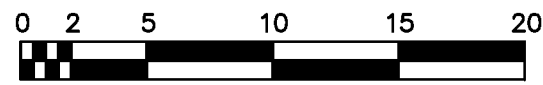


# Strata Plan of Lot A, Spring Ridge Victoria City, Plan EPP74731

Sheet 1 of 4 Sheets  
**Strata Plan EPS4522**

BCGS 92B.044



All distances are shown in metres.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:300.

### Legend

- |       |     |                    |
|-------|-----|--------------------|
| Found | Set | Denotes            |
| ●     | ●   | Control Monument   |
| ●     | ●   | Standard Iron Post |

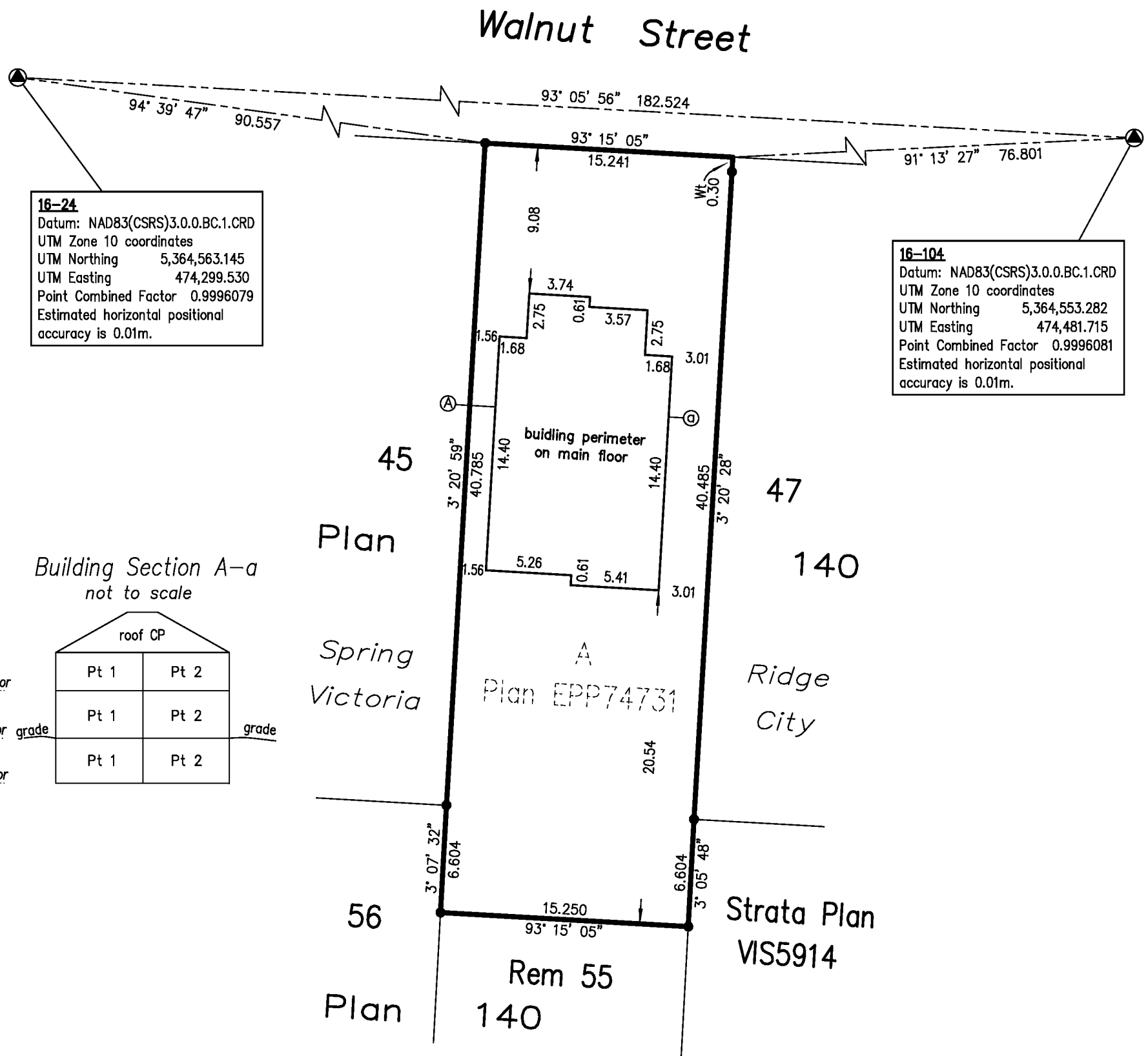
This plan shows one or more witness posts which are not set on the true corner(s).

Integrated Survey Area No. 17, City of Victoria,  
NAD83(CSRS)3.0.0.BC.1.CRD

Grid bearings are derived from observations between geodetic control monuments 16-24 and 16-104.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for the geodetic control monuments 16-24 and 16-104.

This plan shows horizontal ground-level distances except where otherwise specified. To compute grid distances, multiply ground-level distances by combined factor of 0.9996080 which has been derived from control monuments 16-24 and 16-104.



Civic Addresses:  
not available  
at this time

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.

File : 12,301 - 25

**POWELL & ASSOCIATES**  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

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

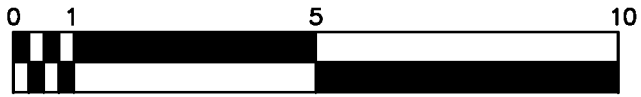
The buildings included within this Strata Plan have not been previously occupied.

This plan lies within the Capital Regional District and the City of Victoria.

The field survey represented by this plan was completed on the 9th day of August, 2017.  
James Worton, BCLS 757

# Lower Floor

Sheet 2 of 4 Sheets  
**Strata Plan EPS4522**

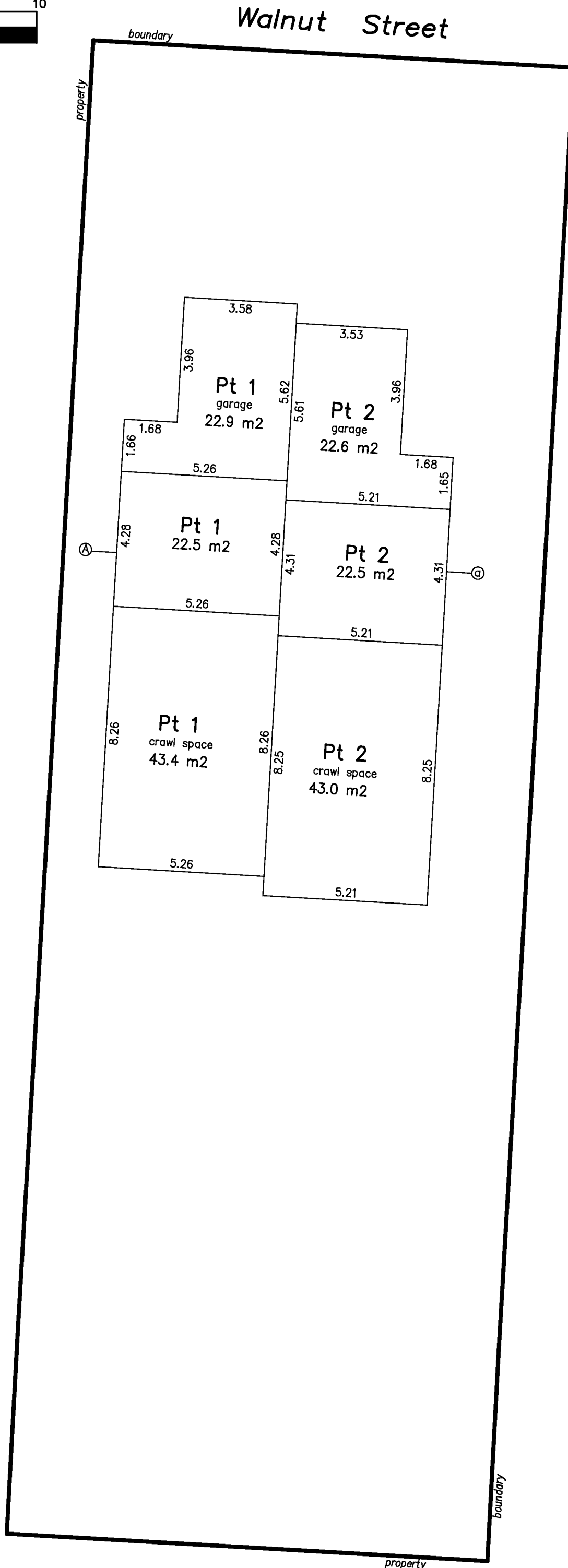


All distances are shown in metres.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:125.

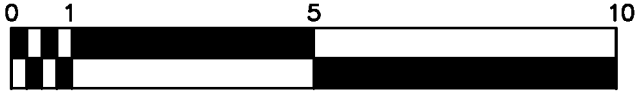
### Legend

Pt - denotes Part of



# Main Floor

Sheet 3 of 4 Sheets  
**Strata Plan EPS4522**

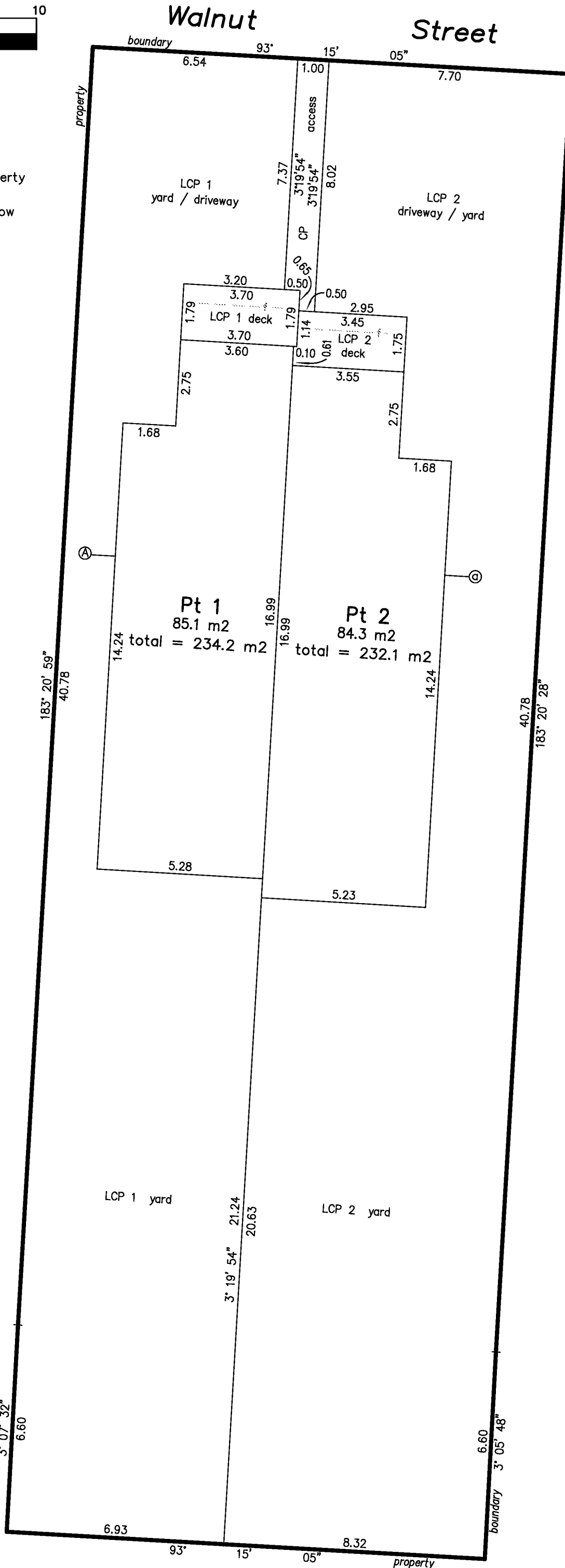


All distances are shown in metres.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:125.

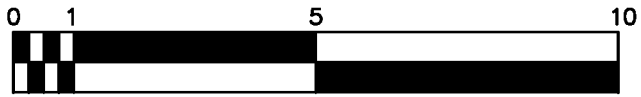
### Legend

- Pt — denotes Part of
- LCP — denotes Limited Common Property
- CP — denotes Common Property
- §--- denotes perimeter of floor below



# Upper Floor

Sheet 4 of 4 Sheets  
**Strata Plan EPS4522**



All distances are shown in metres.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:125.

### Legend

- Pt — denotes Part of
- f--- denotes perimeter of floor below

