

VICTORIA LAND TITLE OFFICE

Sep-17-2012 14:07:30.024

EPS945

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

0757

PAGE 1 OF 6 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.

James Worton
R6HTKS
cn=James Worton
R6HTKS, c=CA, o=BC
Land Surveyor, ou=Verify
ID at www.juricert.com/
LKUP.cfm?id=R6HTKS

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

James Worton
250-2950 Douglas Street

info@powellsurveys.com
(250) 382-8855

Victoria BC V8T 4N4

Surveyor General Certification

2. PLAN IDENTIFICATION:

Control Number: 134-515-3874

Plan Number: EPS945

This original plan number assignment was done under Commission #: 757

LTO Document Reference: CA2773530

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 August 08 (YYYY/Month/DD) The checklist was filed under ECR#: 139451
The plan was completed and checked on: 2012 August 11 (YYYY/Month/DD)

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 August 08 (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

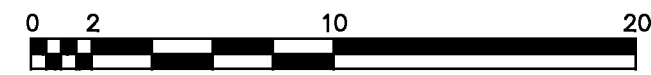
Certification Date: 2012 August 08 (YYYY/Month/DD)

Arterial Highway

4. ALTERATION:

Phase Strata Plan of Lot B, Section 60, Esquimalt District, Plan EPP23032

BCGS 92B.043



All distances are shown in metres.
The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:250.

LEGEND

Integrated Survey Area No. 40, City of Colwood, NAD83 (CSRS).

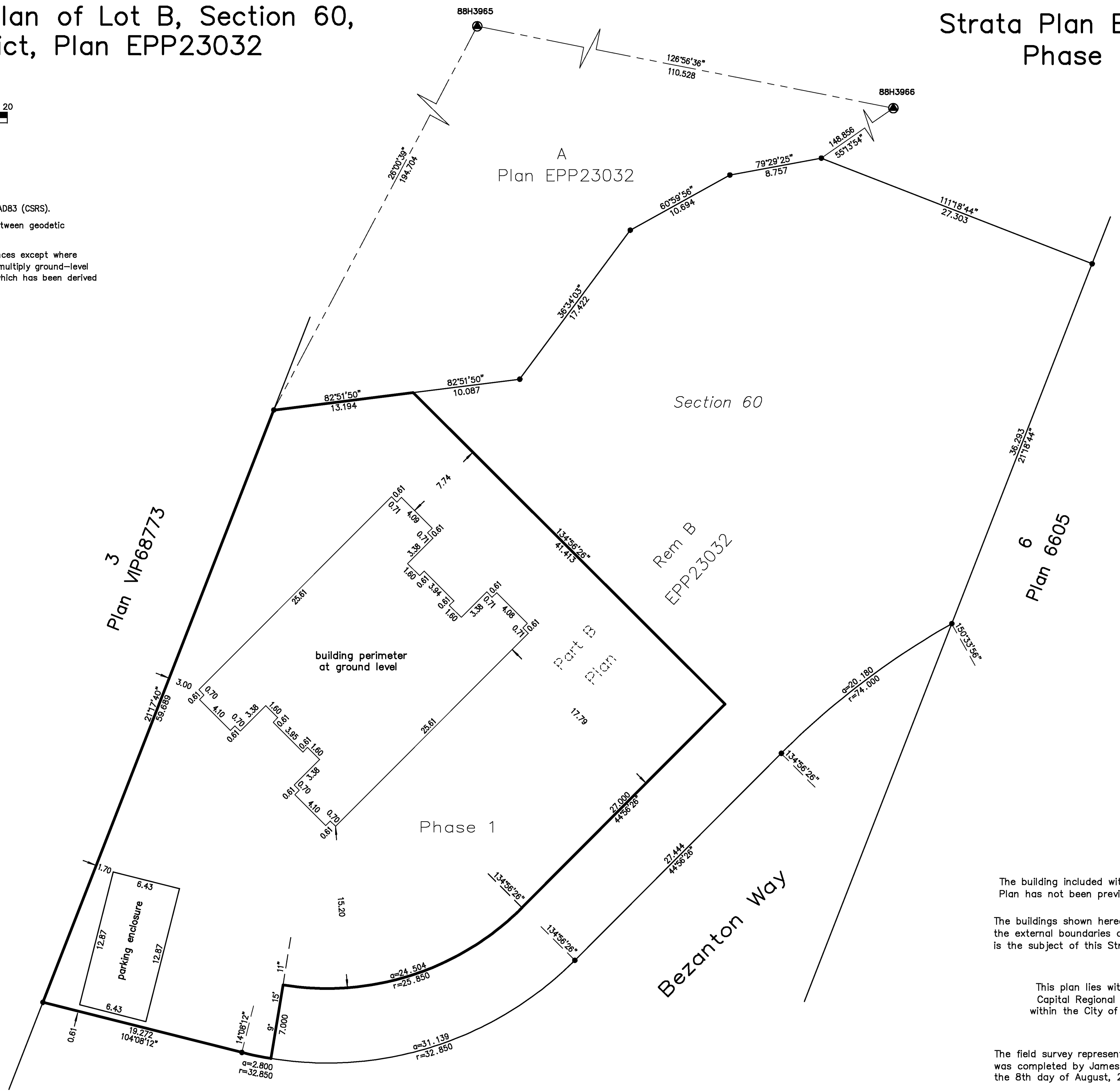
Grid bearings are derived from observations between geodetic control monuments 88H3965 and 88H3966.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor of 0.9996090 which has been derived from control monument 88H3965.

Found	Set	Denotes
●	○	Standard Iron Post
⊙		Control Monument

Civic Address:
594 Bezanton Way
Victoria, B.C.

Strata Plan EPS945 Phase 1



The building included within this Strata Plan has not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is the subject of this Strata Plan.

This plan lies within the Capital Regional District within the City of Colwood

The field survey represented by this plan was completed by James Worton, BCLS on the 8th day of August, 2012.

File : 10895 - 138w
POWELL & ASSOCIATES
 B C Land Surveyors
 250-2950 Douglas Street
 Victoria, BC V8T 4N4
 phone (250) 382-8855

Basement Level



All distances are shown in metres.

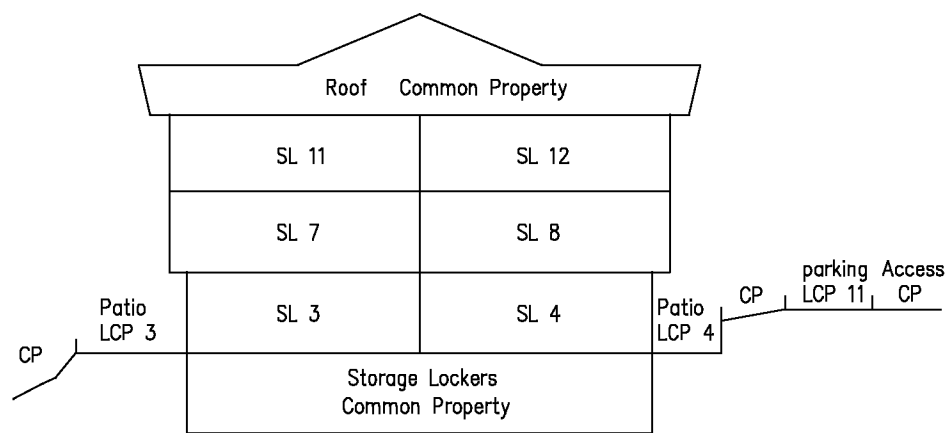
The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:150.

Legend

- CP - denotes Common Property
- LCP - denotes Limited Common Property for the Exclusive Use of Strata Lot

All patios and balconies 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 a strata lot within the same building unless otherwise indicated.

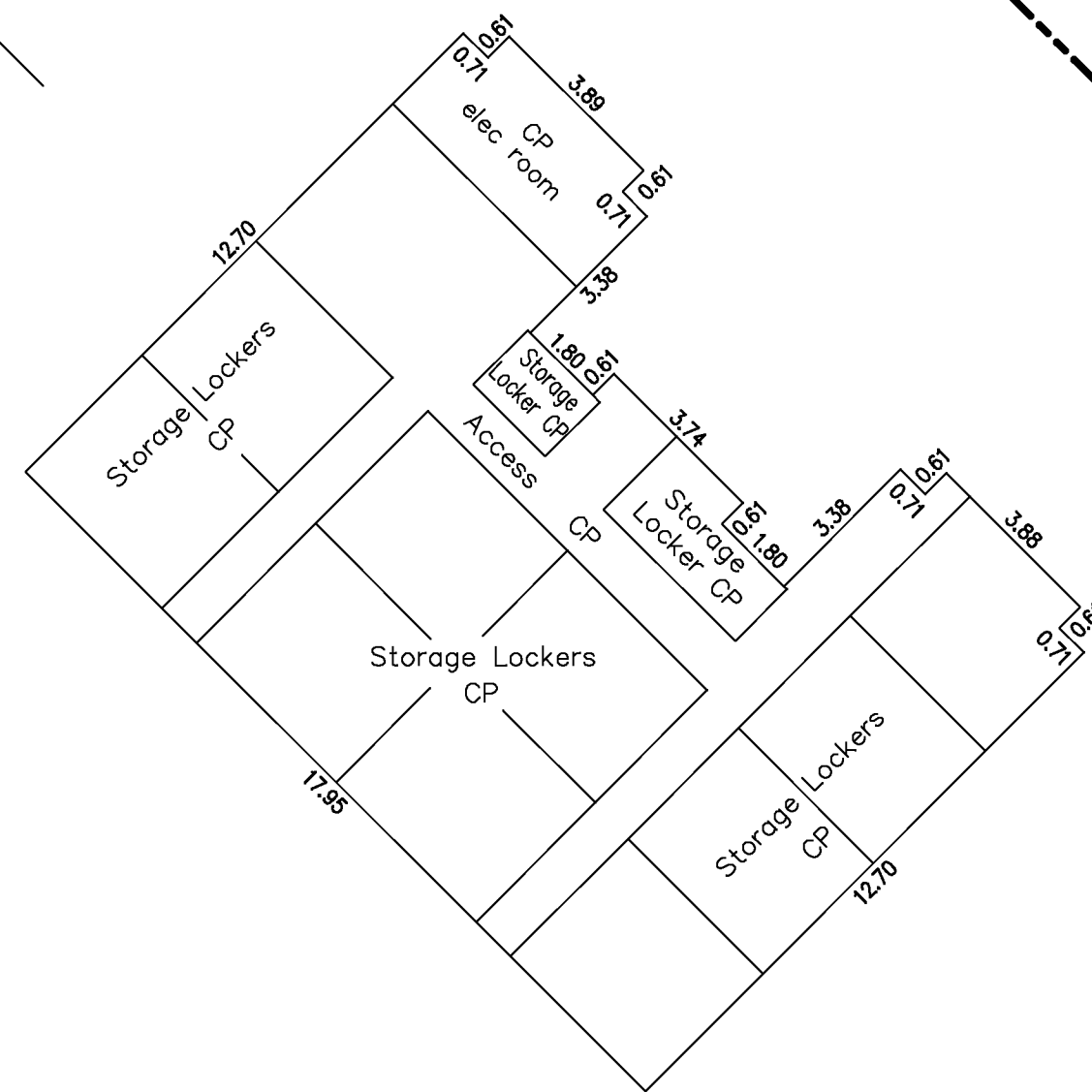
Building Section A - a
Not to scale



Strata Plan EPS945 Phase 1

Rem B
Plan EPP23032

3
Plan VIP68773



Bezanton Way

Main Level



All distances are shown in metres.

The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:150.

Legend

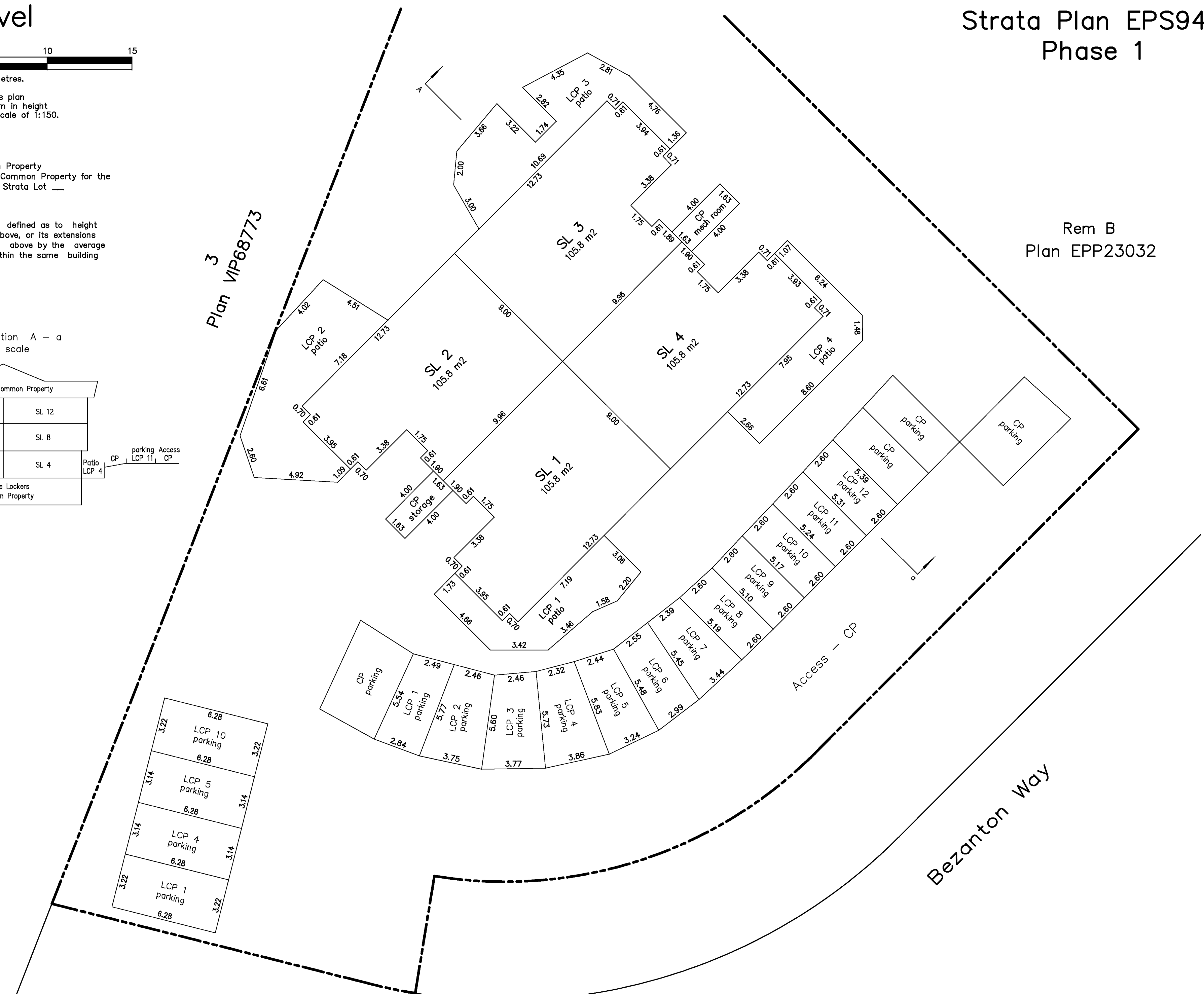
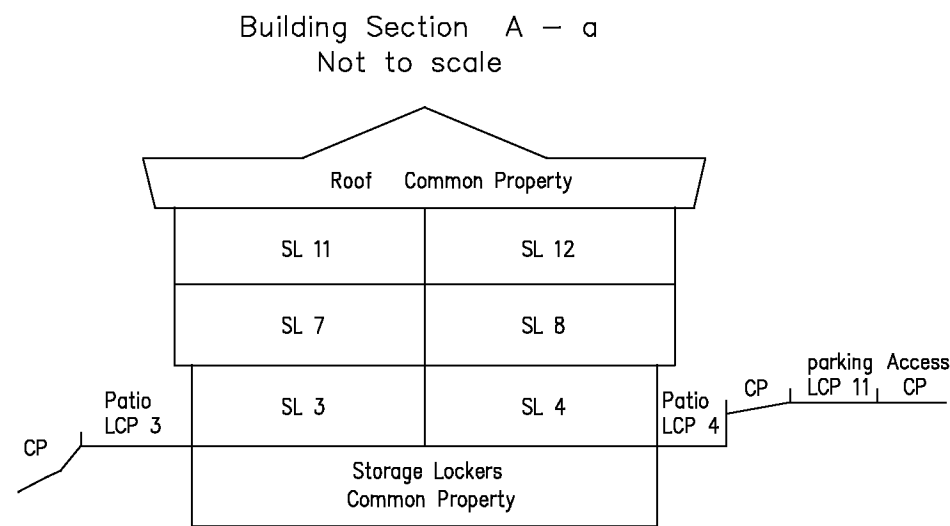
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Strata Plan EPS945 Phase 1

Rem B
Plan EPP23032

Plan 3
VIP68773



Bezanton Way

Second Level



All distances are shown in metres.

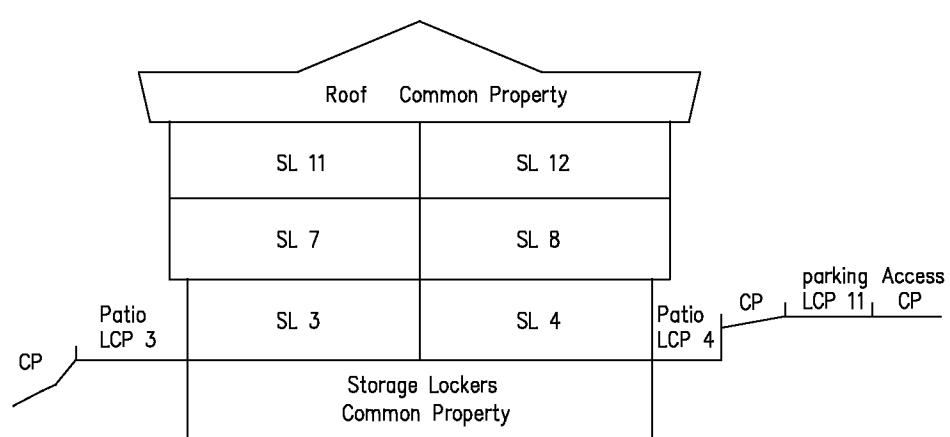
The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:150.

Legend

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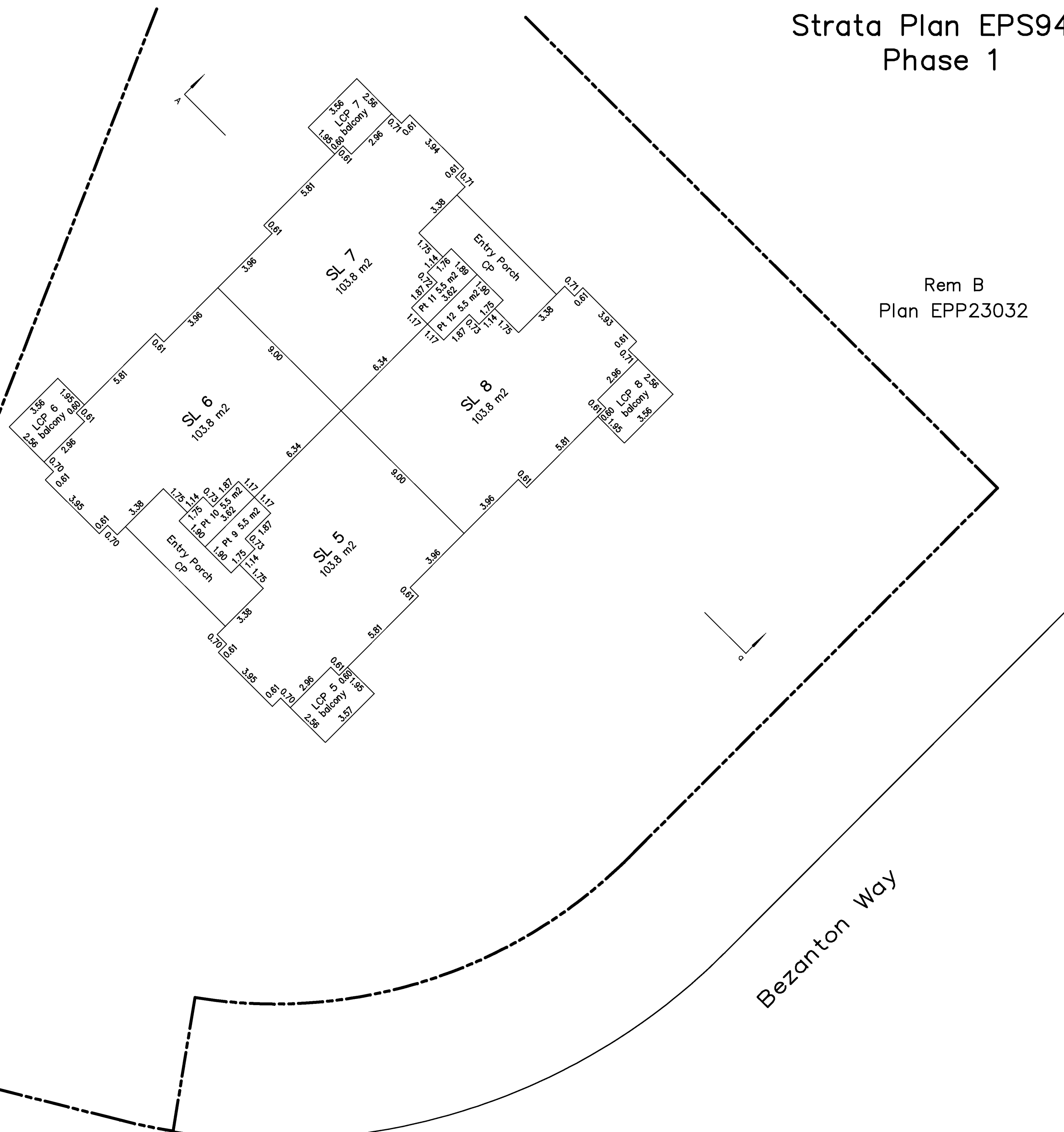
Building Section A - a
Not to scale



Strata Plan EPS945 Phase 1

Rem B
Plan EPP23032

3
Plan VIP68773



Bezanton Way

Third Level

Strata Plan EPS945 Phase 1



All distances are shown in metres.

The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:150.

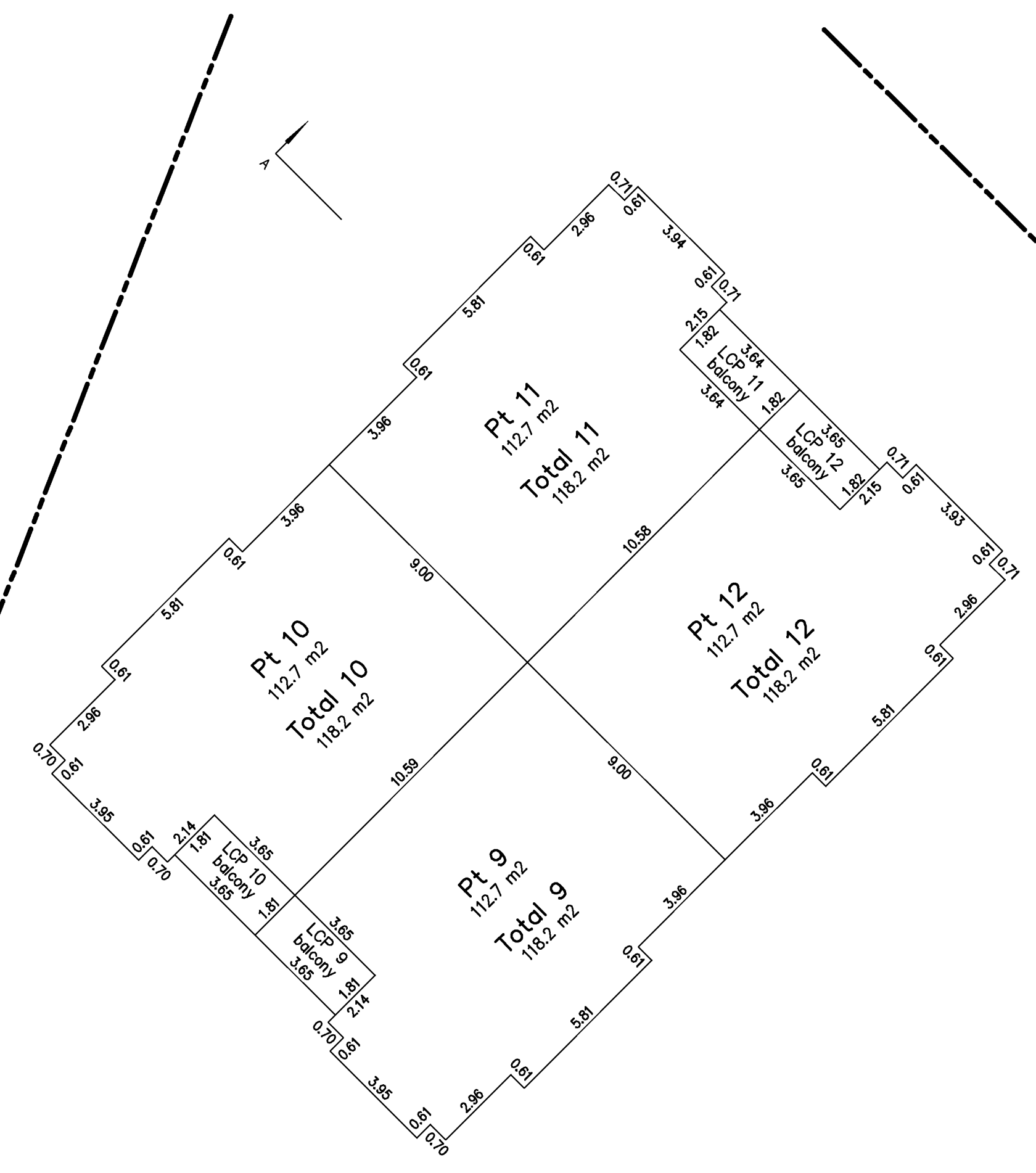
Legend

CP - denotes Common Property

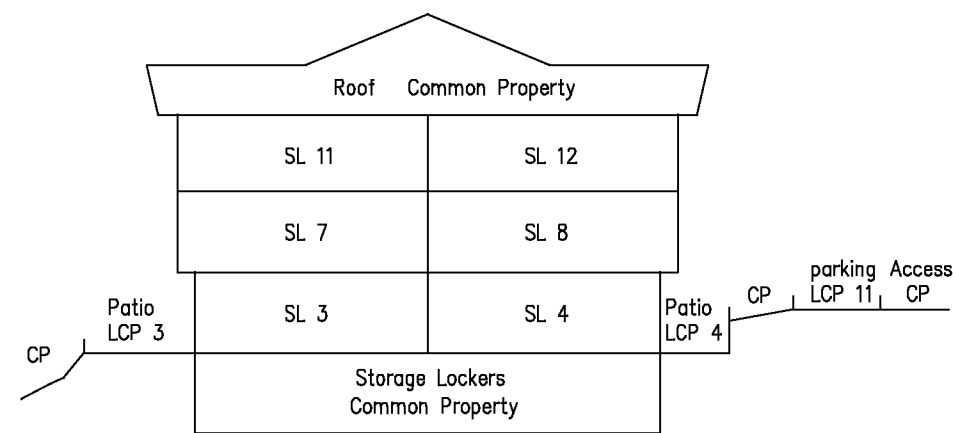
3
Plan VIP68773

Rem B
Plan EPP23032

Bezanton Way



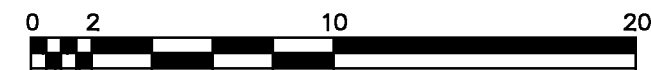
Building Section A - a
Not to scale



Strata Plan of Lot B, Section 60, Esquimalt District, Plan EPP23032, except part in Strata Plan EPS945 (Phase 1)

Strata Plan EPS945 Phase 2

BCGS 92B.043



All distances are shown in metres.
The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:250.

LEGEND

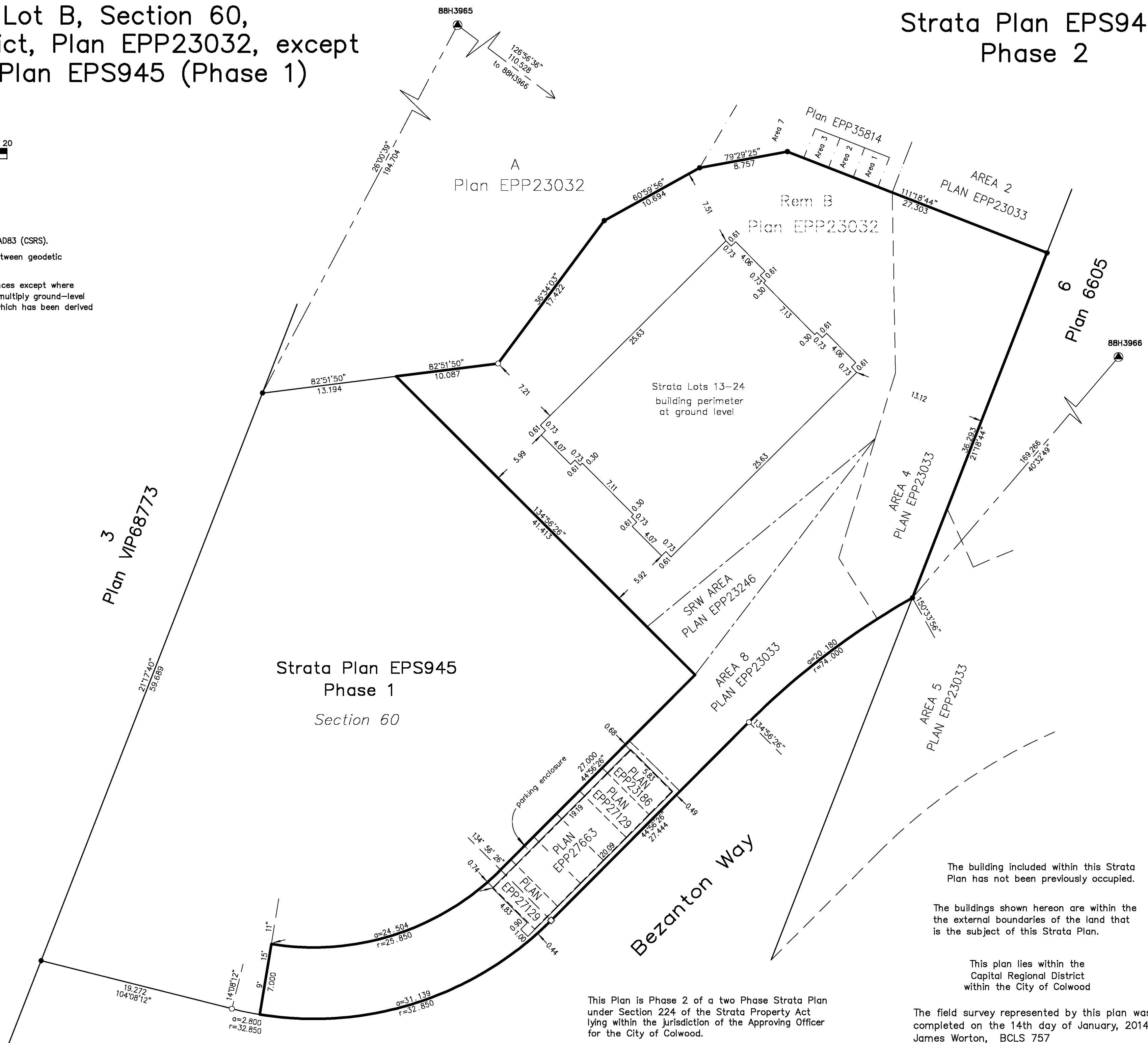
Integrated Survey Area No. 40, City of Colwood, NAD83 (CSRS).

Grid bearings are derived from observations between geodetic control monuments 88H3965 and 88H3966.

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Found	Set	Denotes
●	○	Standard Iron Post
□	□	Standard Lead Plug
⊙	⊙	Control Monument

Civic Address:
590 Bezanton Way
Victoria, B.C.



Strata Plan EPS945
Phase 1
Section 60

Bezanton Way

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This plan lies within the Capital Regional District within the City of Colwood

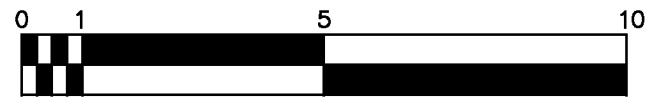
The field survey represented by this plan was completed on the 14th day of January, 2014.
James Worton, BCLS 757

This Plan is Phase 2 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 Colwood.

File : 10895 - 138w
POWELL & ASSOCIATES
 B C Land Surveyors
 250-2950 Douglas Street
 Victoria, BC V8T 4N4
 phone (250) 382-8855

Basement Level

Strata Plan EPS945 Phase 2

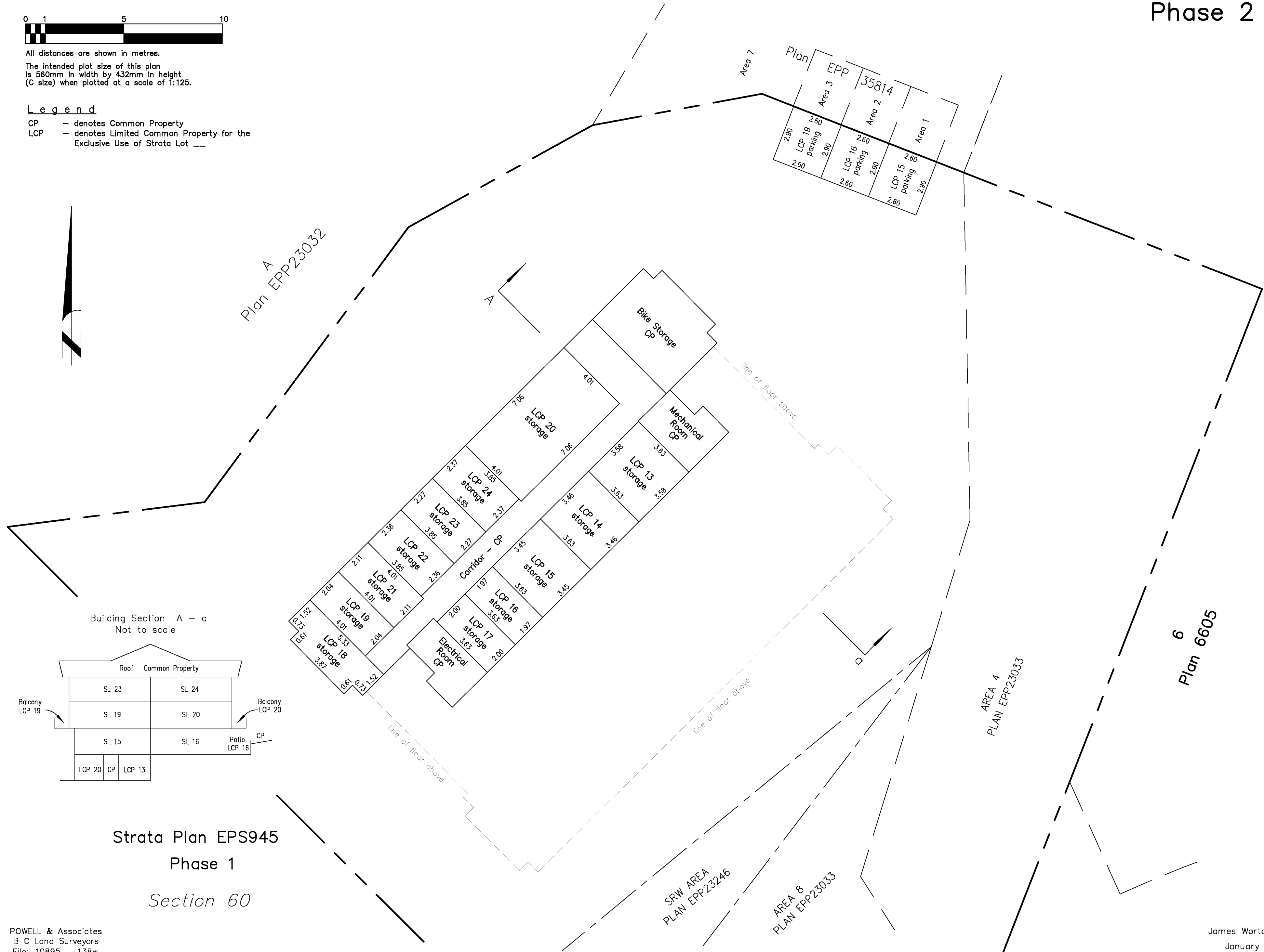


All distances are shown in metres.

The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:125.

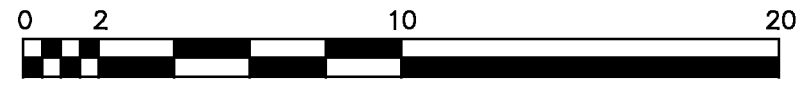
Legend

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Strata Plan EPS945
Phase 1
Section 60

Main Level



All distances are shown in metres.

The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:200.

Legend

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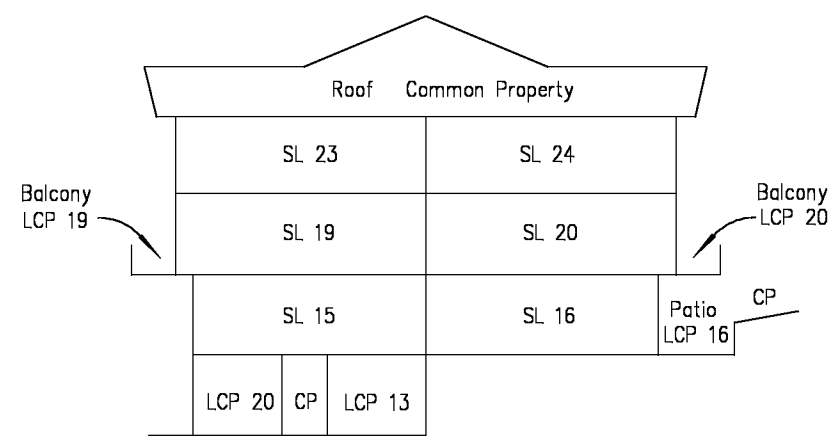
All patios and balconies are defined as to height by the centre of the floor above, or its extensions or where there is no floor above by the average height of a strata lot within the same building unless otherwise indicated.

Strata Plan EPS945 Phase 2



Strata Plan EPS945
Phase 1
Section 60

Building Section A - a
Not to scale



Second Level



All distances are shown in metres.

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Legend

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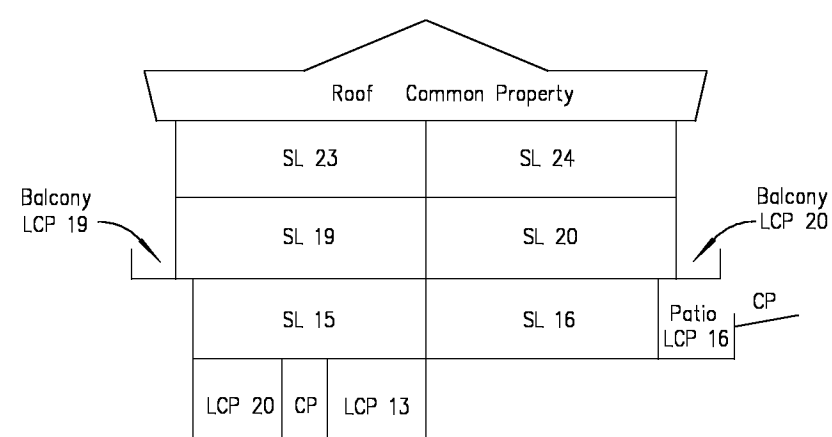
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Strata Plan EPS945 Phase 2



Strata Plan EPS945
Phase 1
Section 60

Building Section A - a
Not to scale



Third Level



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Strata Plan EPS945 Phase 2



Building Section A - a
Not to scale

