

STRATA PLAN OF:

LOT 42, SECTION 80, ESQUIMALT DISTRICT, PLAN 12203

BCGS 92B.043

LEGEND

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 87H3408 and 89H4904 and are referred to the central meridian of UTM zone 10.

This UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates for geodetic control monuments 87H3408 and 89H4904

This plan shows horizontal ground level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9996097 which has been derived from 87H3408 and 89H4904.

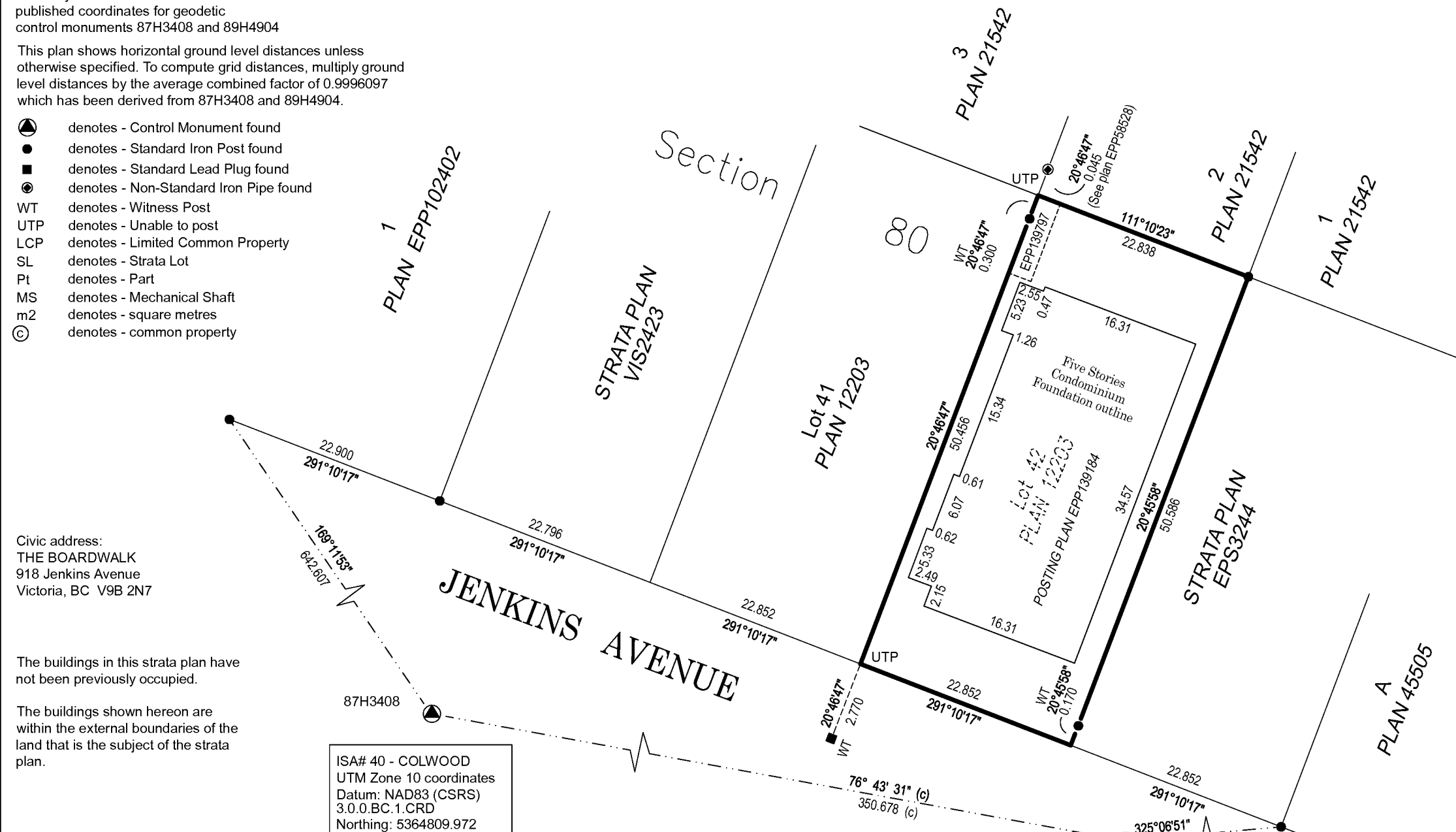
- denotes - Control Monument found
- denotes - Standard Iron Post found
- denotes - Standard Lead Plug found
- ⊙ denotes - Non-Standard Iron Pipe found
- WT denotes - Witness Post
- UTP denotes - Unable to post
- LCP denotes - Limited Common Property
- SL denotes - Strata Lot
- Pt denotes - Part
- MS denotes - Mechanical Shaft
- m2 denotes - square metres
- Ⓢ denotes - common property

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 EPS10750



Civic address:
THE BOARDWALK
918 Jenkins Avenue
Victoria, BC V9B 2N7

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.

ISA# 40 - COLWOOD
UTM Zone 10 coordinates
Datum: NAD83 (CSRS)
3.0.0.BC.1.CRD
Northing: 5364809.972
Easting: 462122.396
Absolute accuracy: 0.008

ISA# 40 - COLWOOD
UTM Zone 10 coordinates
Datum: NAD83 (CSRS)
3.0.0.BC.1.CRD
Northing: 5364890.463
Easting: 462463.571
Absolute accuracy: 0.020

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

Explorer Land Surveying Inc.
FILE: 11678-STRATA-LOT42
PO Box 28168, WESTSHORE PO
Victoria, BC V9B 6K8
ph. (250) 381-2257 email: kenneth@explorersurvey.com

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

The field survey represented by this plan was completed on 10th day of July, 2024, Kenneth Ka Chung Ng, BCLS (879)



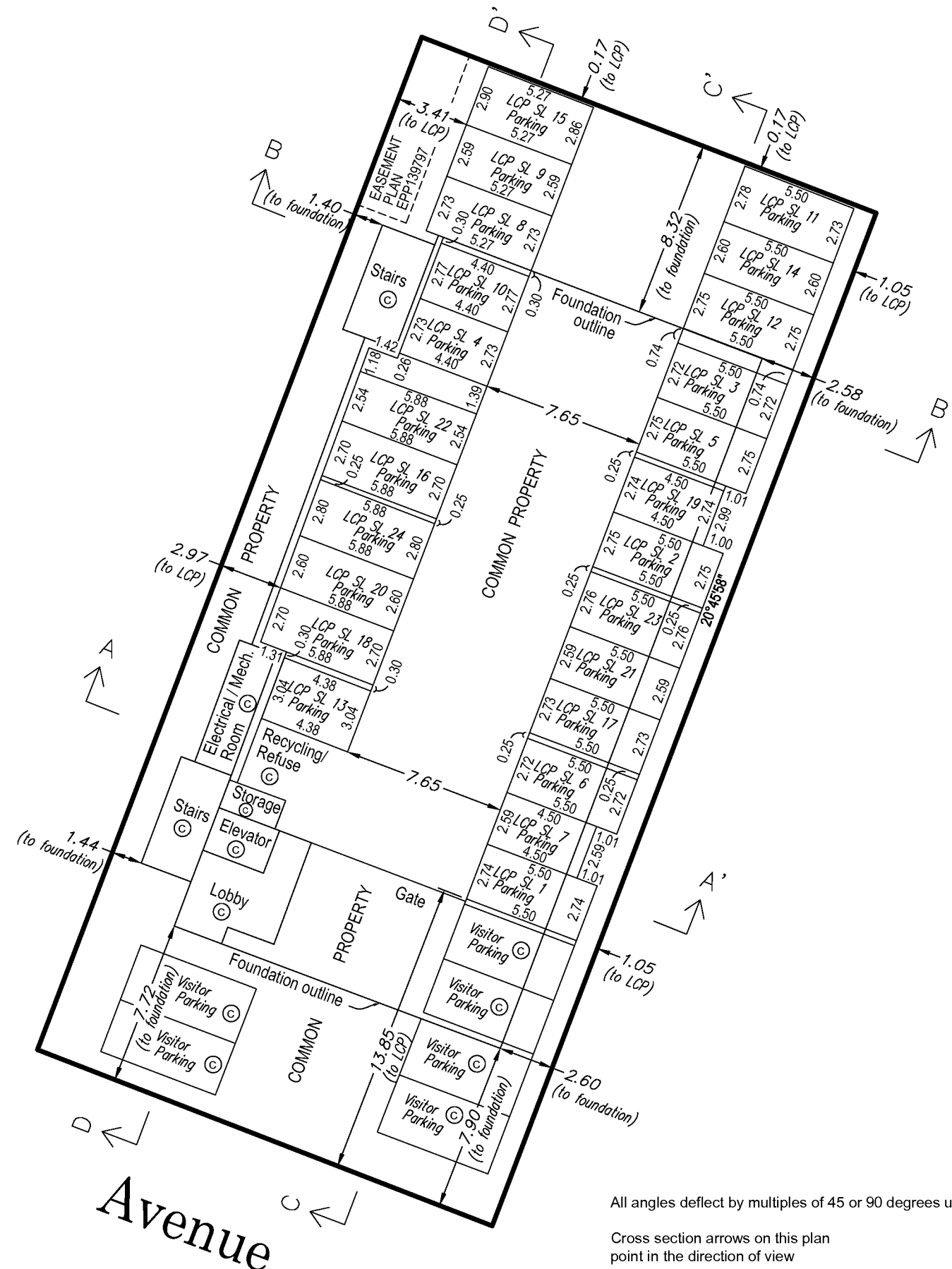
GROUND FLOOR BUILDING FOUNDATION

Sheet 2 of 7 Sheets
PLAN EPS10750

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 (parking stalls) do not have a designated upper vertical extent.

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Jenkins

Avenue

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

10th day of July, 2024, Kenneth Ka Chung Ng, BCLS (879)

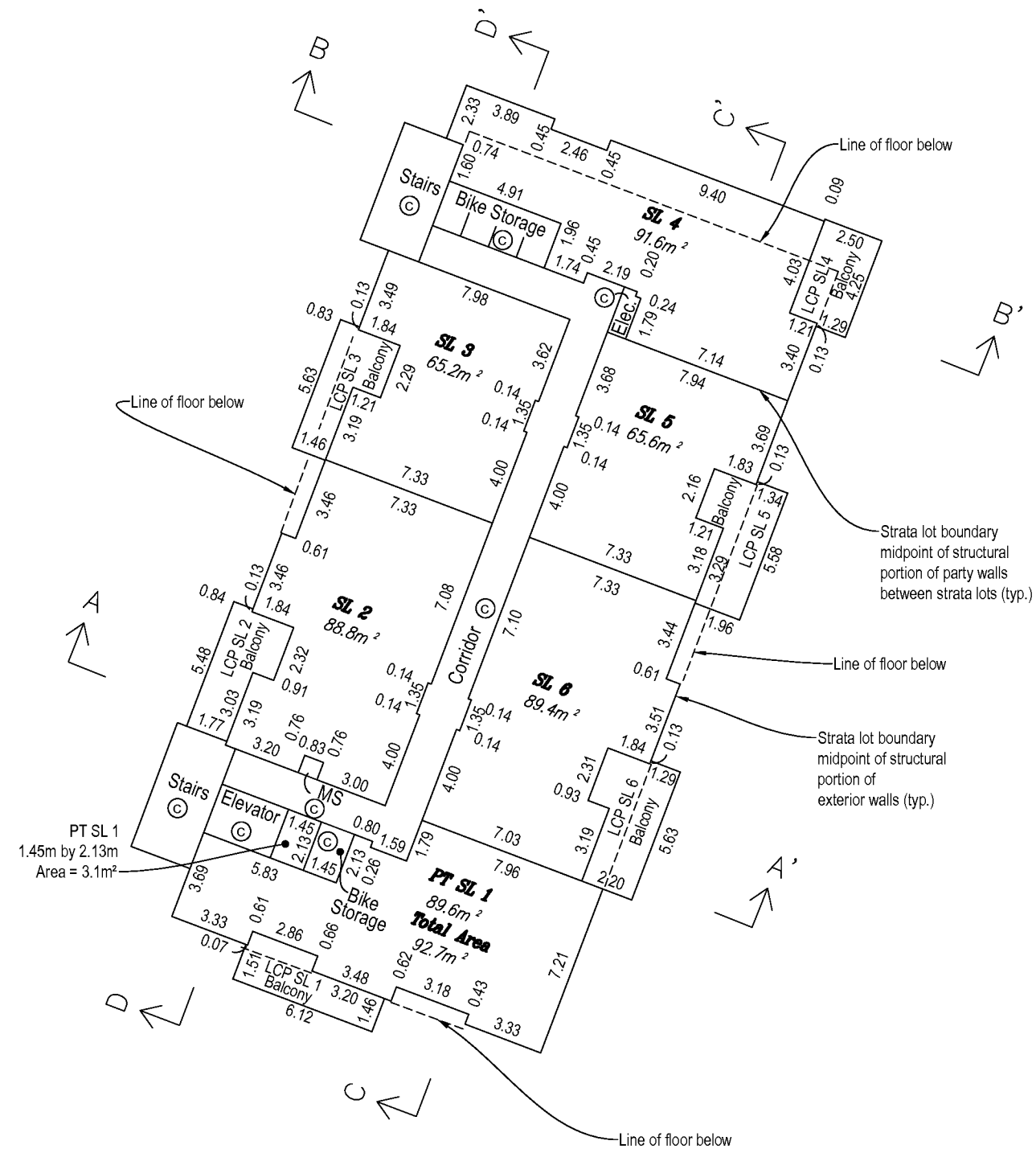
SECOND FLOOR STRATA LOTS 1 TO 6

Sheet 3 of 7 Sheets
PLAN EPS10750

SCALE:



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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.

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

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Areas of Limited Common Property (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.

All balconies are defined as to their outward limits by the plane of the railings and the external face of structural walls.

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

10th day of July, 2024, Kenneth Ka Chung Ng, BCLS (879)



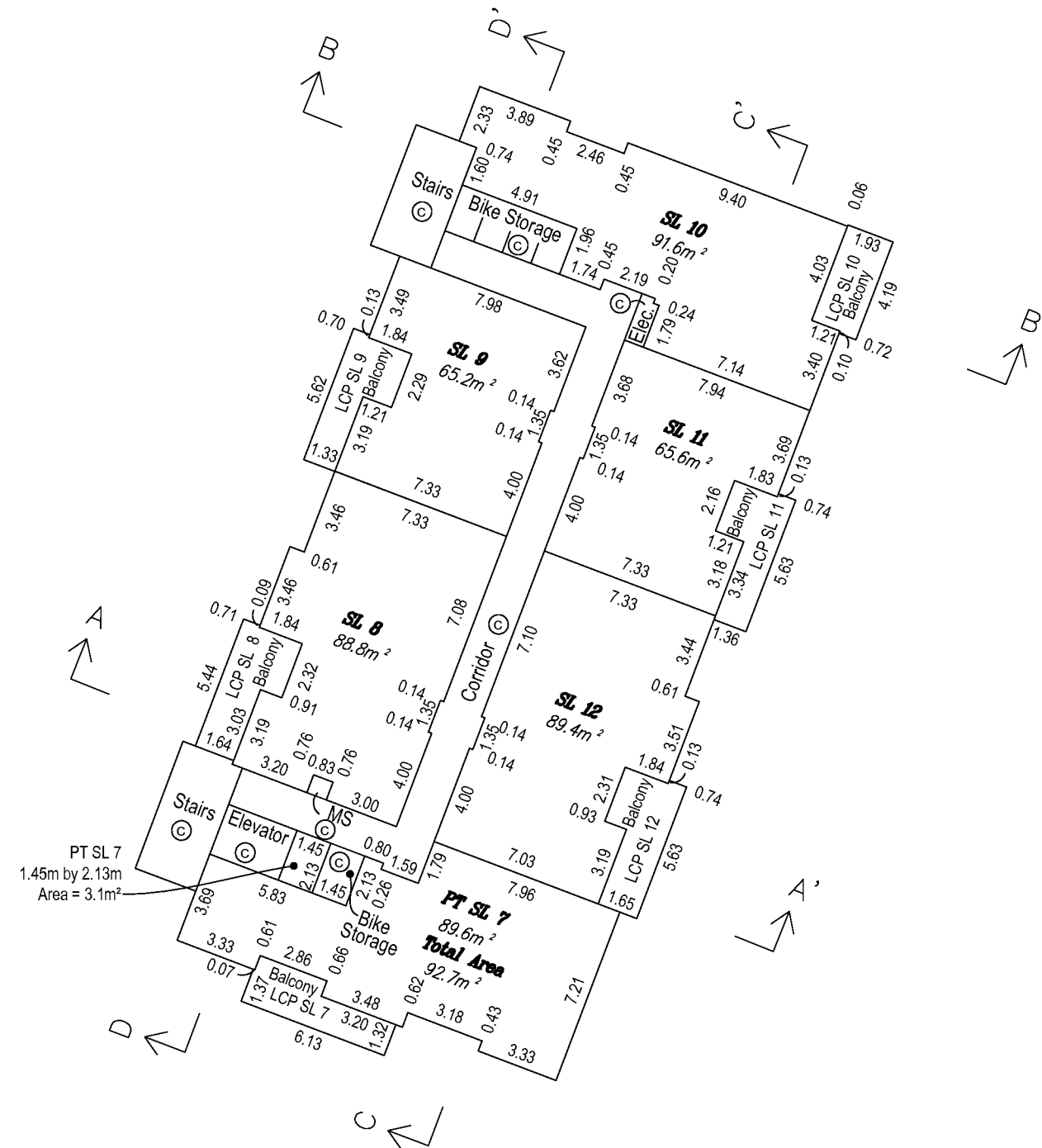
THIRD FLOOR
STRATA LOTS 7 TO 12

Sheet 4 of 7 Sheets
PLAN EPS10750

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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.

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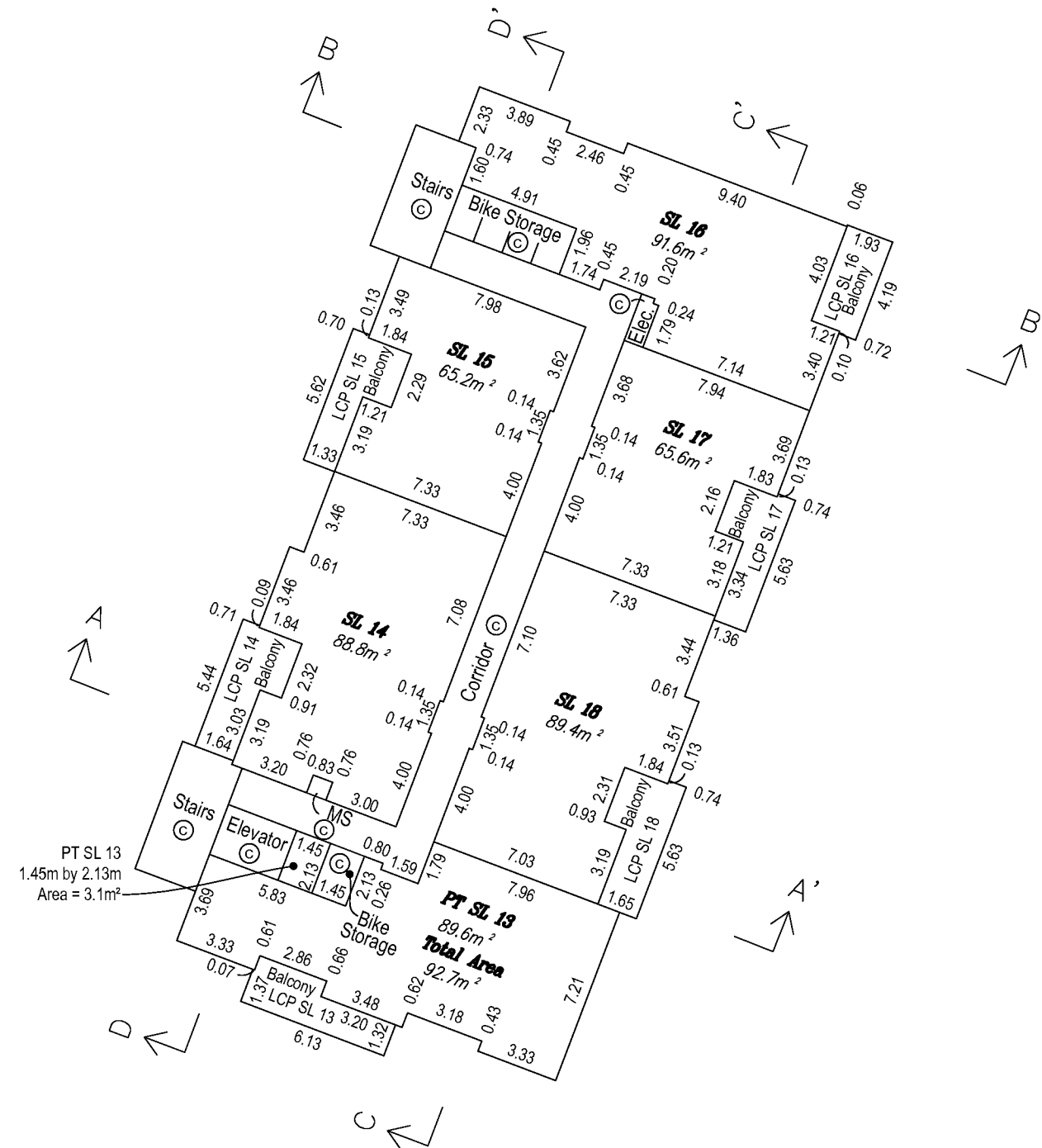
FOURTH FLOOR
STRATA LOTS 13 TO 18

Sheet 5 of 7 Sheets
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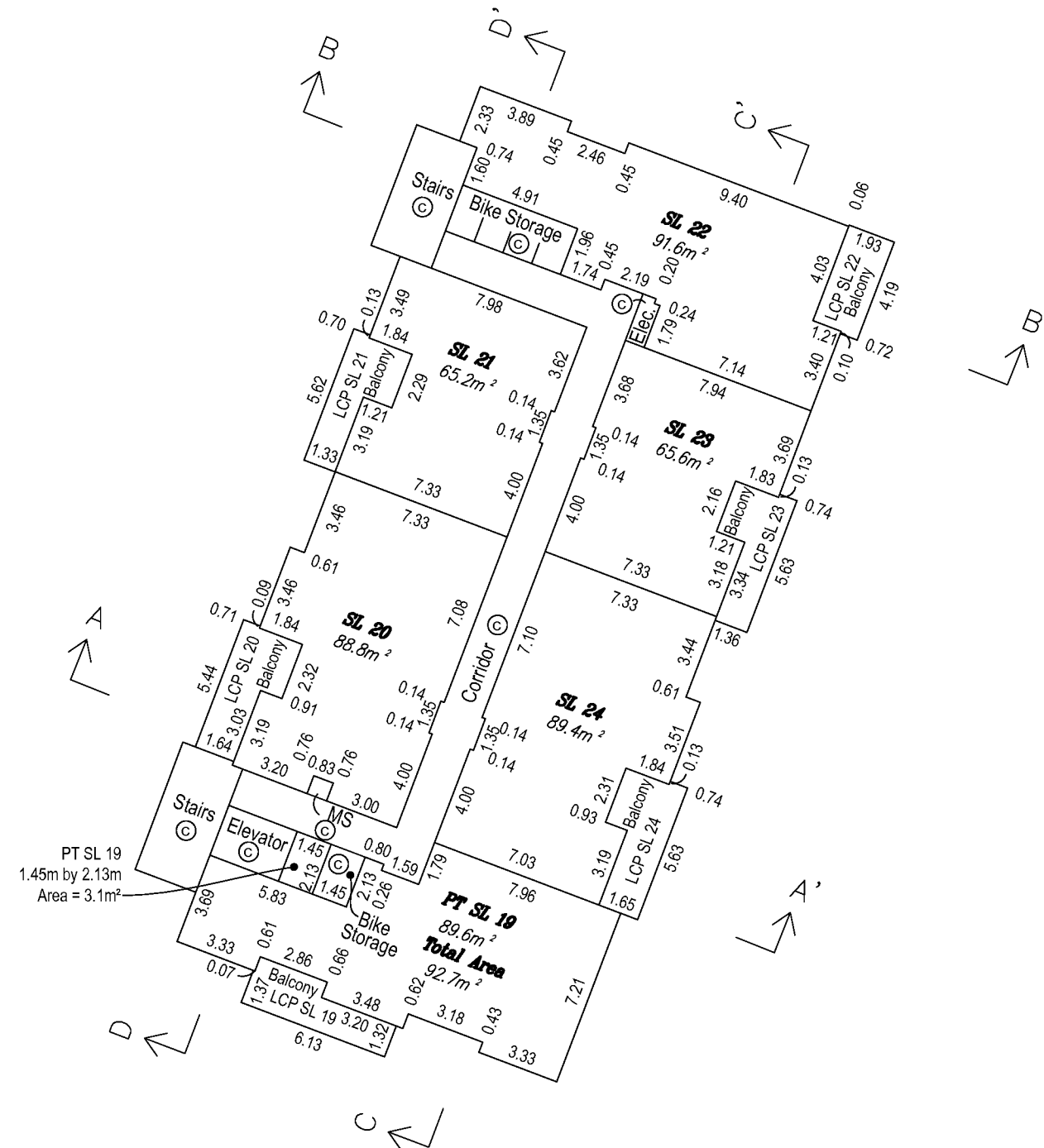
FIFTH FLOOR
STRATA LOTS 19 TO 24

Sheet 6 of 7 Sheets
PLAN EPS10750

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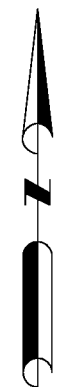
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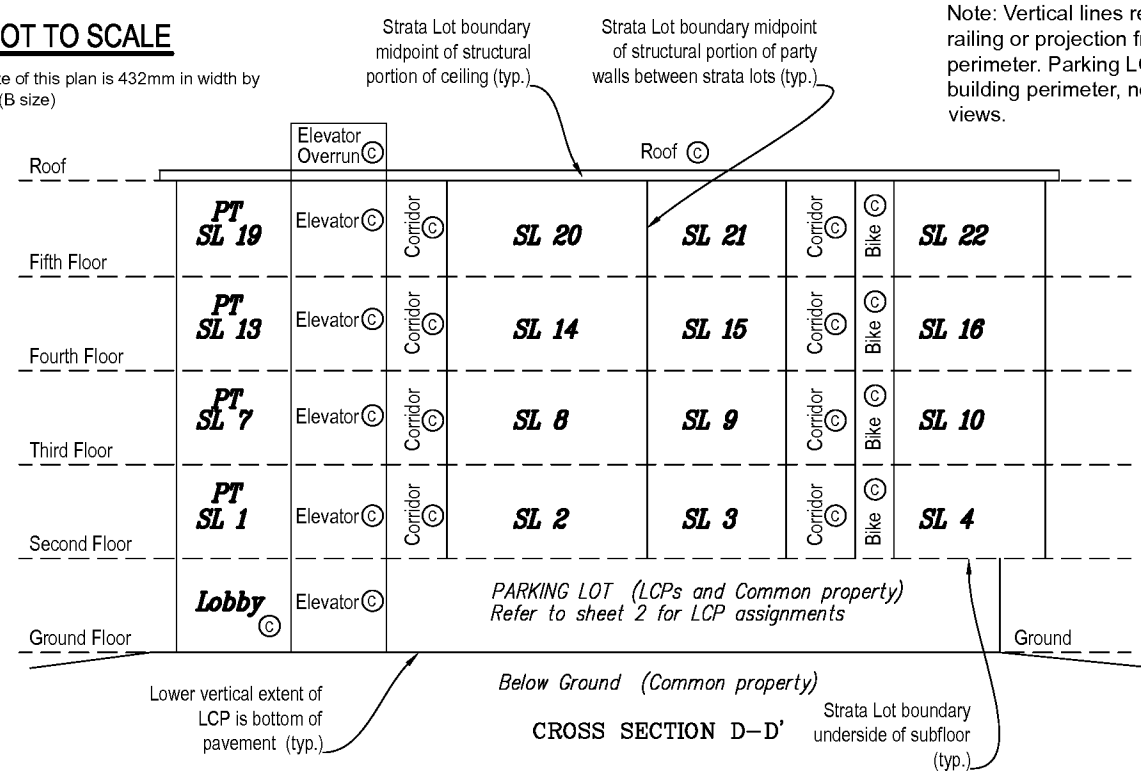


CROSS SECTIONS

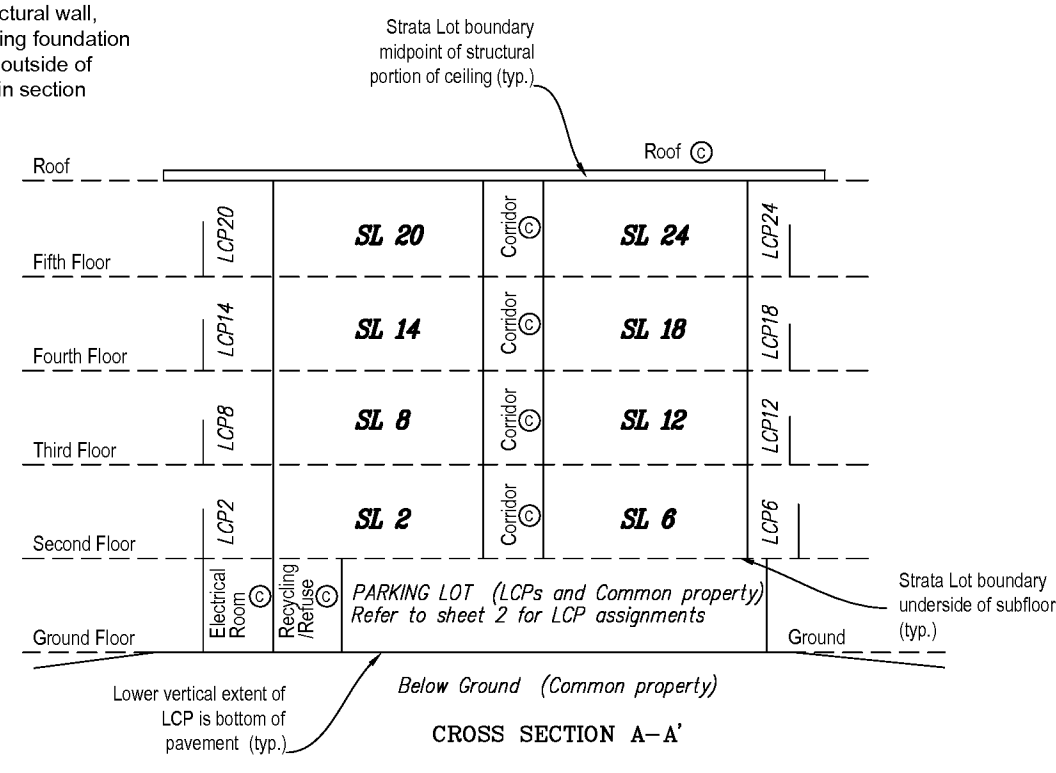
Sheet 7 of 7 Sheets
PLAN EPS10750

SCALE: NOT TO SCALE

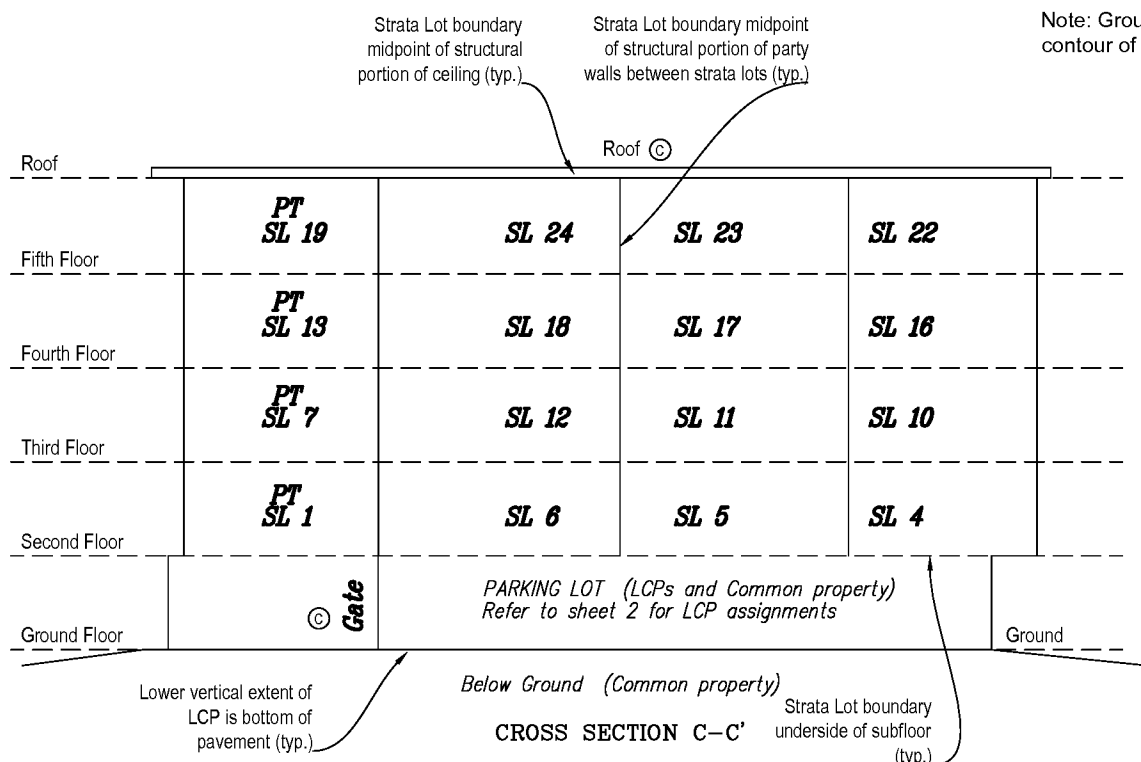
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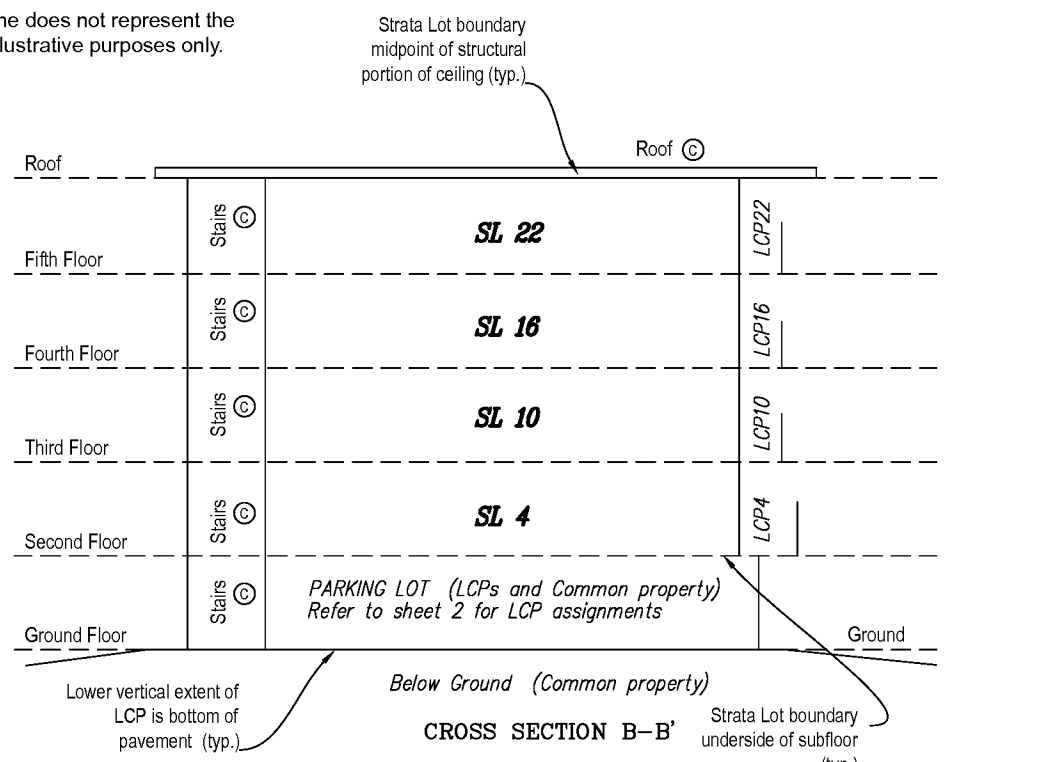
Note: Vertical lines represent structural wall, railing or projection from the building foundation perimeter. Parking LCPs may fall outside of building perimeter, not illustrated in section views.



Strata Lot boundary midpoint of structural portion of ceiling (typ.)



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



Strata Lot boundary midpoint of structural portion of ceiling (typ.)

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