

**PHASED STRATA PLAN OF LOT 3, SECTION 1,
NANAIMO DISTRICT, PLAN VIP82451.**

BCGS 92G.011



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:750

LEGEND

- STANDARD IRON POST FOUND.
- ⊙ CONTROL MONUMENT FOUND.
- STANDARD IRON POST PLACED.
- SL STRATA LOT.
- LCP LIMITED COMMON PROPERTY.
- CP COMMON PROPERTY.
- PT PART.

SECTION

INTEGRATED SURVEY AREA No. 20, CITY OF NANAIMO.
NADB3(CSRS) 3.0.0.BC.1.NVI.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 77H5270 AND 98SG057.

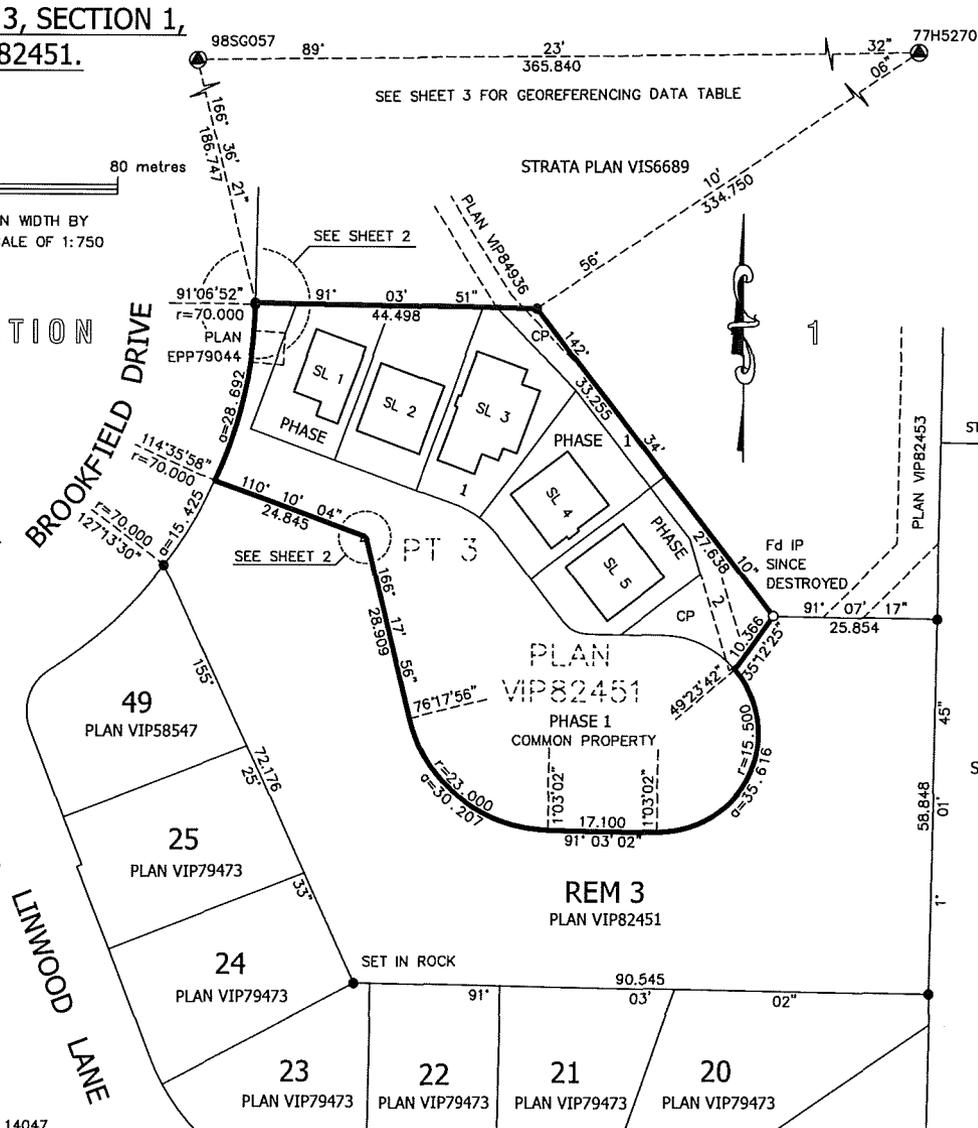
THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM CONVENTIONAL SURVEY OBSERVATIONS TO GEODETIC CONTROL MONUMENTS 77H5270 AND 98SG057.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996500 WHICH HAS BEEN DERIVED FROM AN AVERAGE OF SURVEY MONUMENTS WITHIN INTEGRATED SURVEY AREA No. 20.

THIS PLAN IS PHASE ONE AND TWO OF A SIX PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT LYING WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF NANAIMO.

Williamson & Associates
Professional Surveyors
3088 Barons Road
Nanaimo B.C. V9T 4B5

FILE: 14047-8 STRATA PH 1 (SHEET 01) BASE PLAN 14047



SHEET 01 OF 12 SHEETS

**STRATA PLAN EPS4236
PHASES 1 AND 2**

STRATA PLAN 272

NOTES:

ALL STRATA LOT BOUNDARIES ARE DEFINED BY THE CENTER OF THE WALLS, FLOORS AND CEILINGS UNLESS SHOWN OTHERWISE.

STRATA MEASUREMENTS ARE SHOWN IN METERS AND DECIMALS OF A METER.

ALL PATIOS AND DECKS ARE DEFINED AS TO HEIGHT BY THE CENTER 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.

STRATA PLAN 380

THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT AS OF JANUARY 3 2018, BEEN PREVIOUSLY OCCUPIED.

CIVIC ADDRESS IS: 850 BROOKFIELD DRIVE

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NANAIMO AND THE CITY OF NANAIMO.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 3rd DAY OF JANUARY, 2018.
BROCK E.J. WILLIAMSON, B.C.L.S. 622.

STRATA PLAN EPS4236 PHASE 1

STRATA PLAN VIS6689

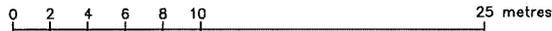
STRATA PLAN VIS6689

PT 3
PLAN VIP82451

f=1.000
a=0.980

PHASE 1
COMMON PROPERTY

REM 3
PLAN VIP82451



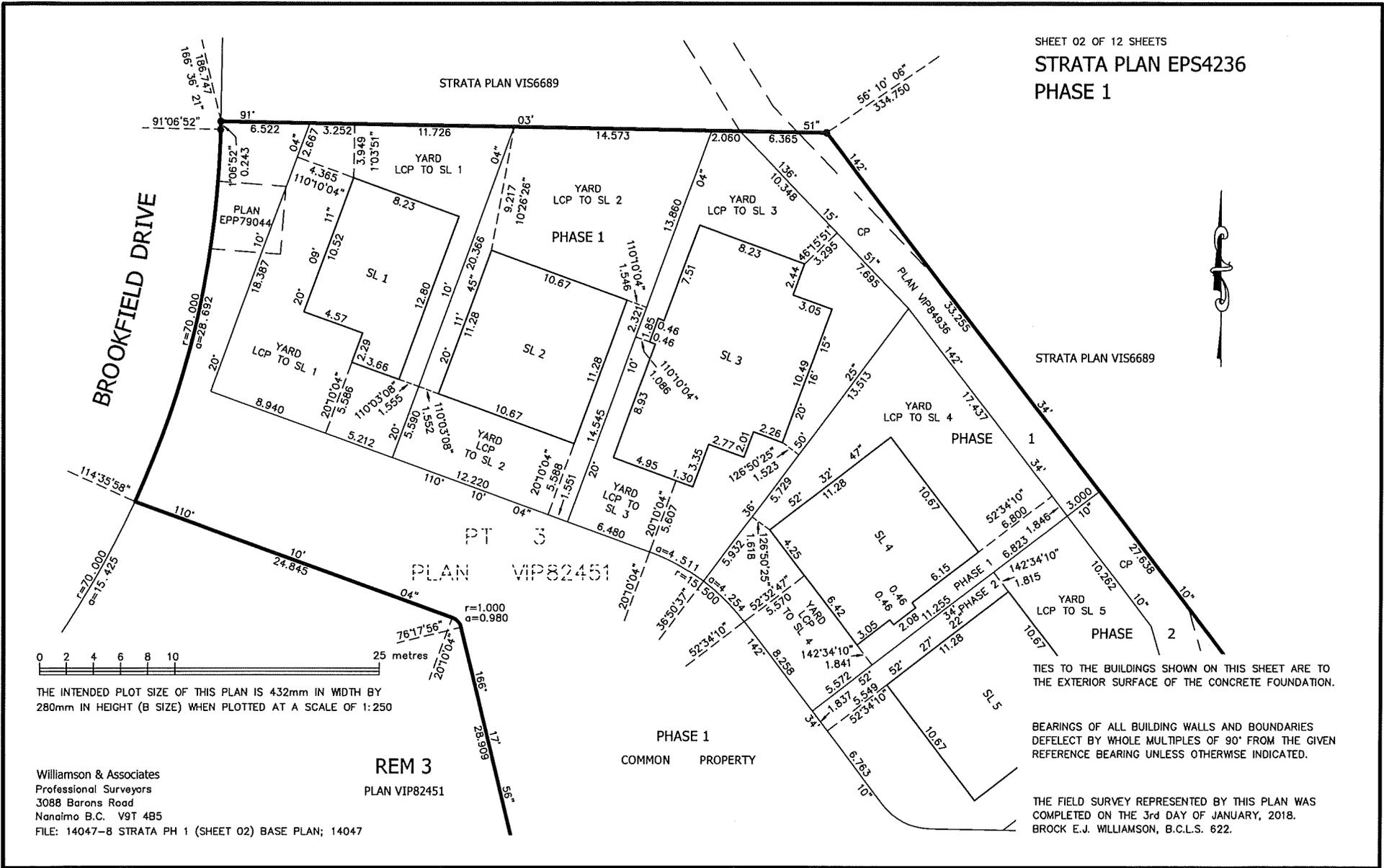
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

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Nanaimo B.C. V9T 4B5
FILE: 14047-8 STRATA PH 1 (SHEET 02) BASE PLAN; 14047

TIES TO THE BUILDINGS SHOWN ON THIS SHEET ARE TO THE EXTERIOR SURFACE OF THE CONCRETE FOUNDATION.

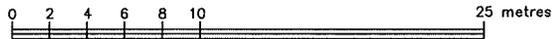
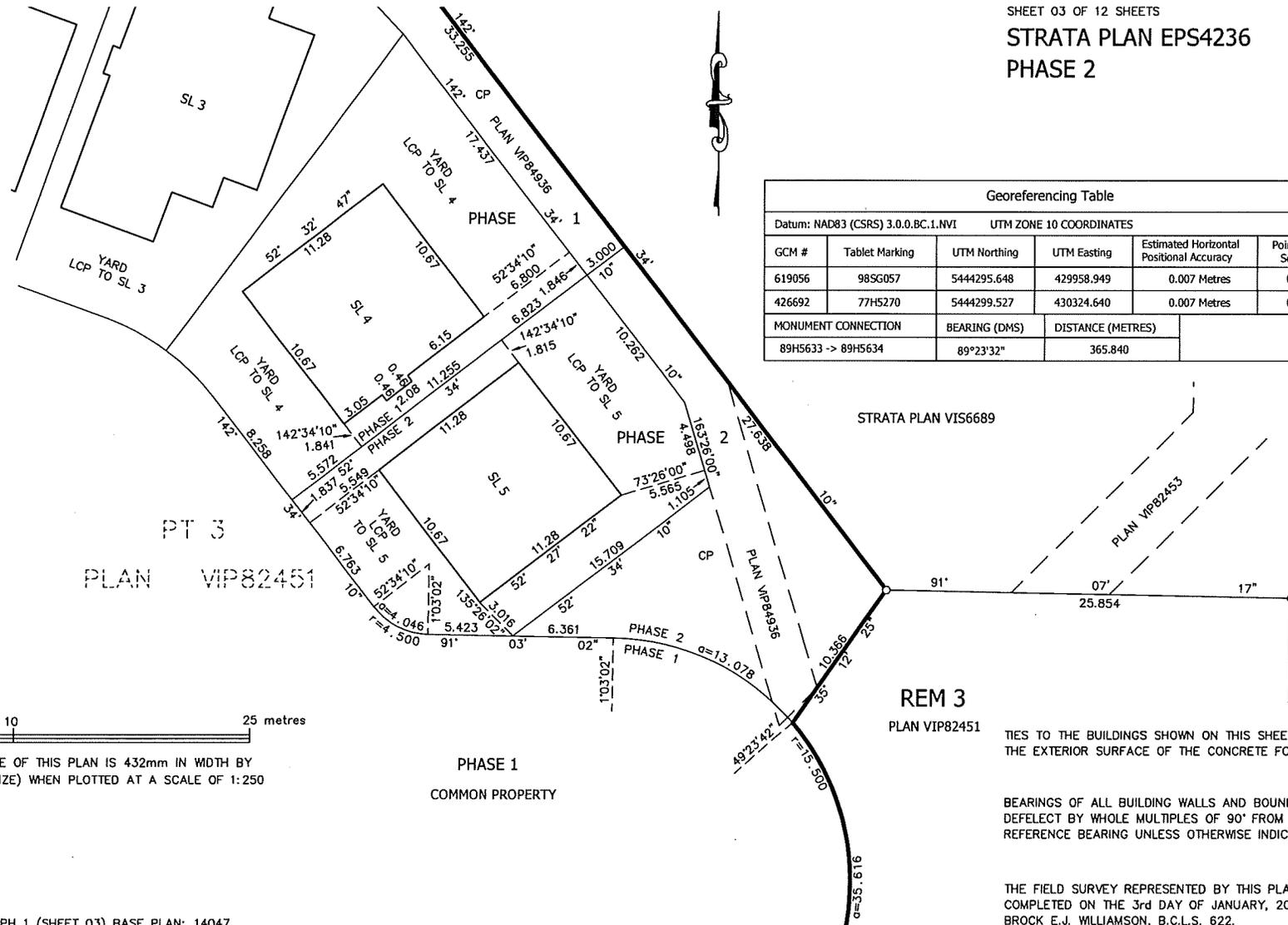
BEARINGS OF ALL BUILDING WALLS AND BOUNDARIES DEFLECT BY WHOLE MULTIPLES OF 90° FROM THE GIVEN REFERENCE BEARING UNLESS OTHERWISE INDICATED.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 3rd DAY OF JANUARY, 2018.
BROCK E.J. WILLIAMSON, B.C.L.S. 622.



STRATA PLAN EPS4236
PHASE 2

Georeferencing Table					
Datum: NAD83 (CSRS) 3.0.0.BC.1.NVI			UTM ZONE 10 COORDINATES		
GCM #	Tablet Marking	UTM Northing	UTM Easting	Estimated Horizontal Positional Accuracy	Point Combined Scale Factor
619056	98SG057	5444295.648	429958.949	0.007 Metres	0.9996512
426692	77H5270	5444299.527	430324.640	0.007 Metres	0.9996559
MONUMENT CONNECTION		BEARING (DMS)	DISTANCE (METRES)		
89H5633 -> 89H5634		89°23'32"	365.840		



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FILE: 14047-8 STRATA PH 1 (SHEET 03) BASE PLAN; 14047

TIES TO THE BUILDINGS SHOWN ON THIS SHEET ARE TO THE EXTERIOR SURFACE OF THE CONCRETE FOUNDATION.

BEARINGS OF ALL BUILDING WALLS AND BOUNDARIES DEFECT BY WHOLE MULTIPLES OF 90° FROM THE GIVEN REFERENCE BEARING UNLESS OTHERWISE INDICATED.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 3rd DAY OF JANUARY, 2018.
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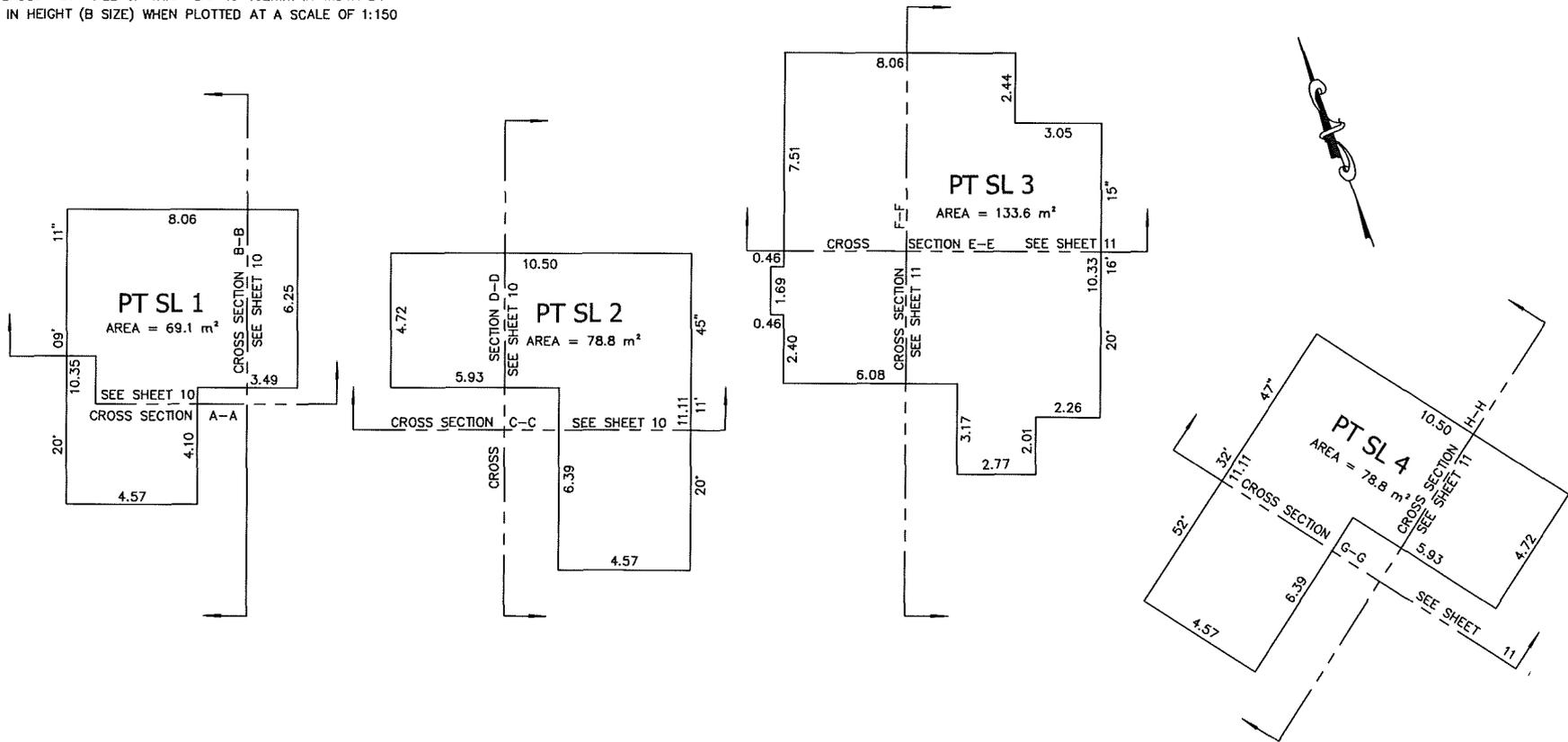
**PLAN OF PART OF STRATA LOTS 1 TO 4
CRAWL SPACE.**

SHEET 04 OF 12 SHEETS

**STRATA PLAN EPS4236
PHASE 1**



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150



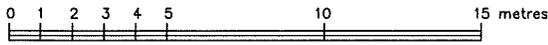
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FILE: 14047-8 STRATA PH 1 (SHEET 04) BASE PLAN: 14047

THE 3rd DAY OF JANUARY, 2018.
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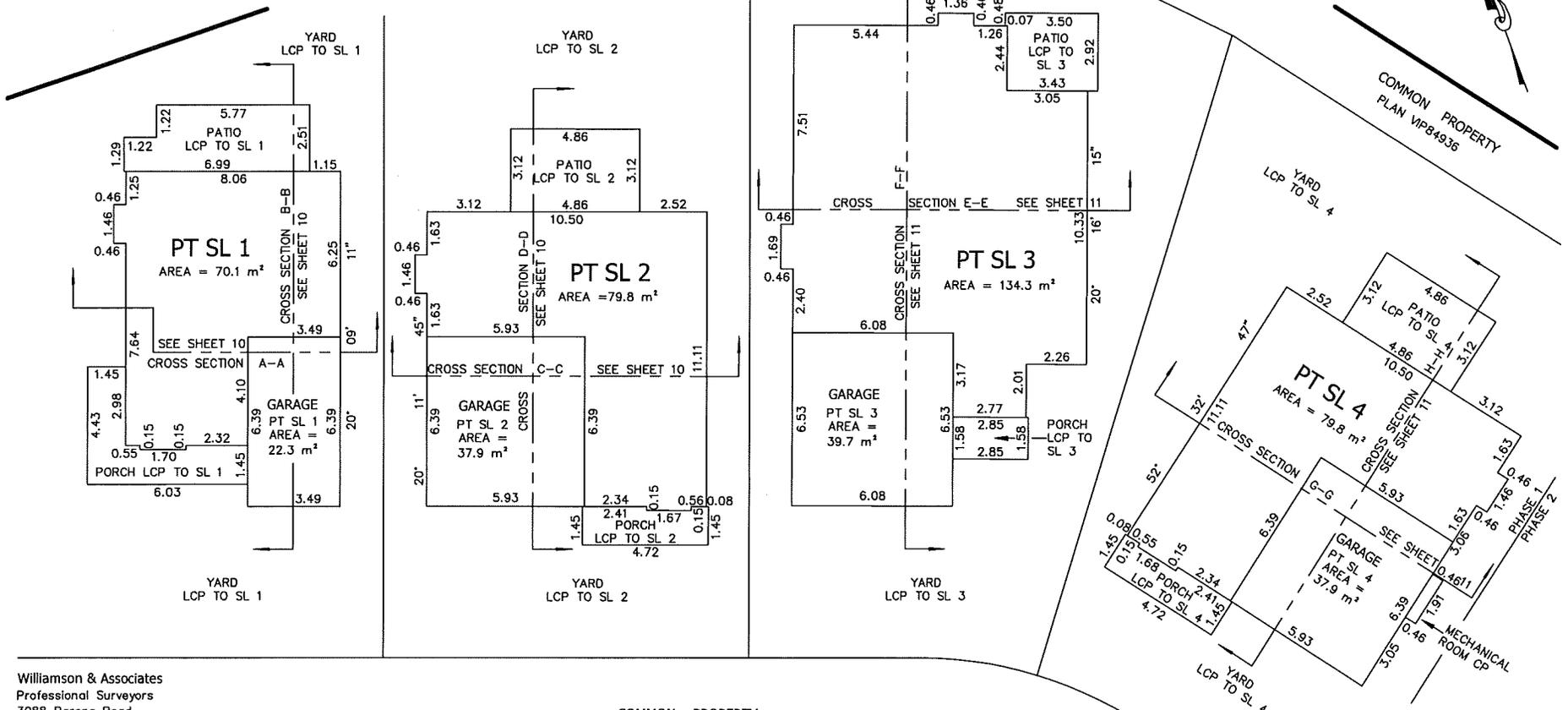
**PLAN OF PART OF STRATA LOTS 1 TO 4
MAIN FLOOR.**

SHEET 05 OF 12 SHEETS

**STRATA PLAN EPS4236
PHASE 1**



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FILE: 14047-8 STRATA PH 1 (SHEET 05) BASE PLAN: 14047

COMMON PROPERTY

THE 3rd DAY OF JANUARY, 2018.
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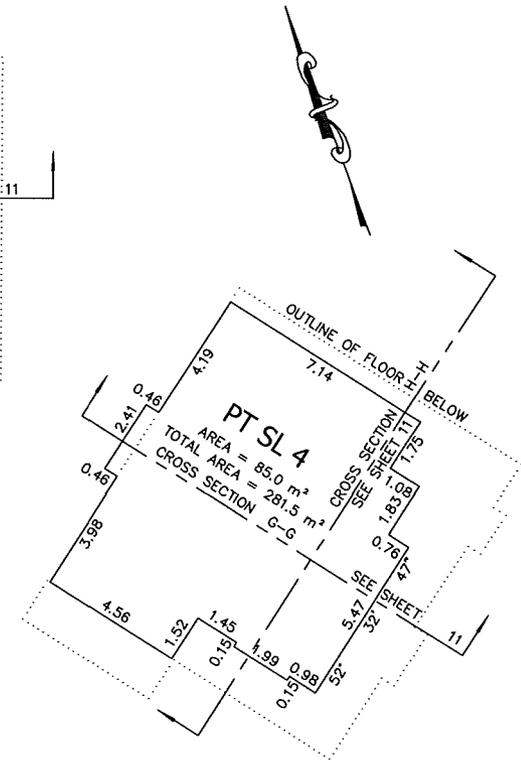
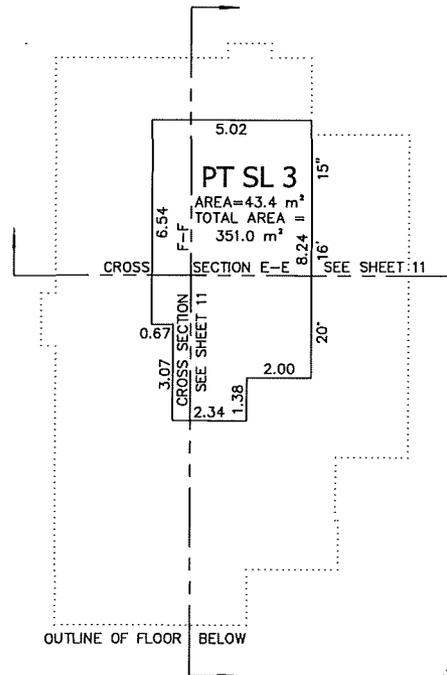
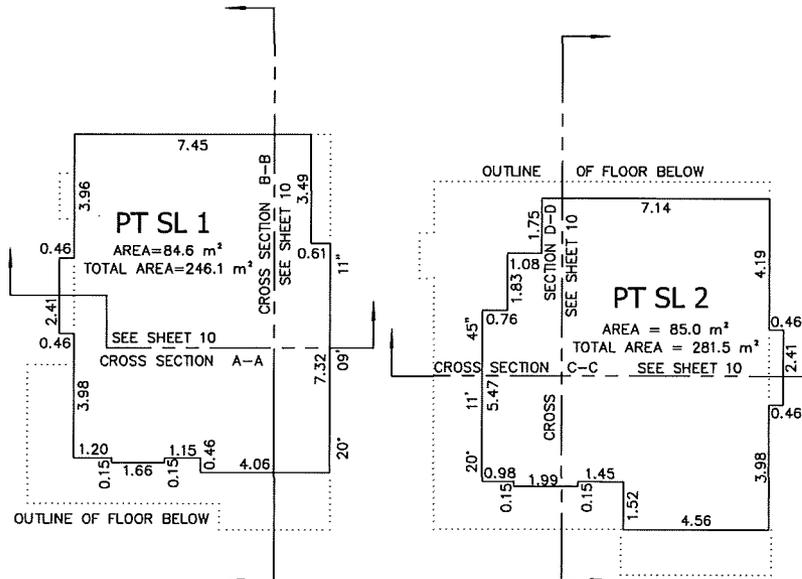
**PLAN OF PART OF STRATA LOTS 1 TO 4
SECOND FLOOR.**

SHEET 06 OF 12 SHEETS

**STRATA PLAN EPS4236
PHASE 1**



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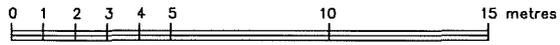
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FILE: 14047-8 STRATA PH 1 (SHEET 06) BASE PLAN: 14047

THE 3rd DAY OF JANUARY, 2018.
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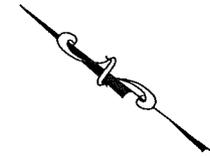
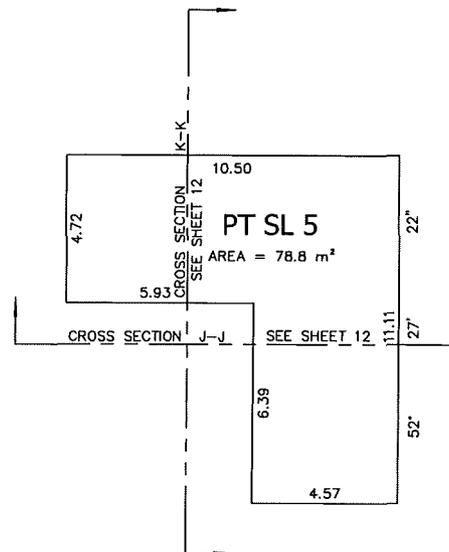
**PLAN OF PART OF STRATA LOT 5
CRAWL SPACE.**

SHEET 07 OF 12 SHEETS

**STRATA PLAN EPS4236
PHASE 2**



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FILE: 14047-8 STRATA PH 1 (SHEET 07) BASE PLAN: 14047

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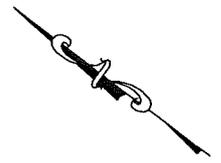
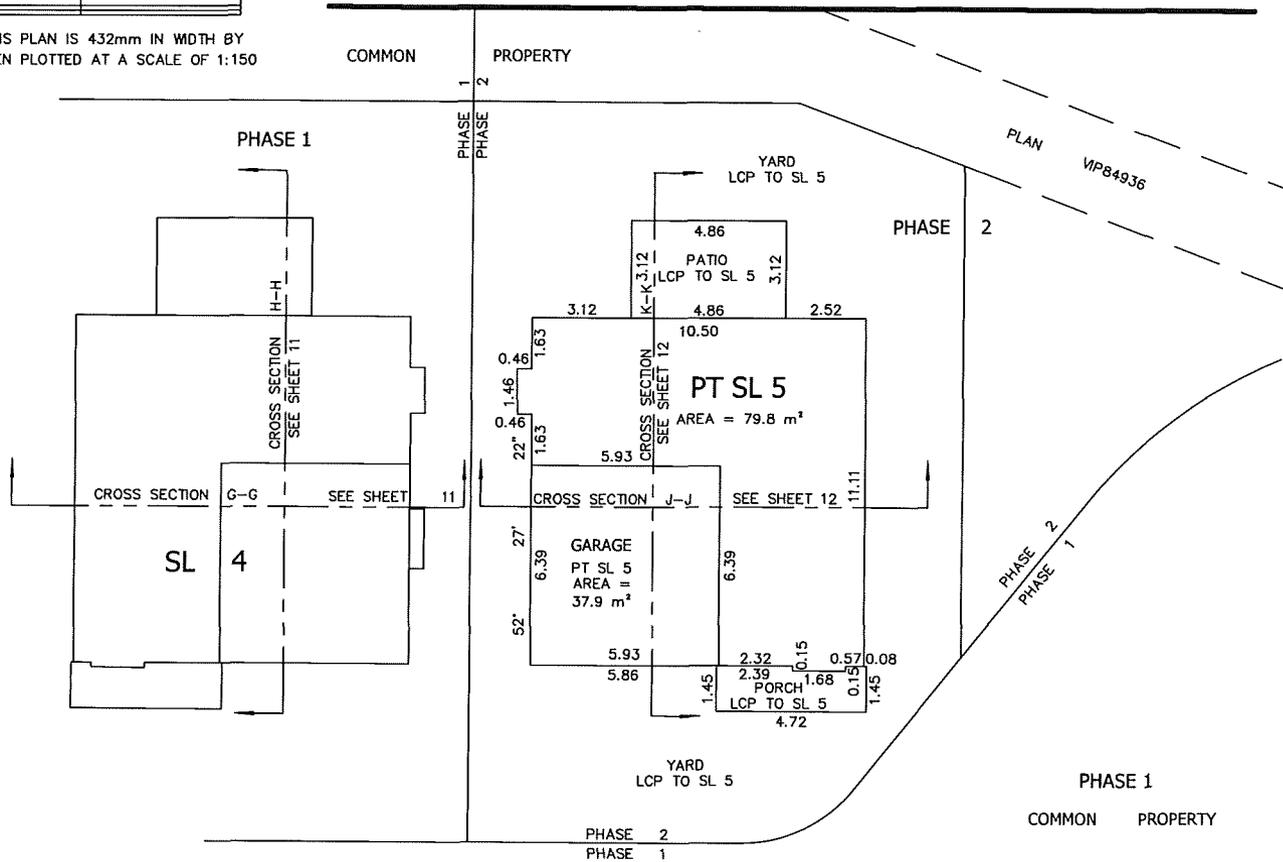
**PLAN OF PART OF STRATA LOT 5
MAIN FLOOR.**

SHEET 08 OF 12 SHEETS

**STRATA PLAN EPS4236
PHASE 2**



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FILE: 14047-8 STRATA PH 1 (SHEET 08) BASE PLAN: 14047

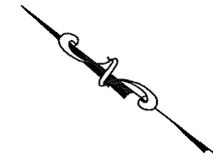
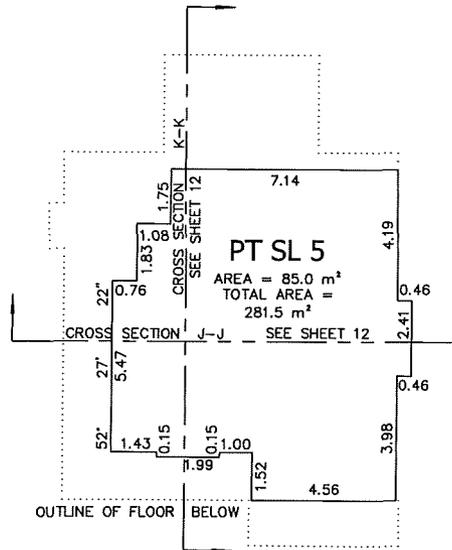
THE 3rd DAY OF JANUARY, 2018.
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**PLAN OF PART OF STRATA LOT 5
SECOND FLOOR**

SHEET 09 OF 12 SHEETS
**STRATA PLAN EPS4236
PHASE 2**



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 FILE: 14047-8 STRATA PH 1 (SHEET 09) BASE PLAN: 14047

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PLAN OF CROSS SECTIONS
STRATA LOTS 1 AND 2.

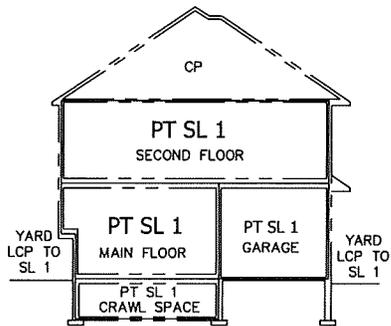
SHEET 10 OF 12 SHEETS

STRATA PLAN EPS4236
PHASE 1

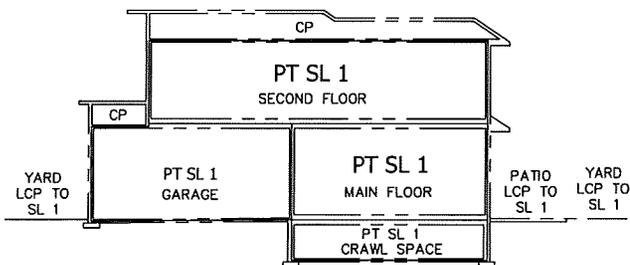


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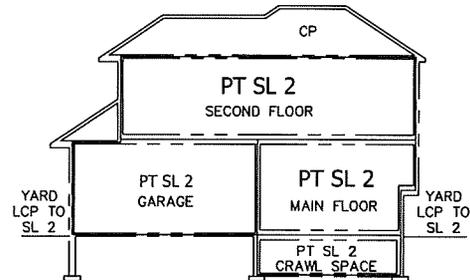
CROSS SECTION A-A



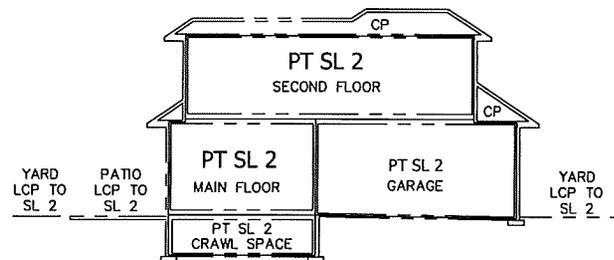
CROSS SECTION B-B



CROSS SECTION C-C



CROSS SECTION D-D



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 FILE: 14047-8 STRATA PH 1 (SHEET 10) BASE PLAN: 14047

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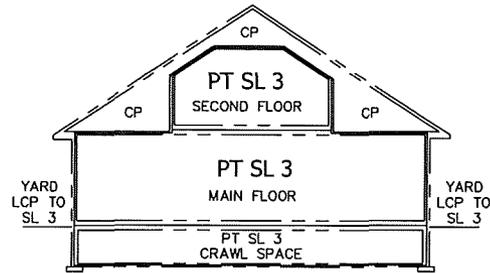
PLAN OF CROSS SECTIONS
STRATA LOTS 3 AND 4.

SHEET 11 OF 12 SHEETS
STRATA PLAN EPS4236
PHASE 1

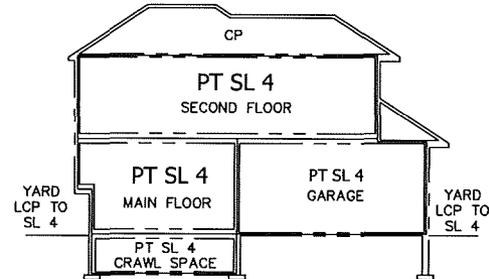


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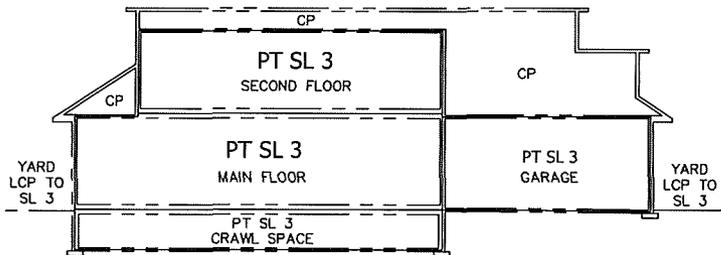
CROSS SECTION E-E



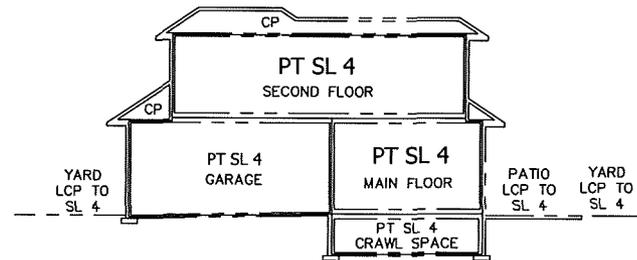
CROSS SECTION G-G



CROSS SECTION F-F



CROSS SECTION H-H



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 FILE: 14047-8 STRATA PH 1 (SHEET 11) BASE PLAN: 14047

THE 3rd DAY OF JANUARY, 2018.
 BROCK E.J. WILLIAMSON, B.C.L.S. 622.

PLAN OF CROSS SECTIONS
STRATA LOT 5.

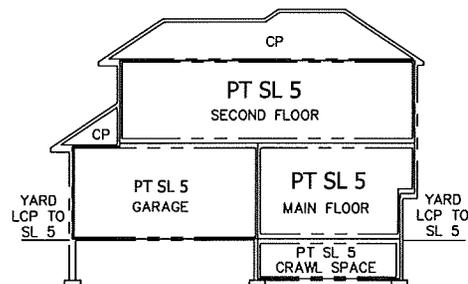
SHEET 12 OF 12 SHEETS

STRATA PLAN EPS4236
PHASE 2

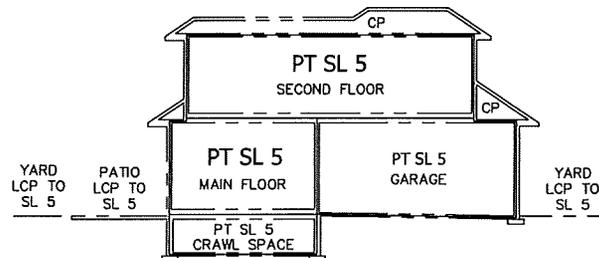


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CROSS SECTION J-J



CROSS SECTION K-K



Williamson & Associates
Professional Surveyors
3088 Barons Road
Nanaimo B.C. V9T 4B5
FILE: 14047-8 STRATA PH 1 (SHEET 12) BASE PLAN: 14047

THE 3rd DAY OF JANUARY, 2018.
BROCK E.J. WILLIAMSON, B.C.L.S. 622.