

# STRATA PLAN OF:

**LOT B, SECTION 85, METCHOSIN DISTRICT, PLAN EPP106628**

**BCGS 92B.043**

## LEGEND

This plan lies within Integrated Survey Area No. 51, City of Langford, NAD83 (CSRS) [3.0.0.BC.1.CRD]

Grid bearings are derived from observations between geodetic control monuments 95H2066 and 95H2054.

This UTM coordinates and estimated horizontal positional accuracy achieved have been derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 95H2066 and 95H2054.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996114 which has been derived from 95H2066 and 95H2054.

- denotes - Control Monument found
- denotes - Standard Iron Post found
- denotes - Standard Lead Plug found
- denotes - Standard Iron Post set
- denotes - Standard Lead Plug set
- WT denotes - Witness Post
- UTP denotes - Unable to post
- Pt denotes - Part
- LCP denotes - Limited Common Property
- SL denotes - Strata Lot
- m<sup>2</sup> denotes - square metres
- (NH) denotes - Non habitable area
- © denotes - common property
- RS denotes - Post destroyed, reset using old survey hubs

UTM Zone 10 coordinates  
Datum: NAD83 (CSRS)  
3.0.0.BC.1.CRD  
Northing: 5363777.544  
Easting: 460293.696  
Absolute accuracy: 0.010

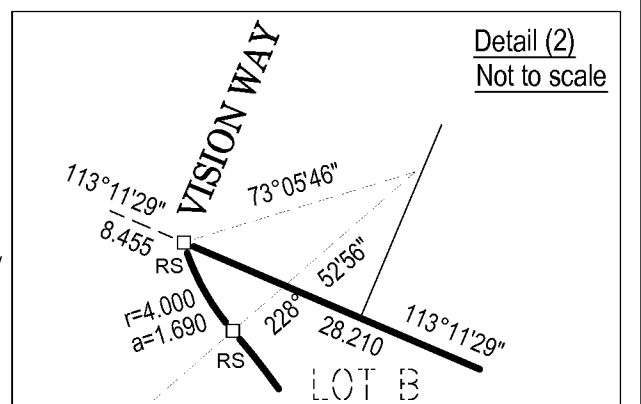
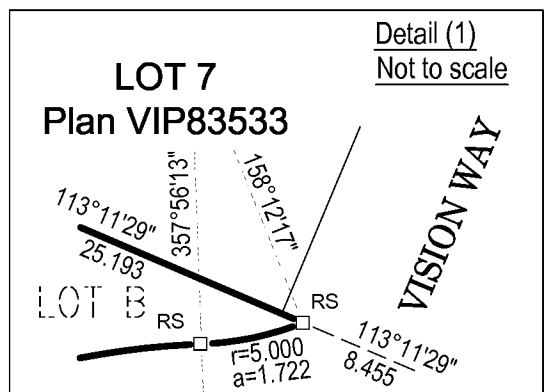
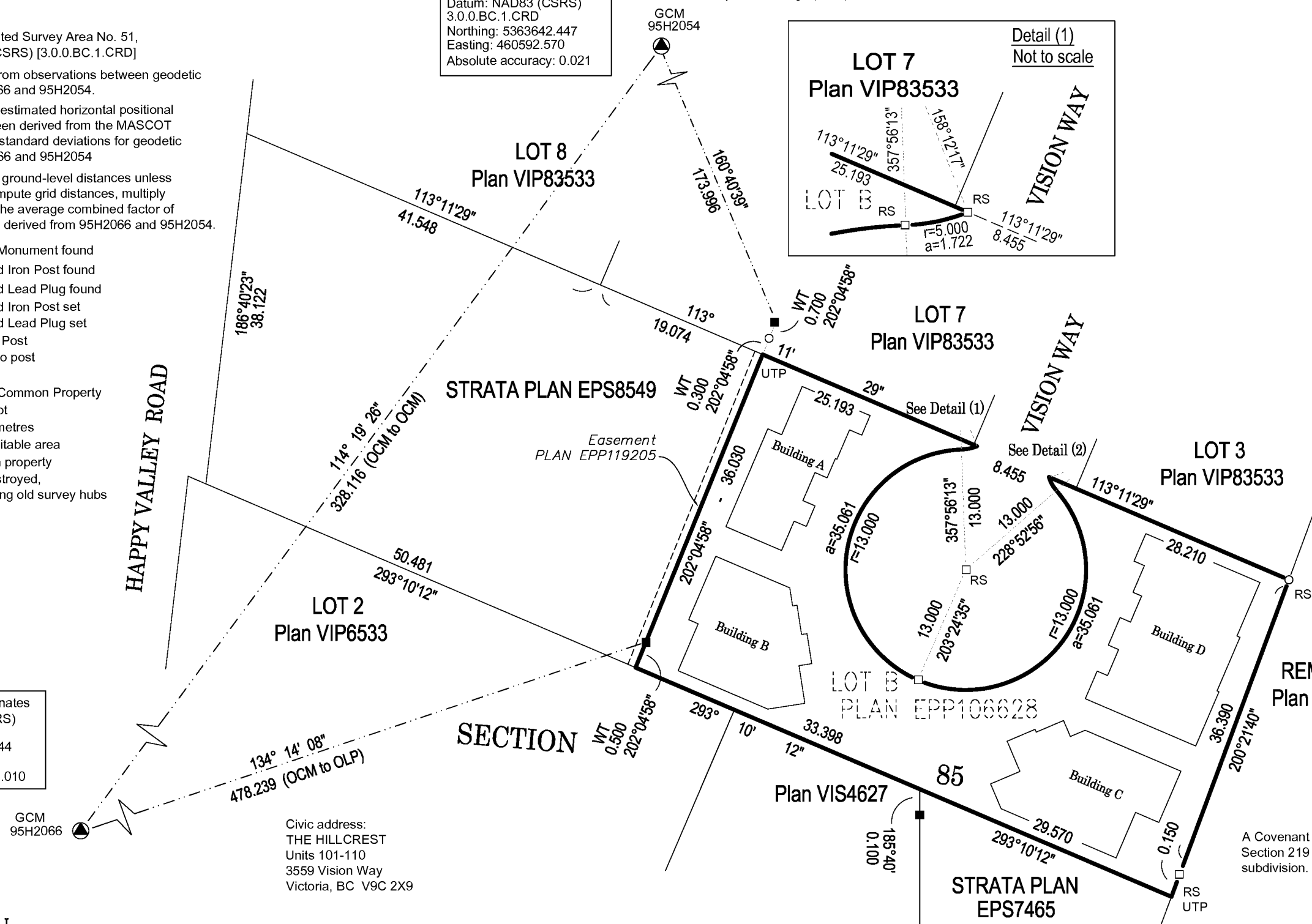
UTM Zone 10 coordinates  
Datum: NAD83 (CSRS)  
3.0.0.BC.1.CRD  
Northing: 5363642.447  
Easting: 460592.570  
Absolute accuracy: 0.021

## SCALE:



All distances are in metres.  
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:500

Sheet 1 of 7 Sheets  
**PLAN EPS7276**



Civic address:  
THE HILLCREST  
Units 101-110  
3559 Vision Way  
Victoria, BC V9C 2X9

**Explorer Land Surveying Inc.**  
FILE: 11220-STRATA-LOTB  
PO Box 28168, WESTSHORE PO  
Victoria, BC V9B 6K8  
ph. (250) 381-2257 email: kenneth@explorersurvey.com

The buildings 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.

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

A Covenant in the name of the City of Langford pursuant to Section 219 of the Land Title Act is a condition of approval for this subdivision.

This plan lies within the Capital Regional District  
This plan lies within the jurisdiction of the Approving Officer for the City of Langford

The field survey represented by this plan was completed on 14th day of November, 2022, Kenneth Ka Chung Ng, BCLS (879)

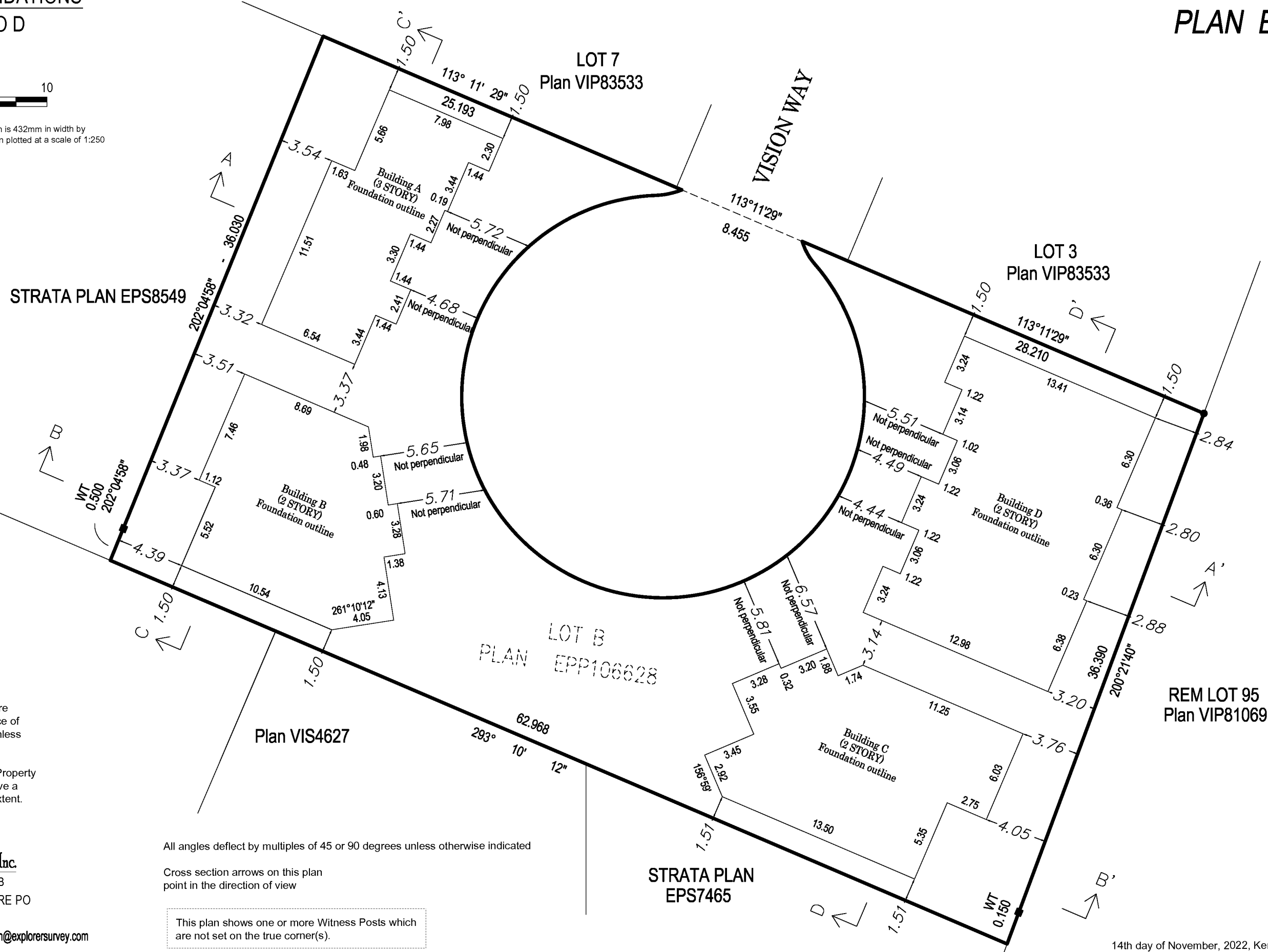
### BUILDING FOUNDATIONS BUILDINGS A TO D

Sheet 2 of 7 Sheets  
**PLAN EPS7276**

**SCALE:**



All distances are in metres.  
The intended plot size of this plan is 432mm in width by  
280mm in height (B size) when plotted at a scale of 1:250



Offsets to property lines are perpendicular thereto and are measured to the exterior face of building foundation walls, unless otherwise noted.

Areas of Limited Common Property (patio and decks) do not have a designated upper vertical extent.

**Explorer Land Surveying Inc.**  
FILE: 11220-STRATA-LOTB  
PO Box 28168, WESTSHORE PO  
Victoria, BC V9B 6K8  
ph. (250) 381-2257 email: kenneth@explorersurvey.com

All angles deflect by multiples of 45 or 90 degrees unless otherwise indicated

Cross section arrows on this plan point in the direction of view

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

14th day of November, 2022, Kenneth Ka Chung Ng, BCLS (879)

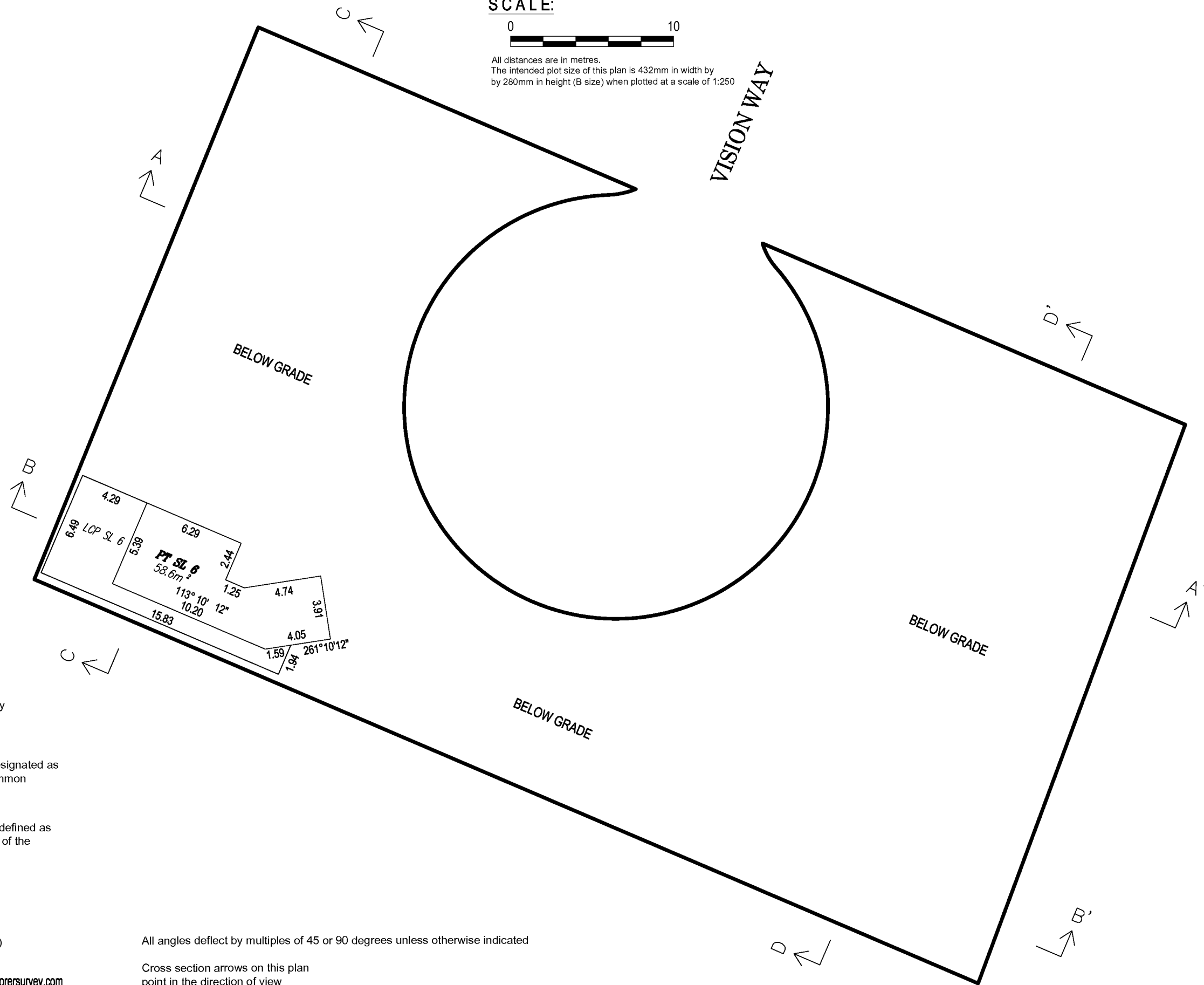
LOWER FLOOR  
STRATA LOT 6

Sheet 3 of 7 Sheets  
**PLAN EPS7276**

SCALE:



All distances are in metres.  
The intended plot size of this plan is 432mm in width by  
280mm in height (B size) when plotted at a scale of 1:250



This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of the exterior walls and midpoint between structural portions of party walls between strata lots.

Areas of Limited Common Property (patio and decks) do not have a designated upper vertical extent.

Note: Any areas not specifically designated as part of a strata lot or as limited common property are common property.

ALL PORCHES AND DECKS are defined as to their outward limits by the plane of the platform or their extensions.

**Explorer Land Surveying Inc.**

FILE: 11220-STRATA-LOTB  
PO Box 28168, WESTSHORE PO  
Victoria, BC V9B 6K8  
ph. (250) 381-2257 email: kenneth@explorersurvey.com

All angles deflect by multiples of 45 or 90 degrees unless otherwise indicated

Cross section arrows on this plan point in the direction of view



14th day of November, 2022, Kenneth Ka Chung Ng, BCLS (879)

FIRST FLOOR  
STRATA LOTS 1 TO 10

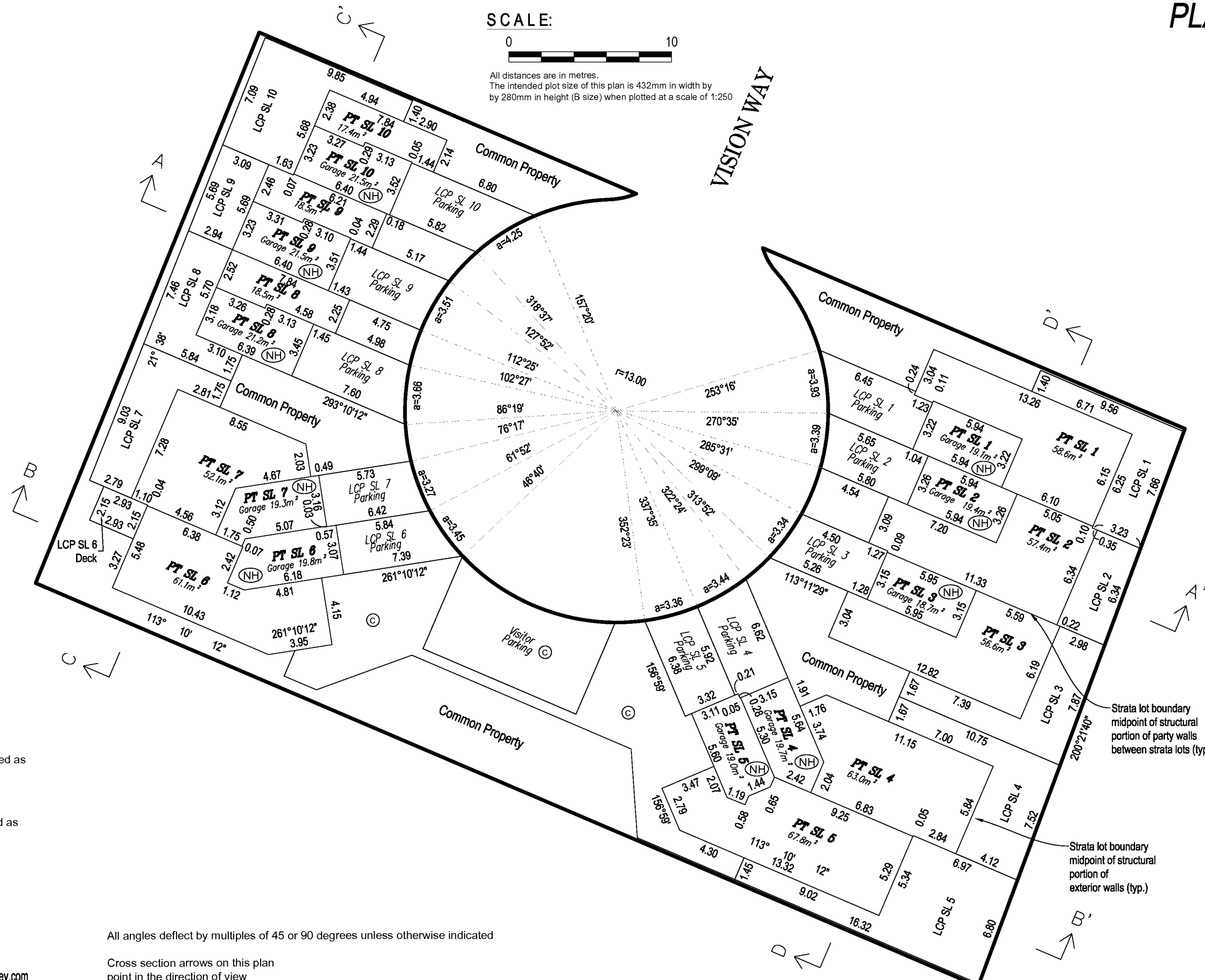
Sheet 4 of 7 Sheets  
**PLAN EPS7276**

SCALE:



All distances are in metres.  
The intended plot size of this plan is 432mm in width by  
280mm in height (B size) when plotted at a scale of 1:250

VISION WAY



This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of the exterior walls and midpoint between structural portions of party walls between strata lots.

Areas of Limited Common Property (patio and decks) do not have a designated upper vertical extent.

Note: Any areas not specifically designated as part of a strata lot or as limited common property are common property.

ALL PORCHES AND DECKS are defined as to their outward limits by the plane of the platform or their extensions.

**Explorer Land Surveying Inc.**

FILE: 11220-STRATA-LOTB  
PO Box 28168, WESTSHORE PO  
Victoria, BC V9B 6K8

ph. (250) 381-2257 email: kenneth@explorersurvey.com

All angles deflect by multiples of 45 or 90 degrees unless otherwise indicated

Cross section arrows on this plan point in the direction of view

Strata lot boundary midpoint of structural portion of party walls between strata lots (typ.)

Strata lot boundary midpoint of structural portion of exterior walls (typ.)

14th day of November, 2022, Kenneth Ka Chung Ng, BCLS (879)

# SECOND FLOOR STRATA LOTS 1 TO 10

Sheet 5 of 7 Sheets  
**PLAN EPS7276**

SCALE:



All distances are in metres.  
The intended plot size of this plan is 432mm in width by  
by 280mm in height (B size) when plotted at a scale of 1:250

VISION WAY



This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of the exterior walls and midpoint between structural portions of party walls between strata lots.

Areas of Limited Common Property (patio, porch and decks) do not have a designated upper vertical extent.

Note: Any areas not specifically designated as part of a strata lot or as limited common property are common property.

ALL PORCHES AND DECKS are defined as to their outward limits by the plane of the platform or their extensions.

### Explorer Land Surveying Inc.

FILE: 11220-STRATA-LOTB  
PO Box 28168, WESTSHORE PO  
Victoria, BC V9B 6K8

ph. (250) 381-2257 email: kenneth@explorersurvey.com

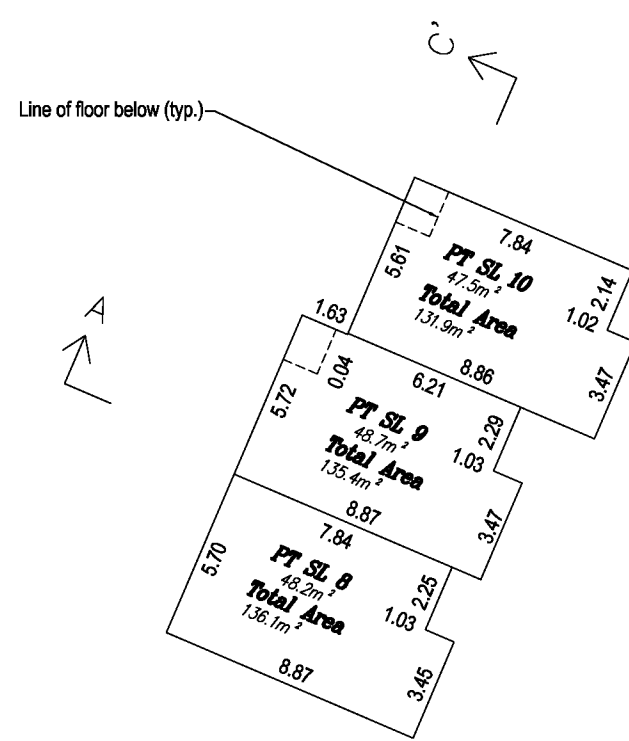
All angles deflect by multiples of 45 or 90 degrees unless otherwise indicated

Cross section arrows on this plan point in the direction of view

14th day of November, 2022, Kenneth Ka Chung Ng, BCLS (879)

**THIRD FLOOR  
STRATA LOTS 8 TO 10**

Sheet 6 of 7 Sheets  
**PLAN EPS7276**

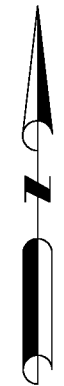
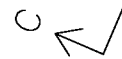


**SCALE:**



All distances are in metres.  
The intended plot size of this plan is 432mm in width by  
by 280mm in height (B size) when plotted at a scale of 1:250

**VISION WAY**



This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of the exterior walls and midpoint between structural portions of party walls between strata lots.

Areas of Limited Common Property (patio and decks) do not have a designated upper vertical extent.

Note: Any areas not specifically designated as part of a strata lot or as limited common property are common property.

ALL PORCHES AND DECKS are defined as to their outward limits by the plane of the platform or their extensions.

**Explorer Land Surveying Inc.**

FILE: 11220-STRATA-LOTB  
PO Box 28168, WESTSHORE PO  
Victoria, BC V9B 6K8  
ph. (250) 381-2257 email: kenneth@explorersurvey.com

All angles deflect by multiples of 45 or 90 degrees unless otherwise indicated

Cross section arrows on this plan point in the direction of view

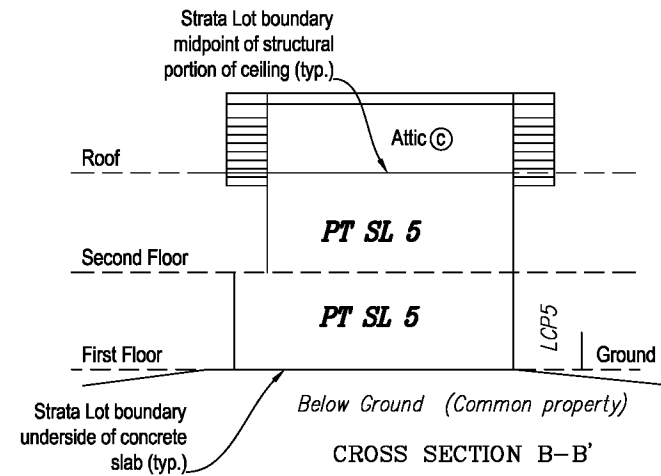
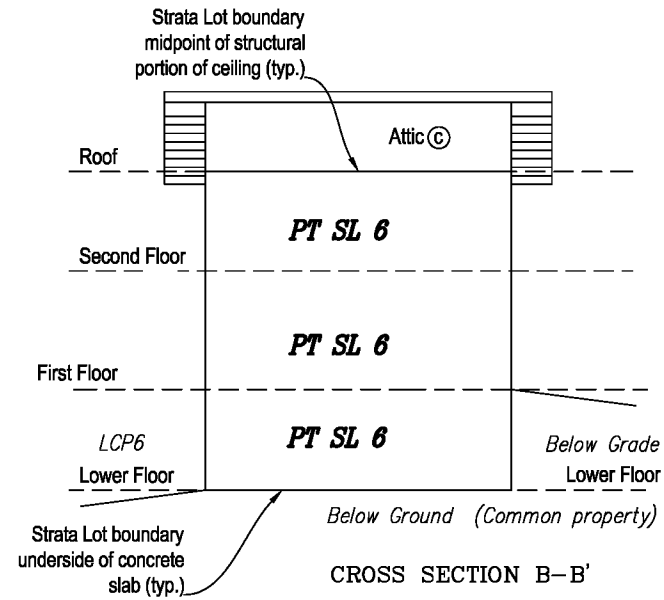
14th day of November, 2022, Kenneth Ka Chung Ng, BCLS (879)

# CROSS SECTIONS BUILDINGS A TO D

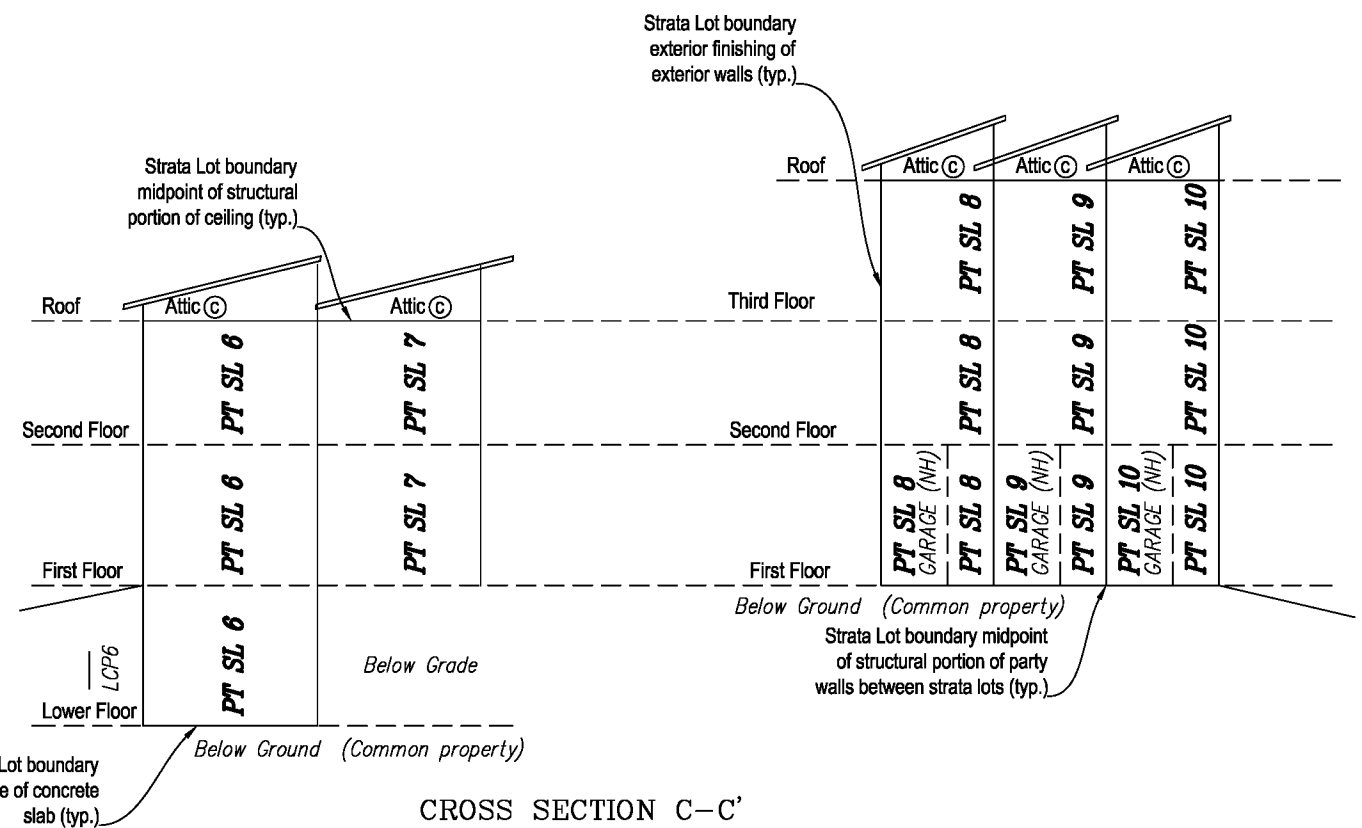
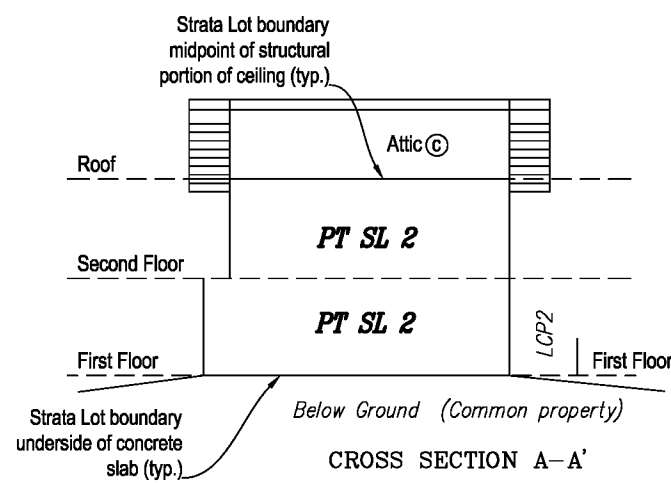
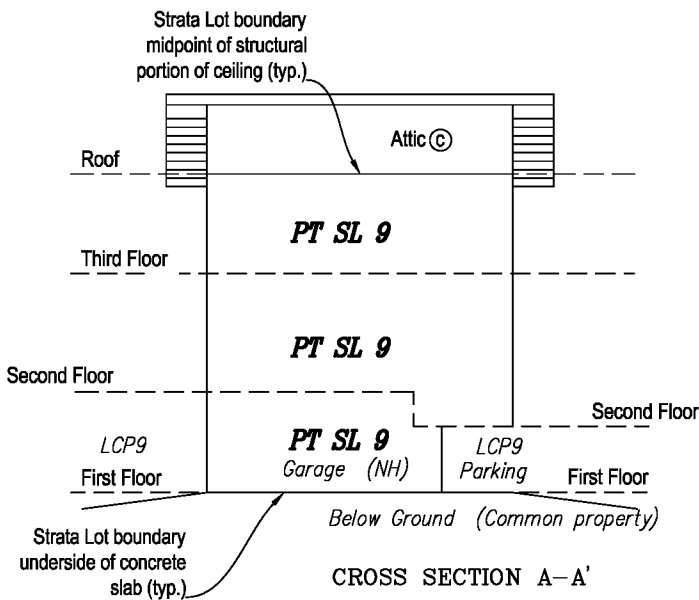
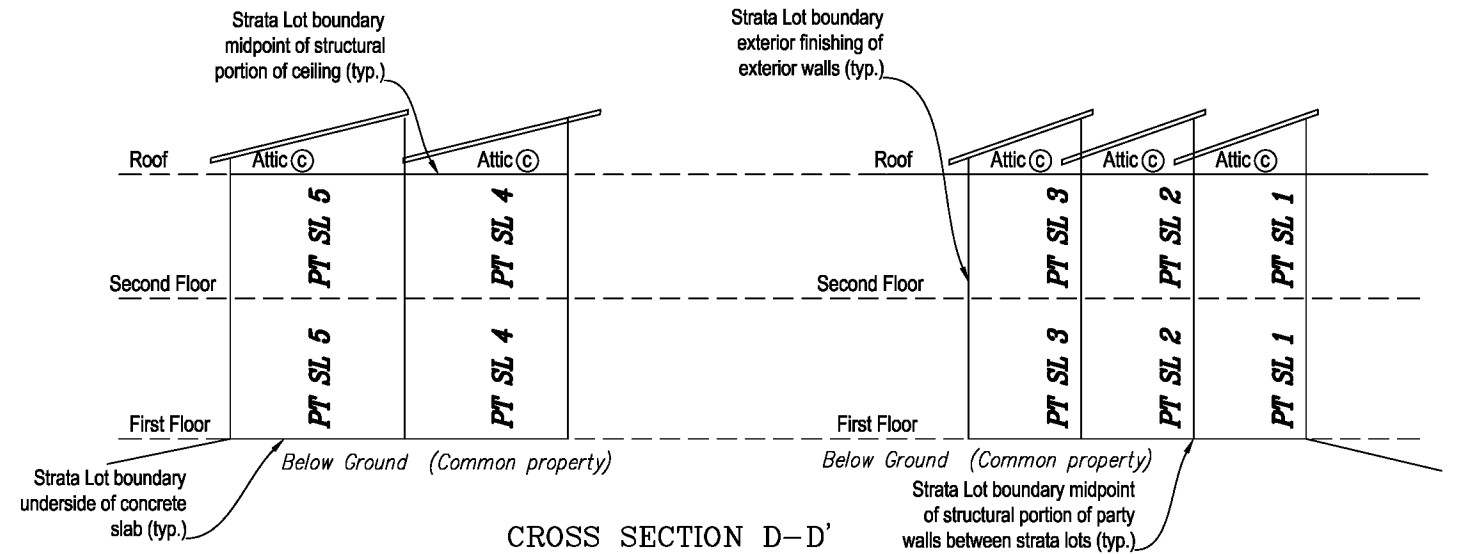
Sheet 7 of 7 Sheets  
**PLAN EPS7276**

## SCALE: NOT TO SCALE

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250



Note: Ground section line does not represent the contour of the lot. For illustrative purposes only.



**Explorer Land Surveying Inc.**  
 FILE: 11220-STRATA-LOTB  
 PO Box 28168, WESTSHORE PO  
 Victoria, BC V9B 6K8  
 ph. (250) 381-2257 email: kenneth@explorersurvey.com

This sheet shows strata lot boundary dimensions to the midpoint of the structural portion of the exterior walls and midpoint between structural portions of party walls between strata lots.

Areas of Limited Common Property (patio and decks) do not have a designated upper vertical extent.

Note: Any areas not specifically designated as part of strata lot or as limited common property are common property.

14th day of November, 2022, Kenneth Ka Chung Ng, BCLS (879)