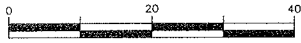


STRATA PLAN OF PART OF:  
 LOT 2, SECTION 19, RANGE 6,  
 MOUNTAIN DISTRICT, PLAN EPP41232,  
 EXCEPT PART IN STRATA PLAN EPS2957 (PHASE 1).

STRATA PLAN EPS2957  
 Phase 2  
 Sheet 1 of 6

BCGS 92F 020



The intended plot size of this plan is 560mm in height by 432mm in width (C Size) when plotted at a scale of 1:500.

Integrated Survey Area No. 20, City of Nanaimo, NAD83 (CSRS) 3.0.0.BC.1.NVI.  
 Grid bearings are derived from observations between geodetic control monuments 82H5629 & 79H5475.

The UTM coordinates and estimated horizontal positional accuracy are derived from the MASCO published coordinates and standard deviations for geodetic control monuments 82H5629 & 79H5475.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996499 which has been derived from geodetic control monuments 82H5629 & 79H5475.

**Legend**

- Denotes Standard Iron Post Found
- Denotes Standard Iron Post Placed
- ⊙ Denotes Control Monument Found
- Pt. Denotes Part
- SL Denotes Strata Lot
- LCP Denotes Limited Common Property
- (C) Denotes Common Property
- Sq.m. Denotes Square Metres

Civic Address  
 2372 Barclay Road, Nanaimo

**REDUCED COPY**

GCM No. 86967  
 Tablet Marking: 90H9787  
 Datum: NAD83(CSR)(1997) 3.0.0.BC.1.NVI  
 UTM Zone 10  
 UTM Northing: 5450080.85  
 UTM Easting: 426675.19  
 Point Scale Factor: 0.9996517  
 Estimated horizontal positional accuracy: 0.02 metres

The buildings included in this strata plan have not been previously occupied.

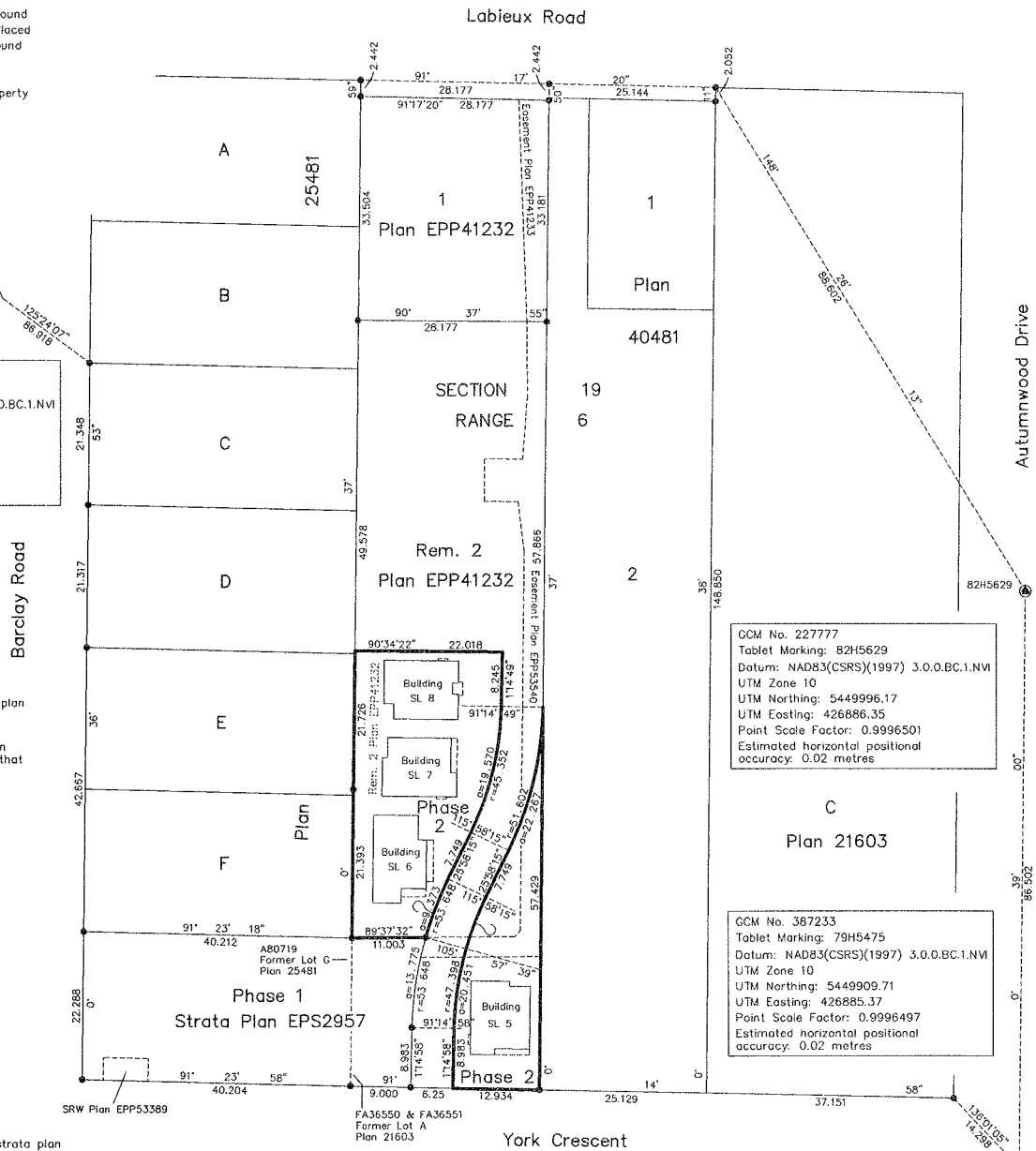
The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

This Plan is Phase 2 of a 3 phase strata plan under Section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for The City of Nanaimo.

Turner Land Surveying Inc  
 605 Comox Road  
 Nanaimo, B.C.  
 V9R 3J4  
 250-753-9778  
 File: 14-039

This plan lies within  
 The Regional District of Nanaimo &  
 The City of Nanaimo.

The field survey represented by this plan was completed on the 12th day of November, 2015.  
 Ryan J. Turner, BCLS 825



GCM No. 227777  
 Tablet Marking: 82H5629  
 Datum: NAD83(CSR)(1997) 3.0.0.BC.1.NVI  
 UTM Zone 10  
 UTM Northing: 5449996.17  
 UTM Easting: 426886.35  
 Point Scale Factor: 0.9996501  
 Estimated horizontal positional accuracy: 0.02 metres

GCM No. 387233  
 Tablet Marking: 79H5475  
 Datum: NAD83(CSR)(1997) 3.0.0.BC.1.NVI  
 UTM Zone 10  
 UTM Northing: 5449909.71  
 UTM Easting: 426885.37  
 Point Scale Factor: 0.9996497  
 Estimated horizontal positional accuracy: 0.02 metres



CRAWLSPACE



The intended plot size of this plan is 560mm in height by 432mm in width (C Size) when plotted at a scale of 1:100.

Angles of building walls defect by multiples of 45 degrees, unless otherwise noted.

Section arrows on this plan point in direction of view.

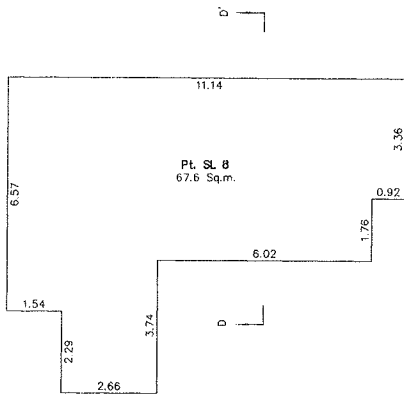
All dimensions and areas are measured to the exterior face of walls, except in the case of interior walls which are measured to the centreline of the wall.

The height of the strata lot unit is defined by the centerline of the floor above.

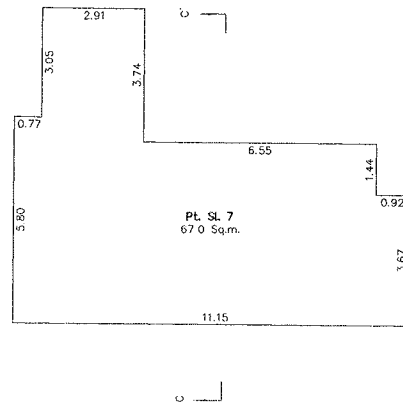
The height of the top floor of the strata lot is defined by the exterior surface of the roof.



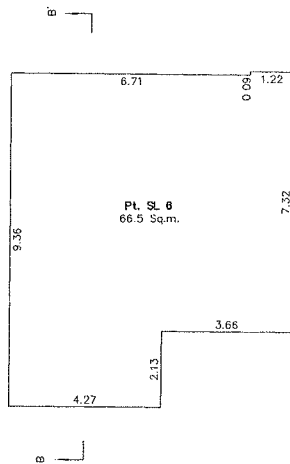
Strata Lot 8



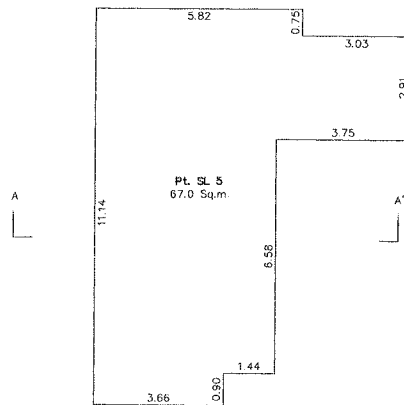
Strata Lot 7



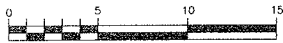
Strata Lot 6



Strata Lot 5



FIRST LEVEL



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

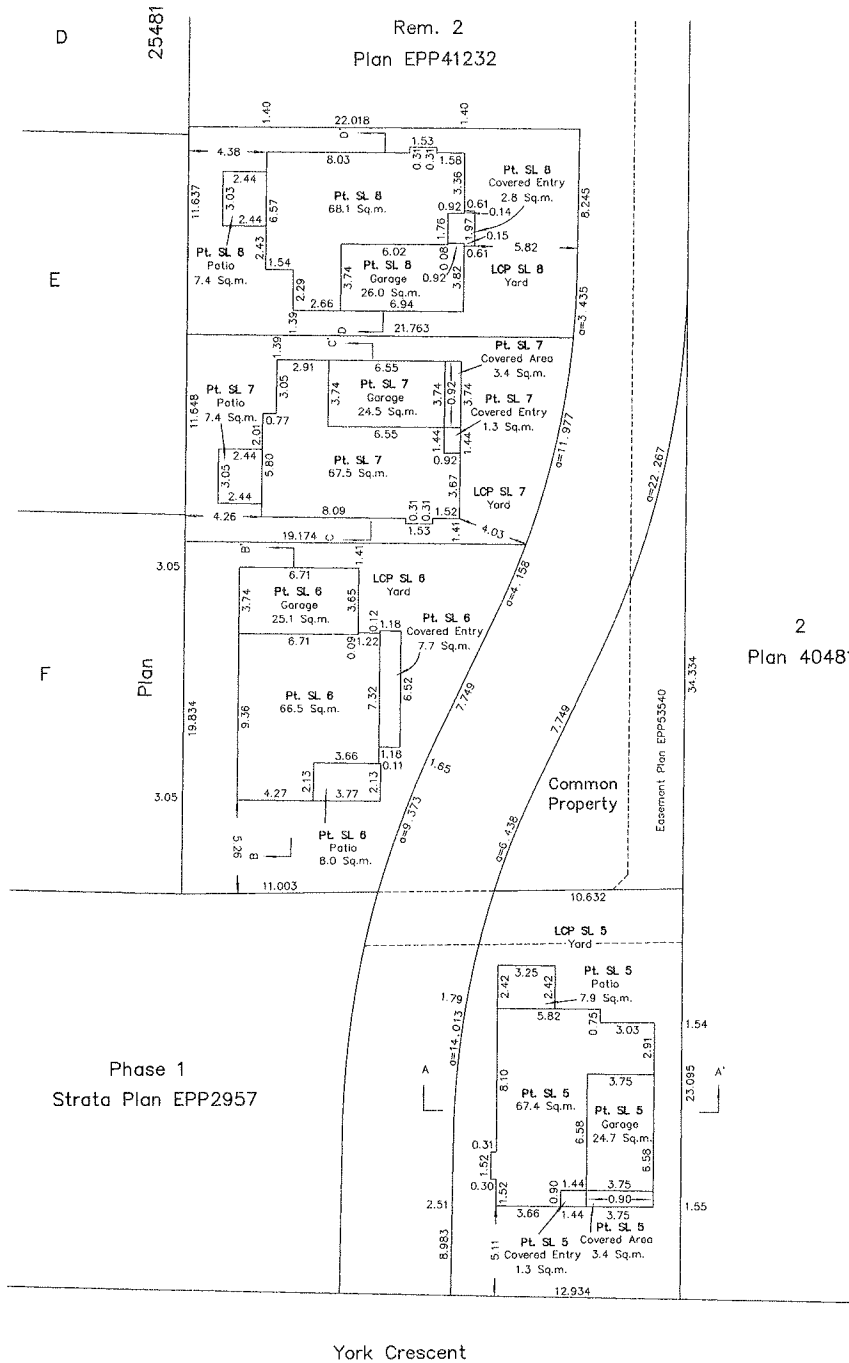
Angles of building walls deflect by multiples of 45 degrees, unless otherwise noted.

Section arrows on this plan point in direction of view.

All dimensions and areas are measured to the exterior face of walls, except in the case of interior walls which are measured to the centreline of the wall.

The height of the strata lot unit is defined by the centerline of the floor above.  
The height of the top floor of the strata lot is defined by the exterior surface of the roof.

All balconies and patios 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 noted.



SECOND LEVEL



The intended plot size of this plan is 560mm in height by 432mm in width (C Size) when plotted at a scale of 1:100.

Angles of building walls defect by multiples of 45 degrees, unless otherwise noted.

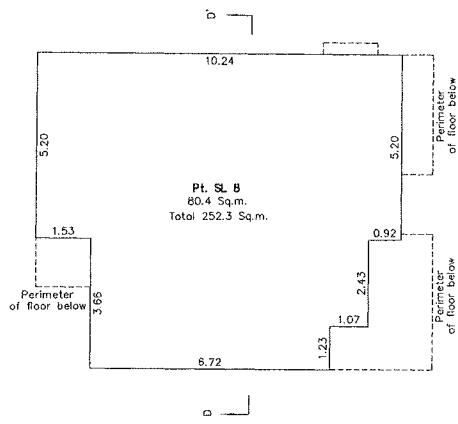
Section arrows on this plan point in direction of view.



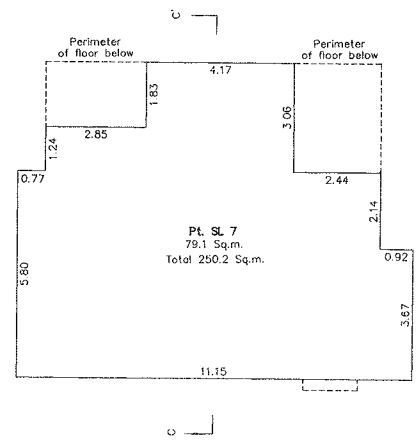
All dimensions and areas are measured to the exterior face of walls, except in the case of interior walls which are measured to the centreline of the wall.

The height of the strata lot unit is defined by the centerline of the floor above.  
The height of the top floor of the strata lot is defined by the exterior surface of the roof.

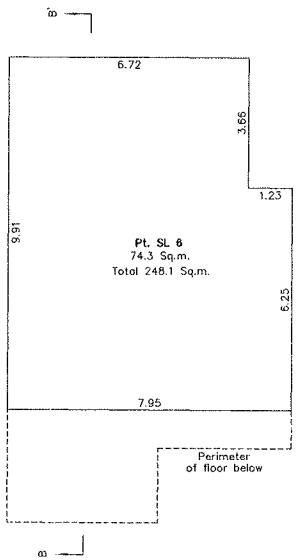
Strata Lot 8



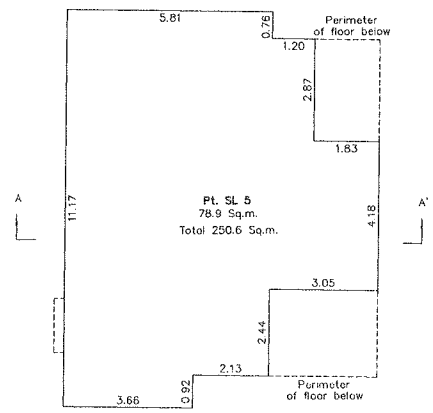
Strata Lot 7



Strata Lot 6



Strata Lot 5



CROSS SECTIONS



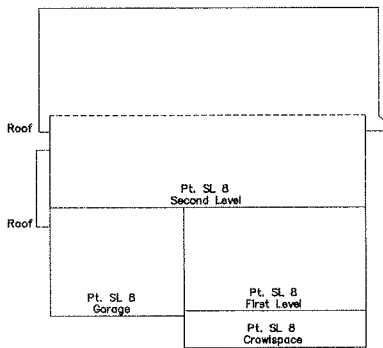
The intended plot size of this plan is 560mm in height by 432mm in width (C Size) when plotted at a scale of 1:100.

All balconies and patios/porches 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 noted.

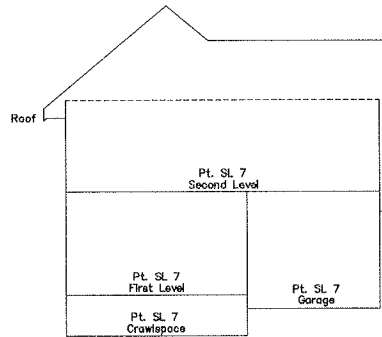
All dimensions and areas are measured to the exterior face of walls, except in the case of interior walls which are measured to the centreline of the wall.

The height of the strata lot unit is defined by the centerline of the floor above.  
The height of the top floor of the strata lot is defined by the exterior surface of the roof.

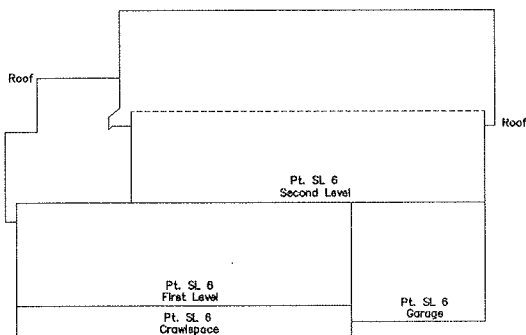
Section D-D'  
Strata Lot 8



Section C-C'  
Strata Lot 7



Section B-B'  
Strata Lot 6



Section A-A'  
Strata Lot 5

