

# Strata Plan of Lot A, Sections 24 and 33, Victoria District, Plan VIP53955

# Strata Plan EPS2439 Phase 1

BCGS 92B.044



All distances are shown in metres.

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:400.

Civic Address:  
3815 Rowland Avenue  
Victoria, B.C.

Strata Plan  
1685

22  
Block C  
Plan 306

Huxley Street

Patricia Bay Highway

Part A  
Plan VIP53955  
Victoria District

Rem. A  
Plan VIP53955

Rowland Avenue

Supplied to Strata Plans 2023/03/29  
Ordered by Ron Neal 2023/10/04

Iron Posts found,  
destroyed during  
construction and reset

Iron Post found,  
destroyed during  
construction

UTM Coordinates  
Northing: 5,367,502.461  
Easting: 471,804.170

UTM Coordinates  
Northing: 5,367,360.527  
Easting: 471,905.749

### LEGEND

Integrated Survey Area No. 30, The Corporation of the District of Saanich, NAD83(CSRS)3.0.0.BC.1.CRD

Grid bearings are derived from observations between geodetic control monuments 79H8872 and 87H2523.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor of 0.9996078 which has been derived from control monument 79H8872.

Found Set Denotes  
● ○ Standard Iron Post  
● Control Monument

File : 11257 - 40  
POWELL & ASSOCIATES  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

A Covenant in the name of the Municipality of Saanich pursuant to Section 219 is a condition of approval for subdivision.

This plan lies within the jurisdiction of the Approving Officer for the Ministry of Transportation and Infrastructure.

This Plan is Phase 1 of a two Phase Strata Plan under Section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the Municipality of Saanich.

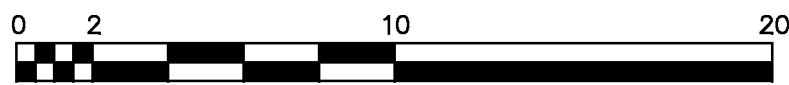
The building included within this Strata Plan has not been previously occupied.

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

This plan lies within the Capital Regional District within the Municipality of Saanich

The field survey represented by this plan was completed on the 24th day of October, 2014. James Worton, BCLS 757

# Building Perimeter



All distances are shown in metres.

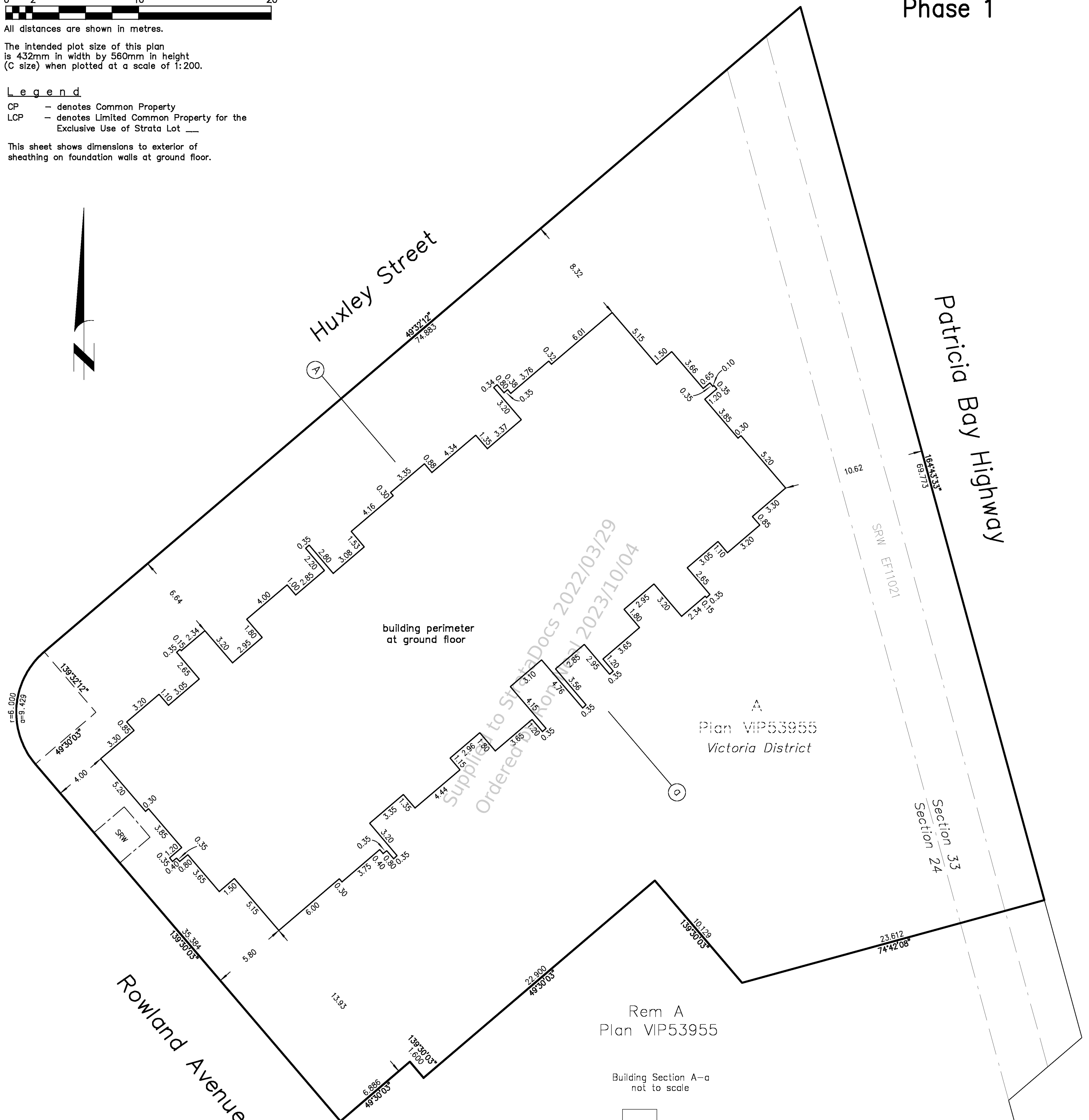
The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:200.

### Legend

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

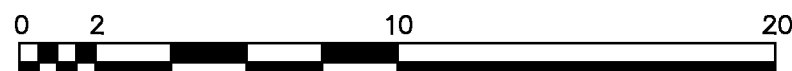
This sheet shows dimensions to exterior of sheathing on foundation walls at ground floor.

# Strata Plan EPS2439 Phase 1



# Parkade

## Strata Plan EPS2439 Phase 1

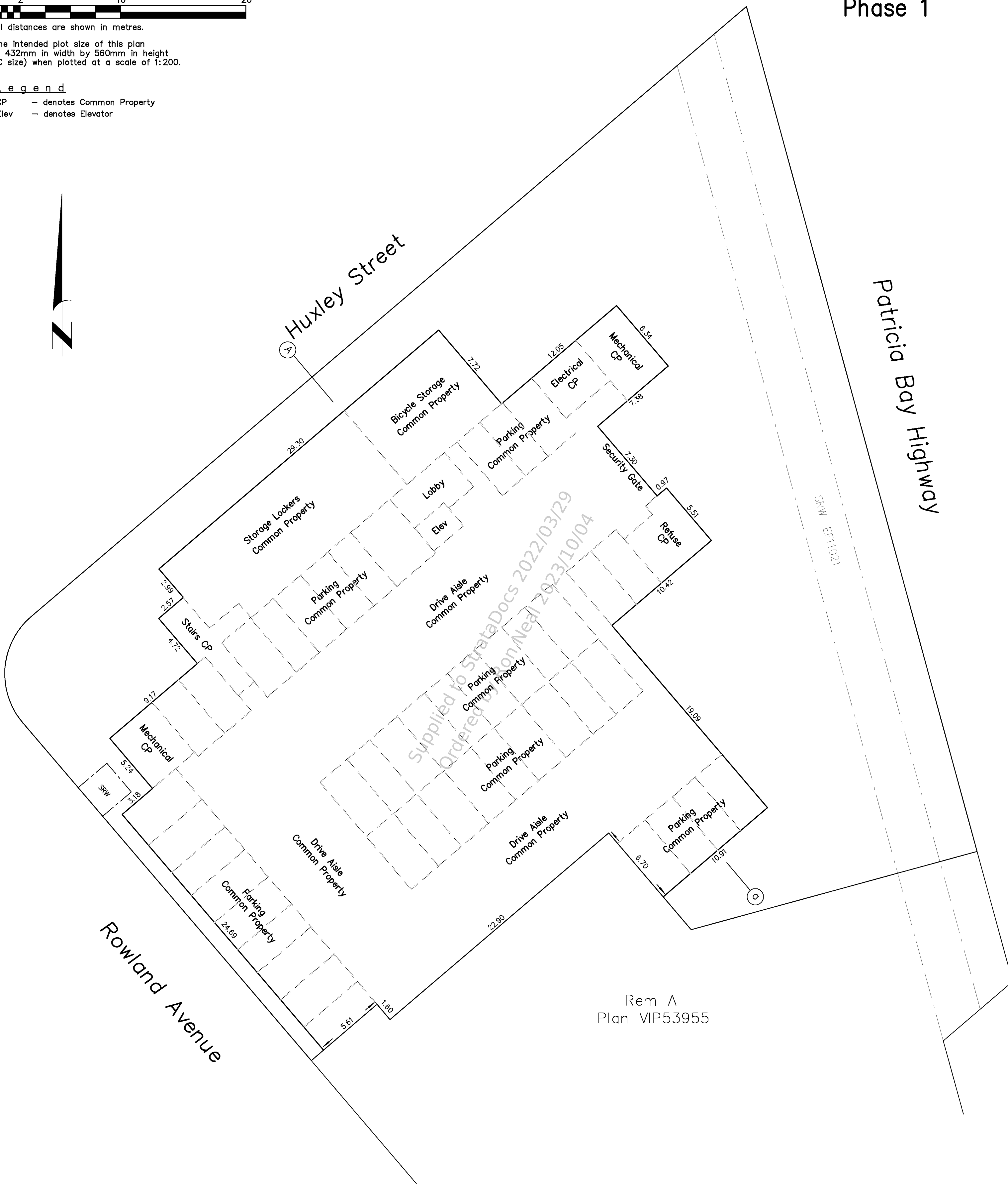


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### Legend

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- Elev - denotes Elevator



Rem A  
Plan VIP53955

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Ordered By: Ron Neal of RE/MAX Generation - The Neal Estate Group on 2023/10/04  
Document Uploaded and Verified: 2022/03/29

# Ground Floor

# Strata Plan EPS2439 Phase 1



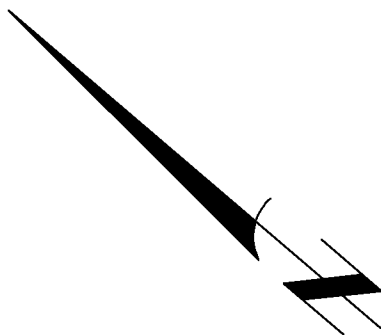
All distances are shown in metres.

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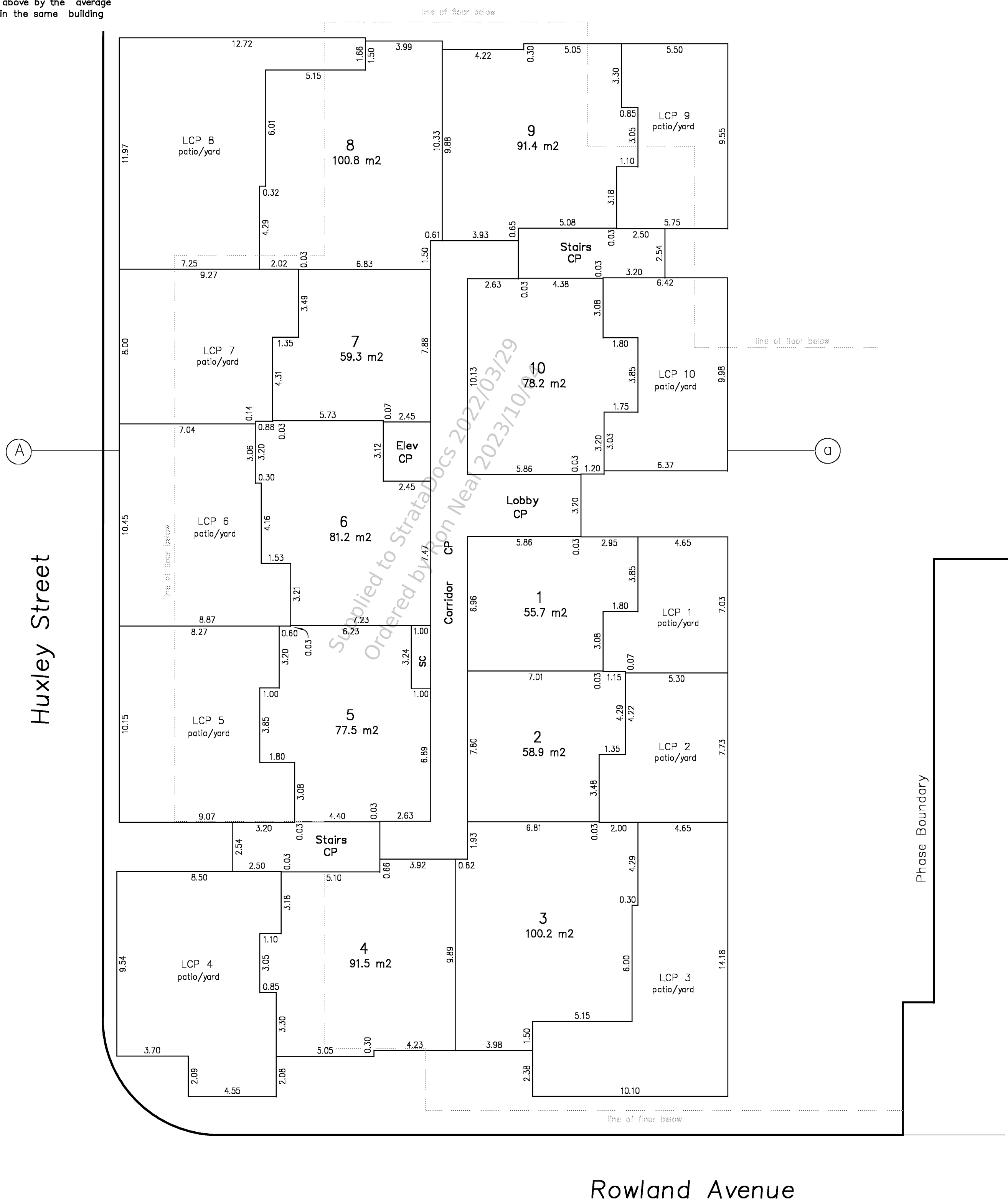
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# Second Floor

# Strata Plan EPS2439 Phase 1



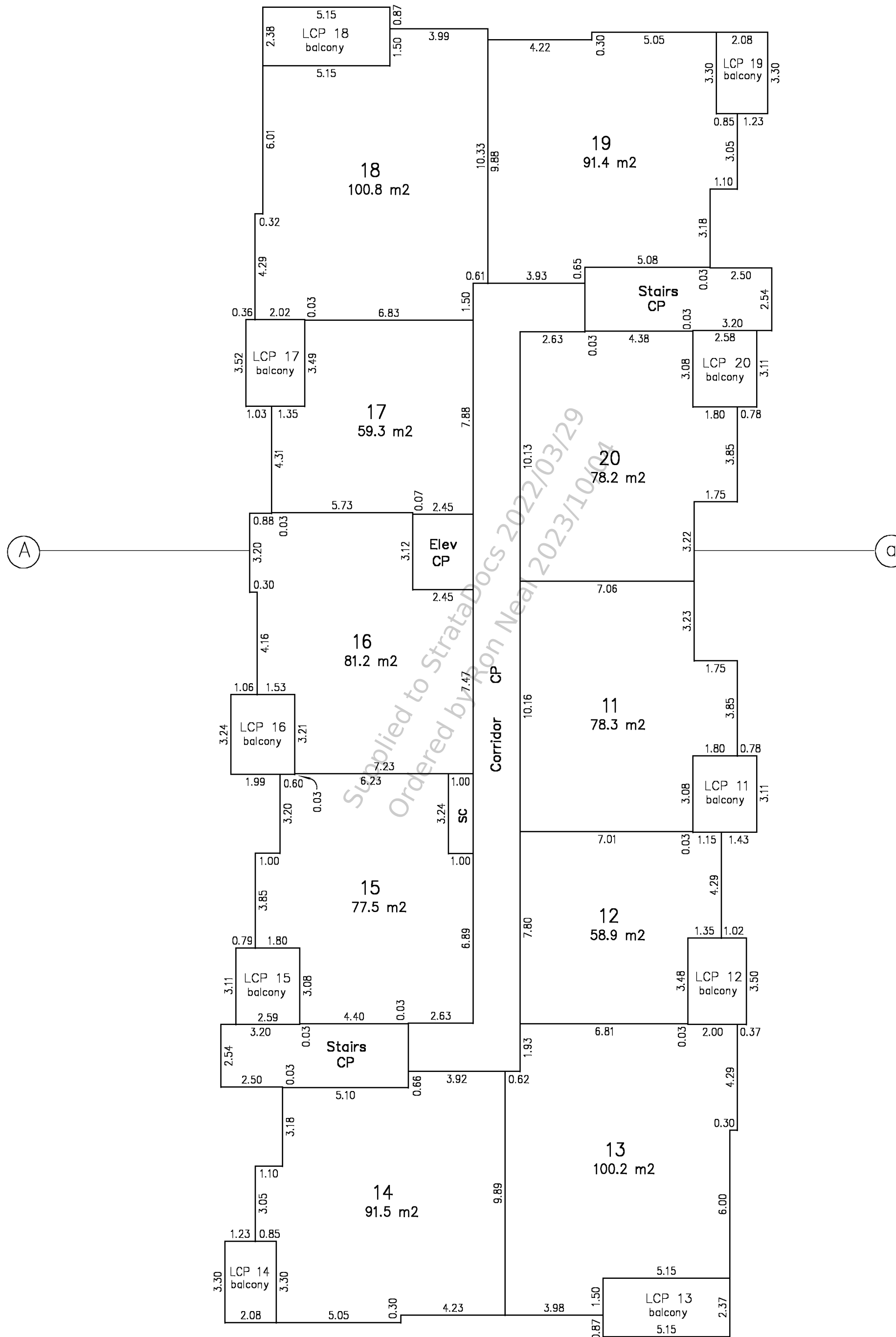
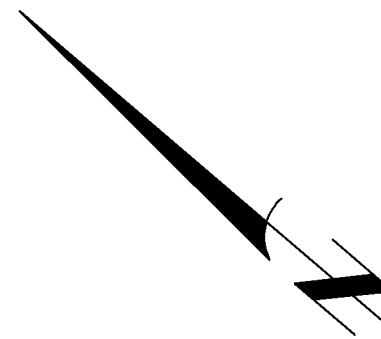
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Document Uploaded and Verified: 2022/03/29

# Third Floor

# Strata Plan EPS2439 Phase 1



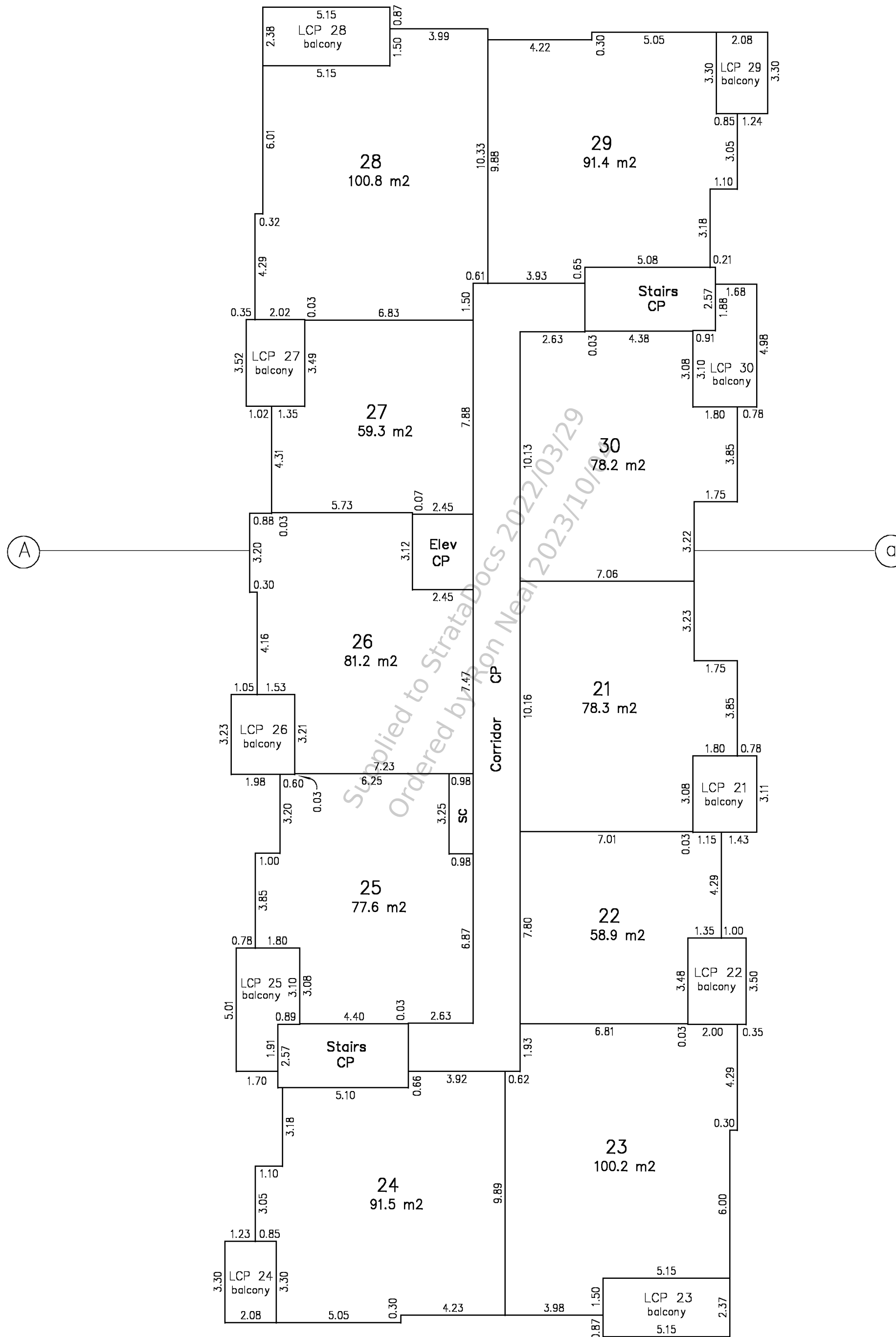
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# Fourth Floor

# Strata Plan EPS2439 Phase 1



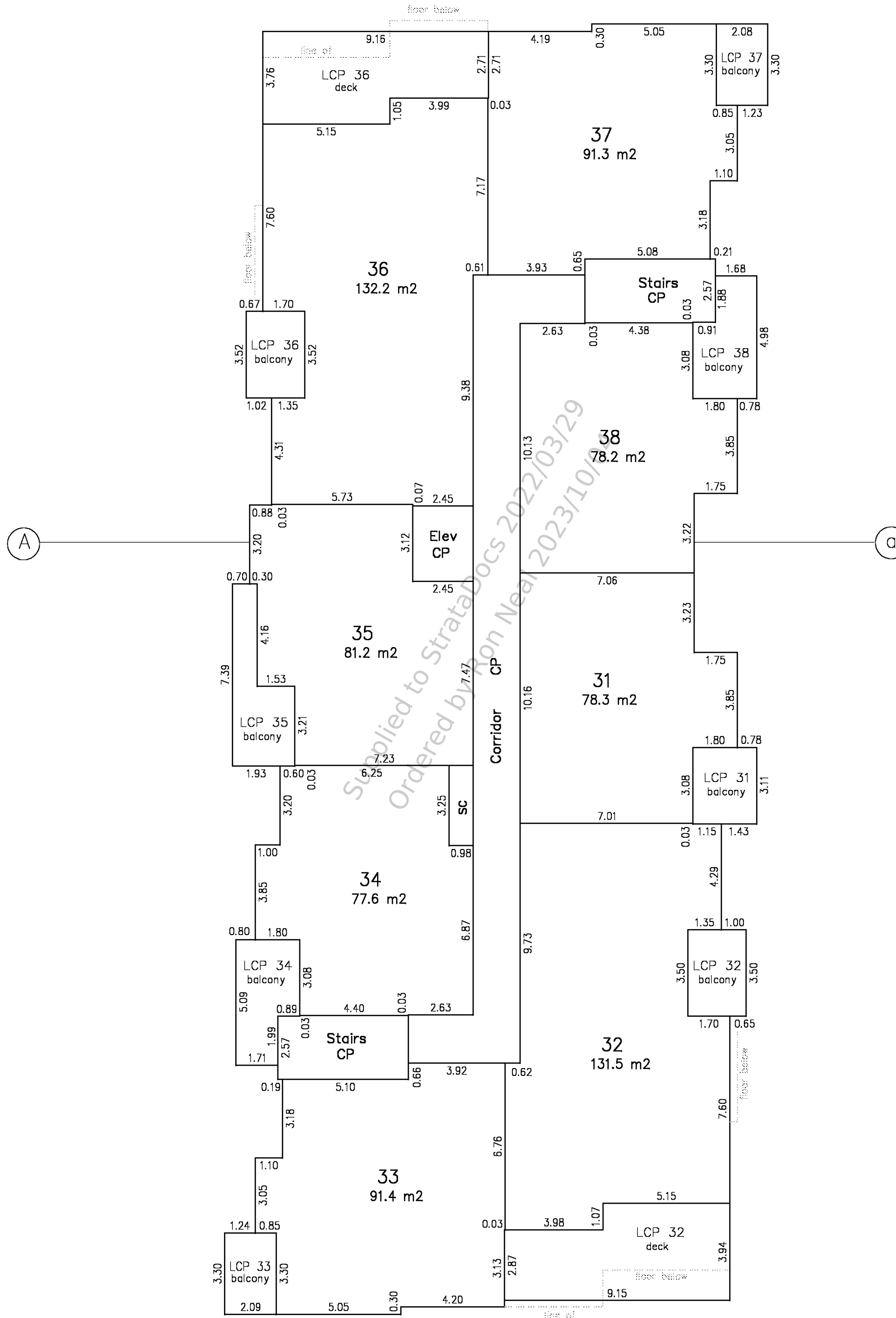
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Document Uploaded and Verified: 2022/03/29

**SURVEY PLAN CERTIFICATION  
PROVINCE OF BRITISH COLUMBIA**

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.

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

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.

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

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Supplied to StrataDocs 2022/03/29  
Ordered by Ron Neal 2023/10/04

Ordered By: Ron Neal of RE/MAX Generation - The Neal Estate Group on 2023/10/04  
Document Uploaded and Verified: 2022/03/29

# Strata Plan of Lot A, Sections 24 and 33, Victoria District, Plan VIP53955, except part in Strata Plan EPS2439 (Phase 1)

## Strata Plan EPS2439 Phase 2

BCGS 92B.044



All distances are shown in metres.

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:400.

Civic Address:  
3811 Rowland Avenue  
Victoria, B.C.



Huxley Street

Patricia Bay Highway

Strata Plan EPS2439  
Phase 1

Rowland Avenue

Remainder A  
Plan VIP53955  
Victoria District

79H8872  
UTM Zone 10 Coordinates  
Northing: 5,367,502.461  
Easting: 471,804.170

87H2523  
UTM Zone 10 Coordinates  
Northing: 5,367,360.527  
Easting: 471,905.749

**LEGEND**  
Integrated Survey Area No. 30, The Corporation of the District of Saanich, NAD83(CSRS)3.0.0.BC.1.CRD  
Grid bearings are derived from observations between geodetic control monuments 79H8872 and 87H2523.  
This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor of 0.9996078 which has been derived from control monument 79H8872.

Found	Set	Denotes
●	○	Standard Iron Post
▲		Control Monument

File : 11257 - 40  
**POWELL & ASSOCIATES**  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

Supplied to Strata Plan EPS2439 Phase 1  
Ordered by Ron Neal 2023/03/29  
Perimeter dimensions offsets and building section  
see sheet 2 for

This plan lies within the jurisdiction of the Approving Officer for the Ministry of Transportation and Infrastructure.

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 Municipality of Saanich.

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

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

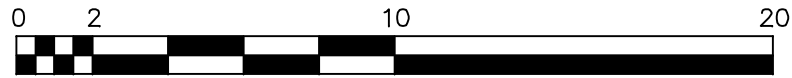
This plan lies within the Capital Regional District within the Municipality of Saanich

The field survey represented by this plan was completed on the 7th day of July, 2015. James Worton, BCLS 757

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Ordered By: Ron Neal of RE/IMAX Generation - The Neal Estate Group on 2023/10/04  
Document Uploaded and Verified: 2022/03/29

# Building Perimeter



All distances are shown in metres.

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

## Legend

This sheet shows dimensions to exterior of sheathing on foundation walls at ground floor.

# Strata Plan EPS2439 Phase 2

Strata Plan EPS2439  
Phase 1

Section 33  
Section 24

SRM EF11021

Patricia Bay Highway

Rowland Avenue

Remainder A  
Plan VIP53955  
Victoria District

Building Section B-b  
not to scale

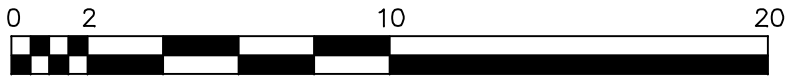


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Ordered By: Ron Neal of RE/MAX Generation - The Neal Estate Group on 2023/10/04  
Document Uploaded and Verified: 2022/03/29

# Parkade

## Strata Plan EPS2439 Phase 2



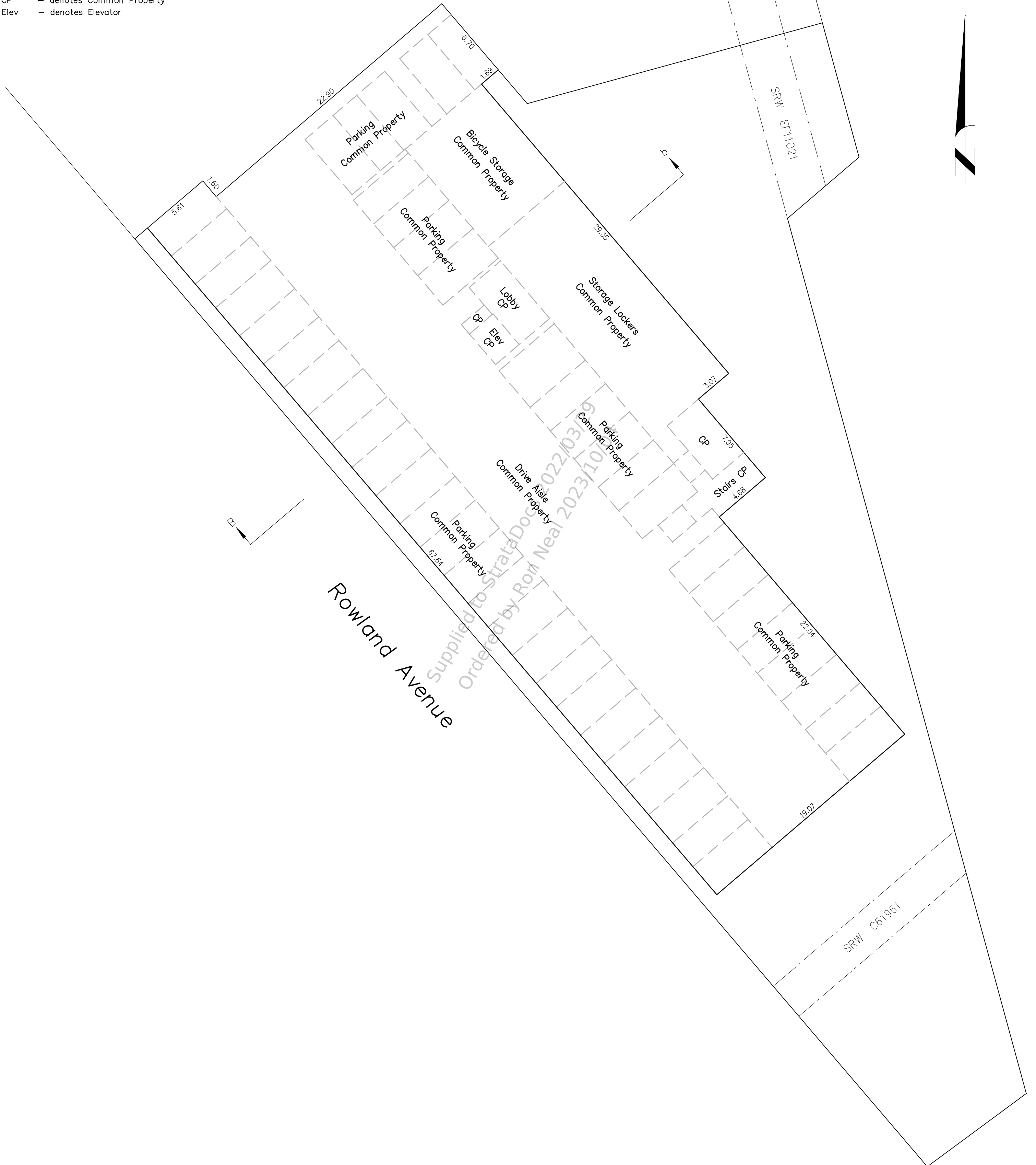
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### Legend

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Strata Plan EPS2439  
Phase 1



Rowland Avenue

Supplied to StrataDoc 2022/03/10  
Ordered by Ron Neal 2023/10/04

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# Ground Floor

# Strata Plan EPS2439 Phase 2



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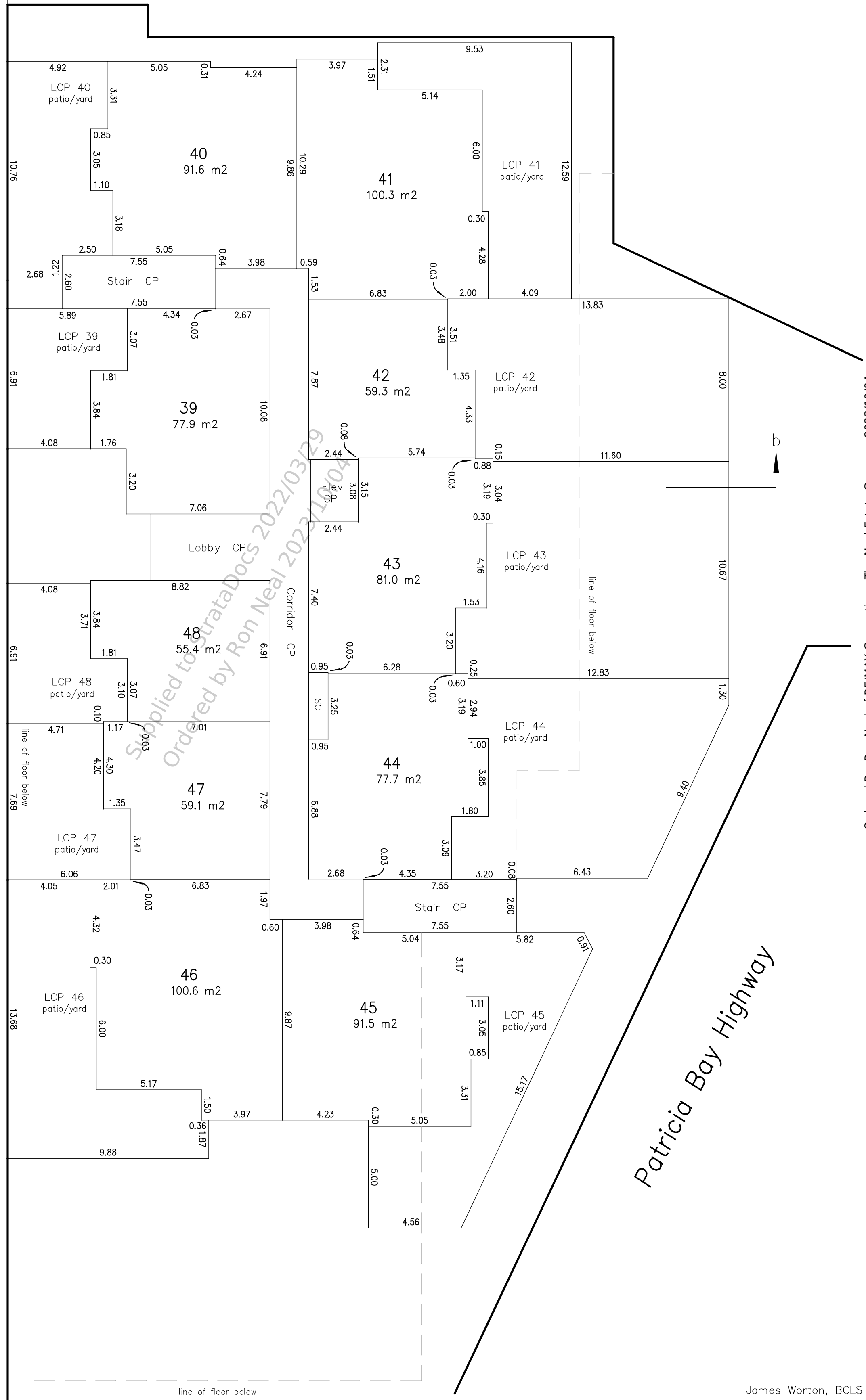
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## Strata Plan EPS2439 Phase 1



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# Second Floor

# Strata Plan EPS2439 Phase 2



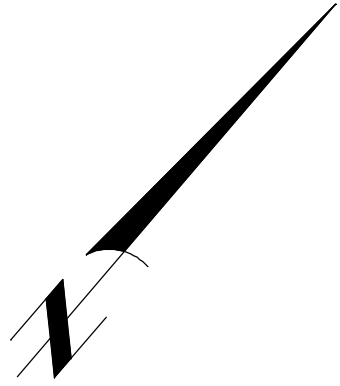
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### Legend

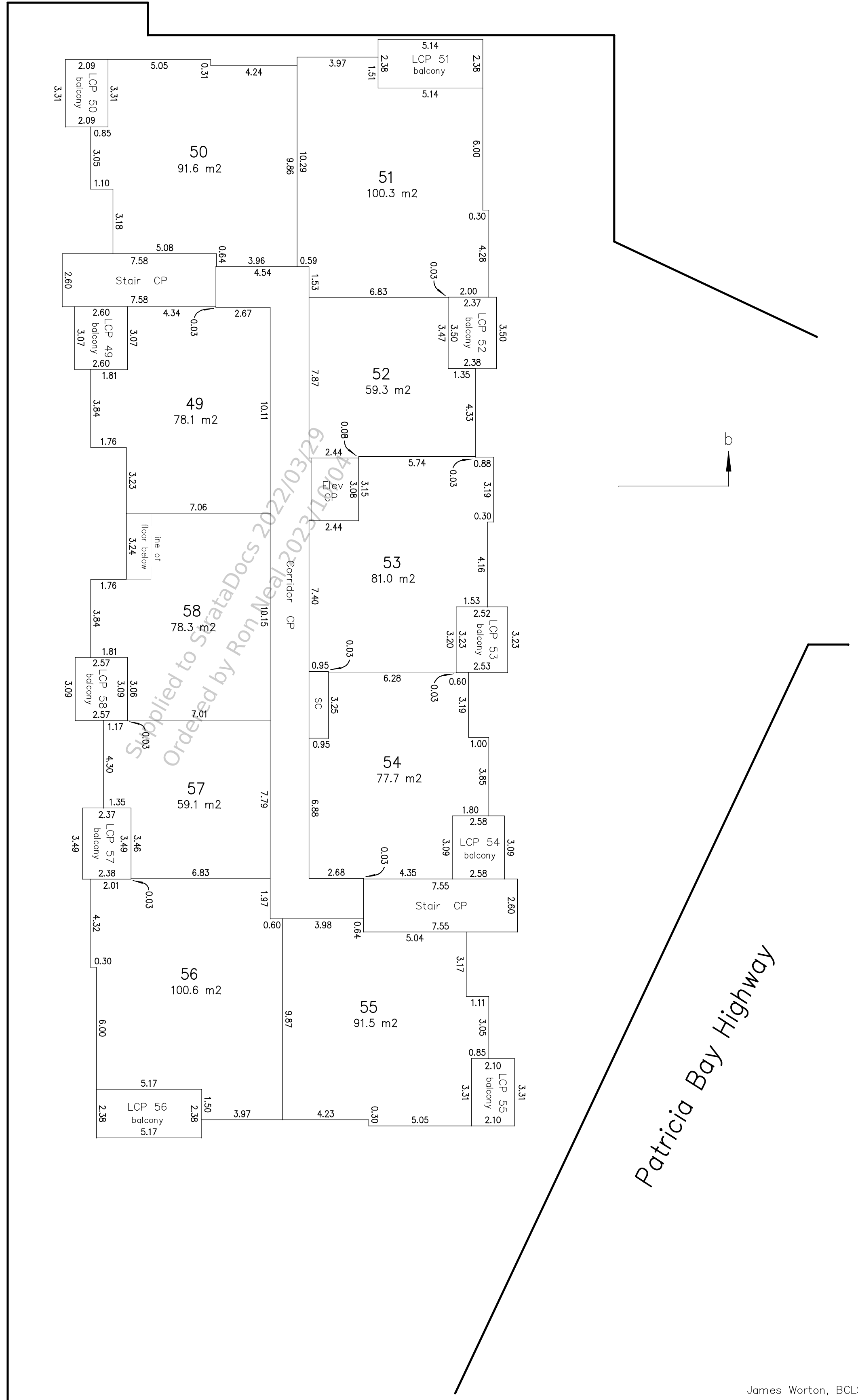
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Rowland Avenue

Patricia Bay Highway



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# Third Floor

# Strata Plan EPS2439 Phase 2



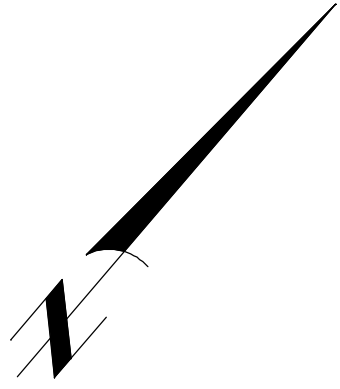
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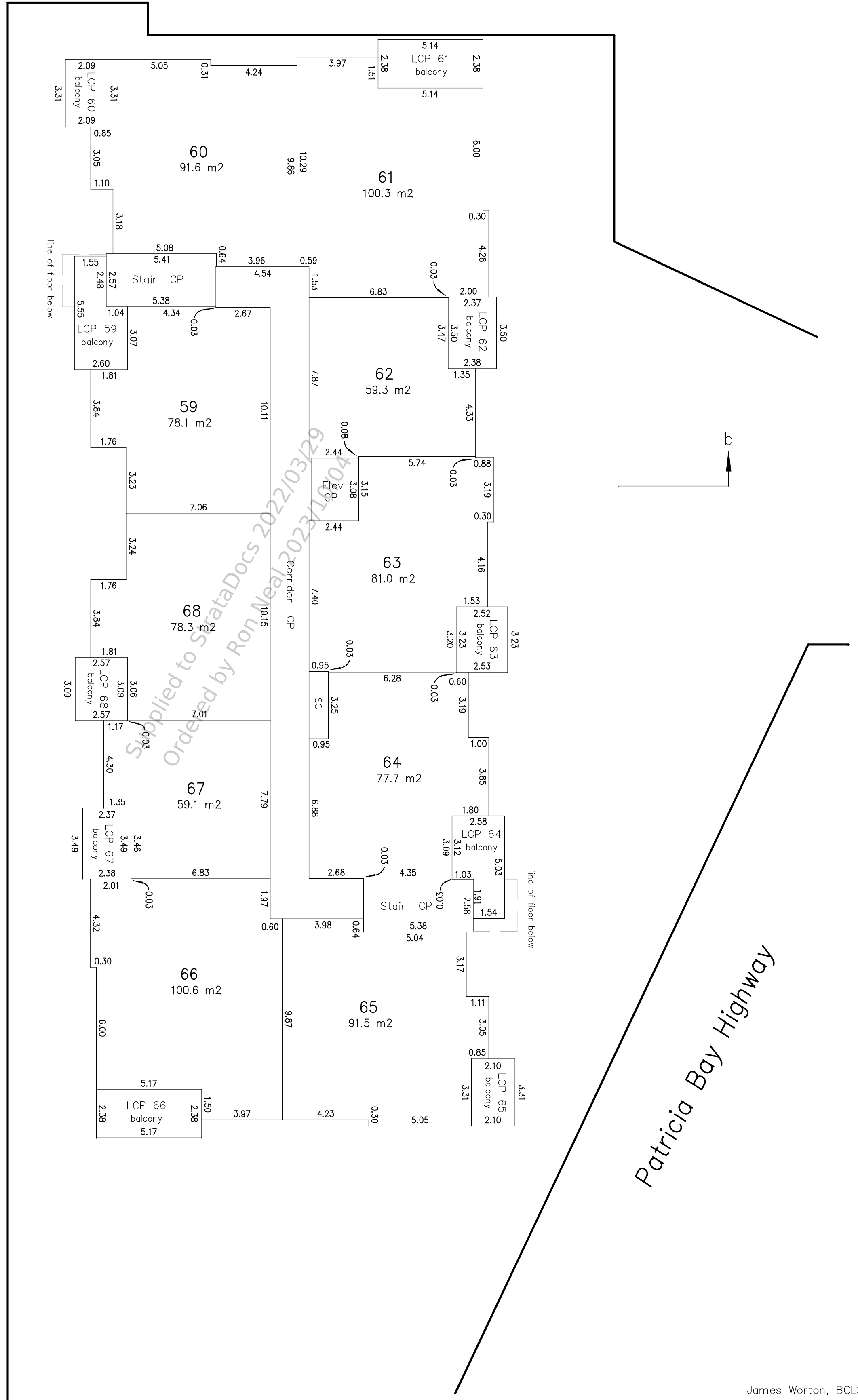
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Rowland Avenue

Patricia Bay Highway



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# Fourth Floor

# Strata Plan EPS2439 Phase 2



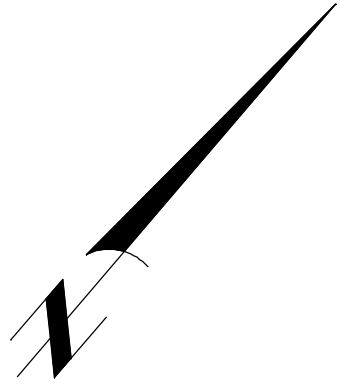
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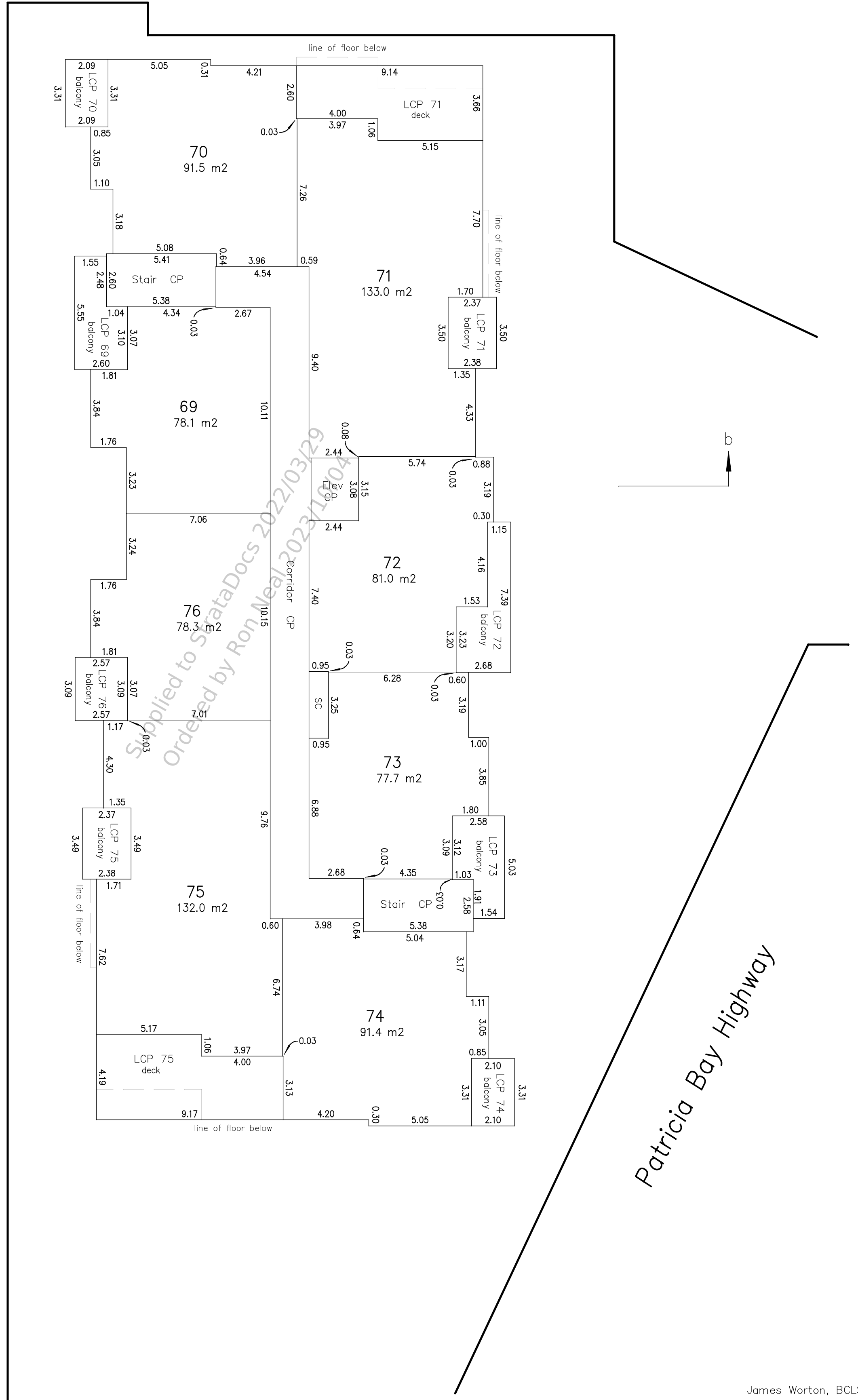
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Rowland Avenue

Patricia Bay Highway



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