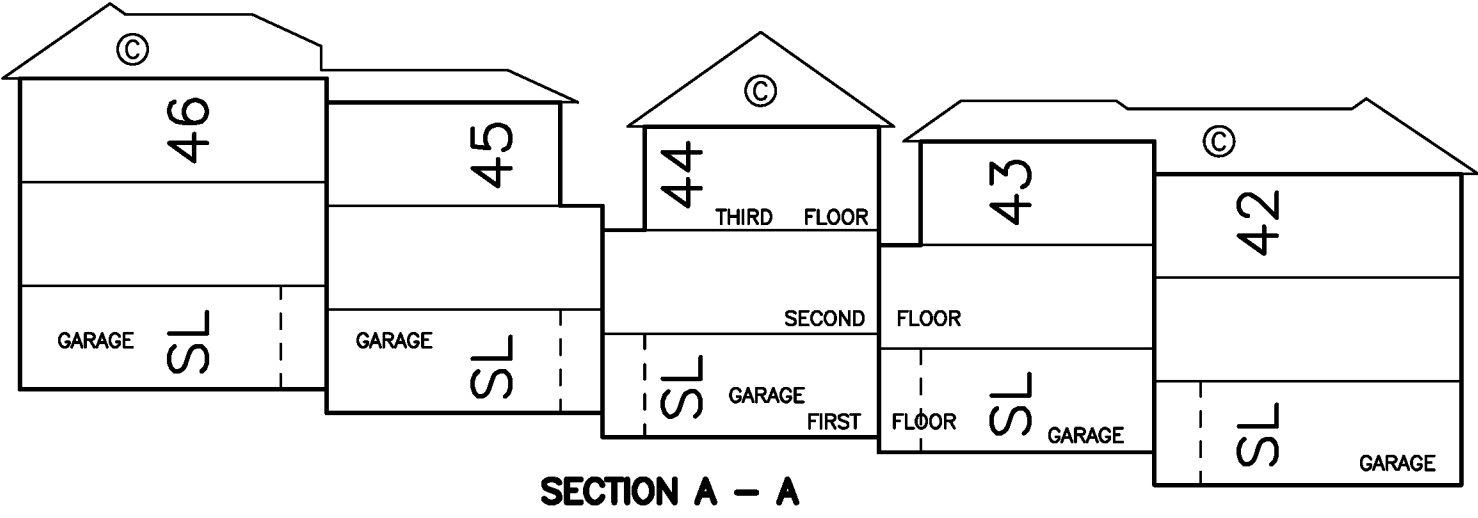
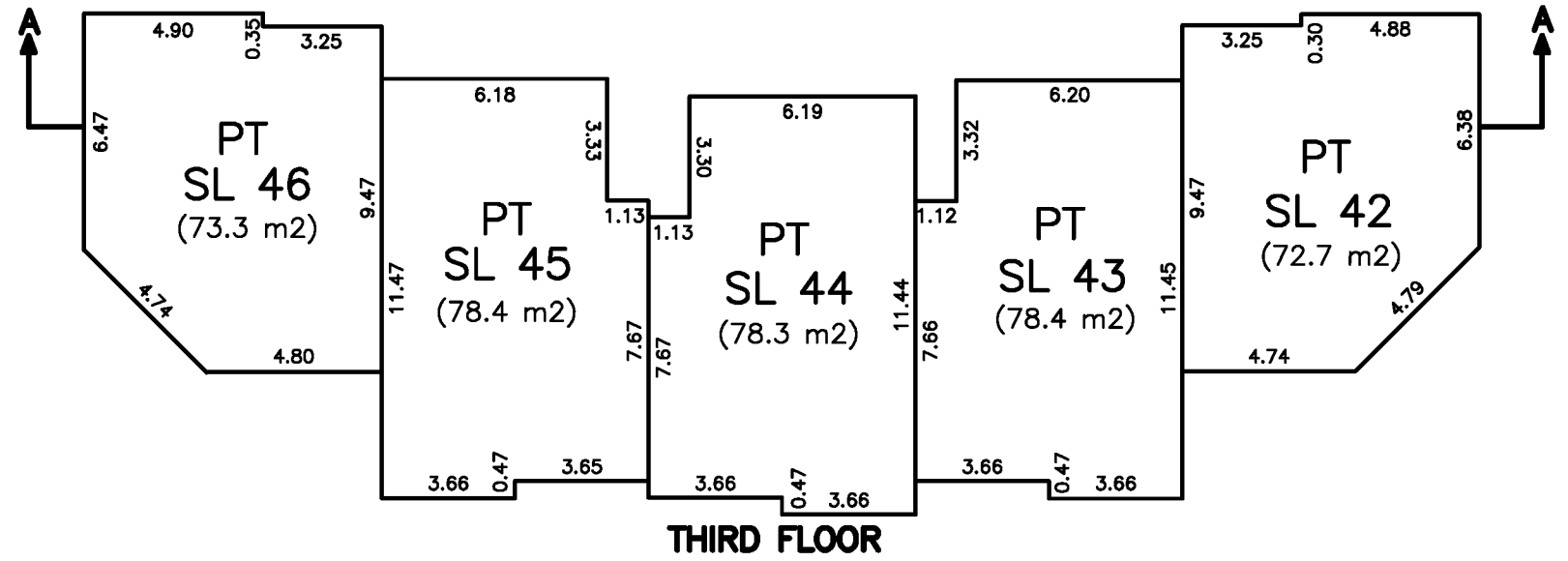
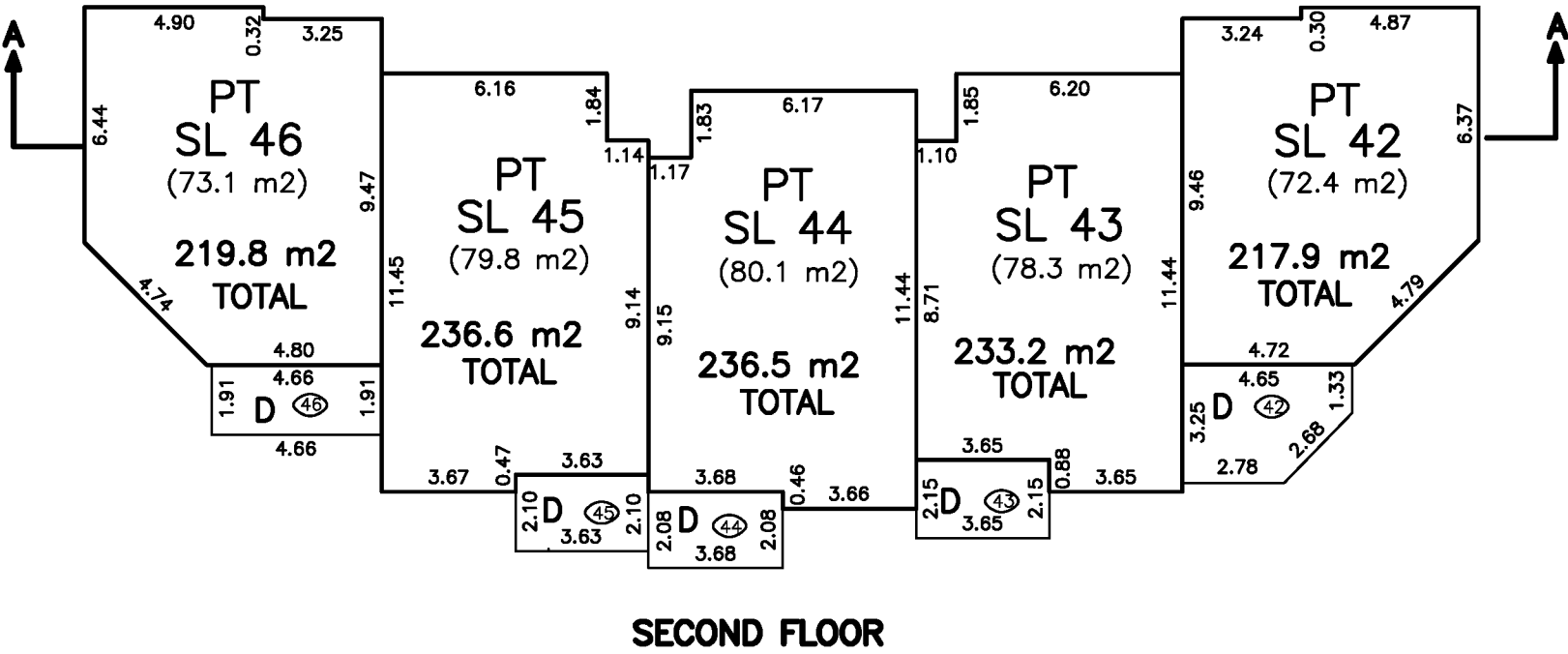
PHASE 3



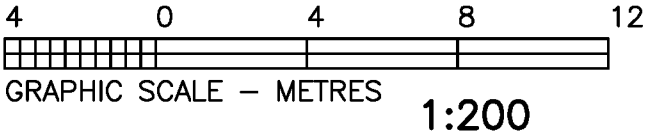
NOTE :

BOUNDARIES BETWEEN STRATA LOTS ARE MIDWAY BETWEEN THE SURFACES OF THE WALLS BETWEEN THE STRATA LOTS.

BOUNDARIES BETWEEN STRATA LOTS AND COMMON PROPERTY ARE AT THE SURFACE OF THE WALL SHEATHING THAT FACES COMMON PROPERTY, OR AT THE SURFACE OF THE CONCRETE WALL THAT FACES THE STRATA LOT.



ERIC PETERSON, BCLS
19 OCTOBER 2016



LEGEND
- SEE SHEET 1