

**SURVEY PLAN CERTIFICATION**  
**PROVINCE OF BRITISH COLUMBIA**

PAGE 1 OF 6 PAGES

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.

**Steven Wong**  
**11MJTU**

c=CA, cn=Steven Wong  
 11MJTU, o=BC Land  
 Surveyor, ou=Verify ID at  
 www.juricert.com/  
 LKUP.cfm?id=11MJTU

1. BC LAND SURVEYOR: (Name, address, phone number)

**Steve Wong**

**5624 East Hastings Street**

Phone: 604-294-8881

email: wong\_associates@shawbiz.ca

**Burnaby**

**BC V5B 1R4**

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **144-233-9173**

Plan Number: **EPS2792**

This original plan number assignment was done under Commission #: **942**

3. CERTIFICATION:

☒ Form 9    ☐ Explanatory Plan    ☐ Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2015 September 09 (YYYY/Month/DD)    The checklist was filed under ECR#: 178652  
 The plan was completed and checked on: 2015 September 11 (YYYY/Month/DD)

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2015 September 09 (YYYY/Month/DD) ☐ None ☒ Strata Form S

☐ 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: 2015 September 09 (YYYY/Month/DD)

Arterial Highway ☐

4. ALTERATION: ☐

**STRATA PLAN OF LOT A, BLOCK V,  
DISTRICT LOT 526, GROUP 1,  
NEW WESTMINSTER DISTRICT,  
PLAN EPP54650**

SHEET 1 OF 5 SHEETS

**BCGS:92G025  
(City of Vancouver)**

Civic Address:  
161 W.14th Avenue  
163 W.14th Avenue  
165 W.14th Avenue  
167 W.14th Avenue  
Vancouver, B.C.

0 5 10 15m

All distances are in metres and decimals  
thereof unless otherwise indicated

The intended plot size of this plan is 280mm  
in width by 432mm in height (sheet size B)  
when plotted at a scale of 1:200.

UTM ZONE 10 COORDINATES  
DATUM: NAD83(CSRS)4.0.0.BC.1.GVRD  
NORTHING 5456410.078  
EASTING 492021.055  
POINT COMBINED FACTOR: 0.9995972  
ESTIMATED HORIZONTAL  
POSITIONAL ACCURACY: ±0.01m

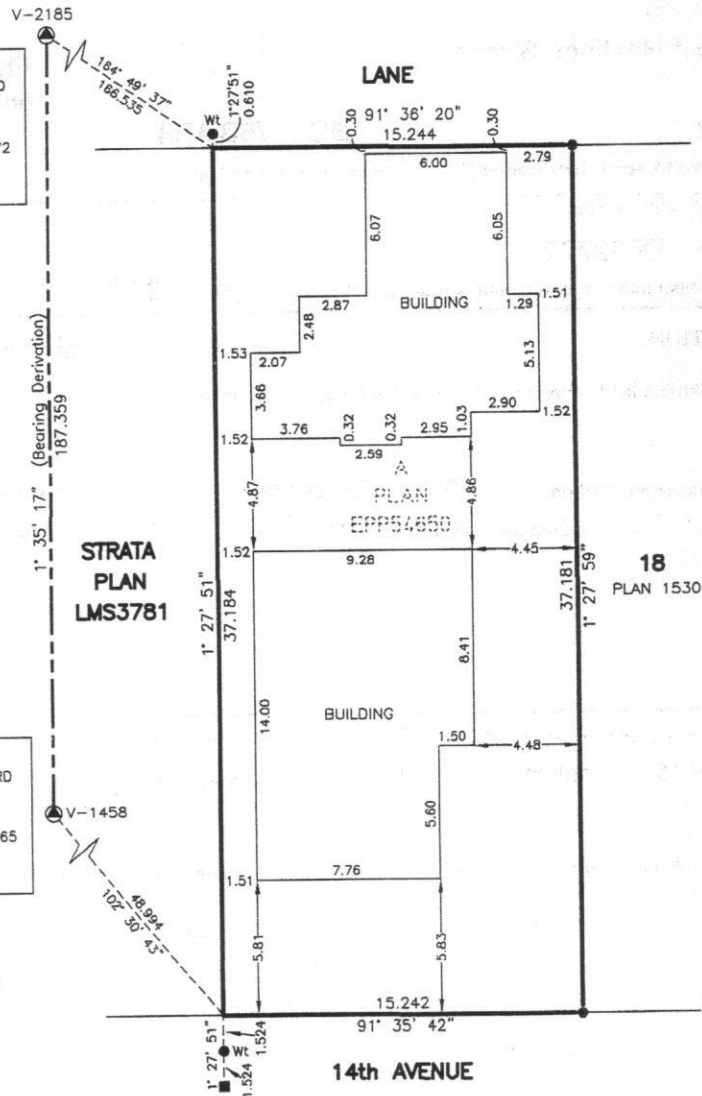
**LEGEND:**

- control monument found
- standard iron post found
- lead plug found
- Wt witness

UTM ZONE 10 COORDINATES  
DATUM: NAD83(CSRS)4.0.0.BC.1.GVRD  
NORTHING 5456222.866  
EASTING 492015.865  
POINT COMBINED FACTOR: 0.9995965  
ESTIMATED HORIZONTAL  
POSITIONAL ACCURACY: ±0.01m

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 been previously occupied.



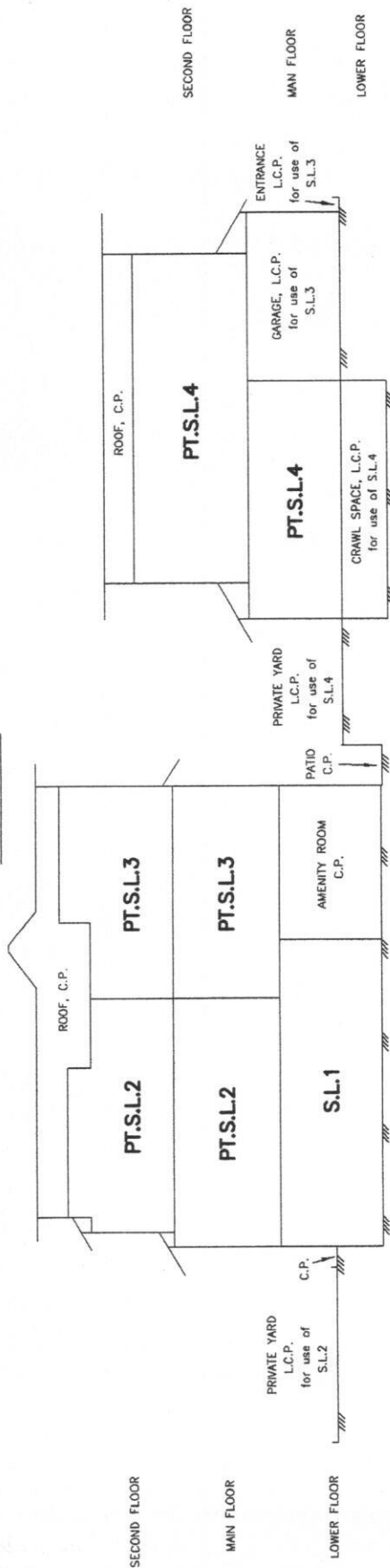
**LEGEND:**

- L.C.P. denotes limited common property
- C.P. denotes common property
- P.T.S.L. denotes part strata lot
- S.L. denotes strata lot
- EC denotes electrical closet

Ken K. Wang and Associates  
Canada and B.C. Land Surveyors  
5624 E. Hastings Street  
Burnaby, B.C. V5B 1R4  
Telephone: 294-8881  
Fax: 294-0625  
150580  
FB927 P14-16  
R-8844, R-9072  
SI-4637, M-13699A, M-13801A  
Drawn by: RH

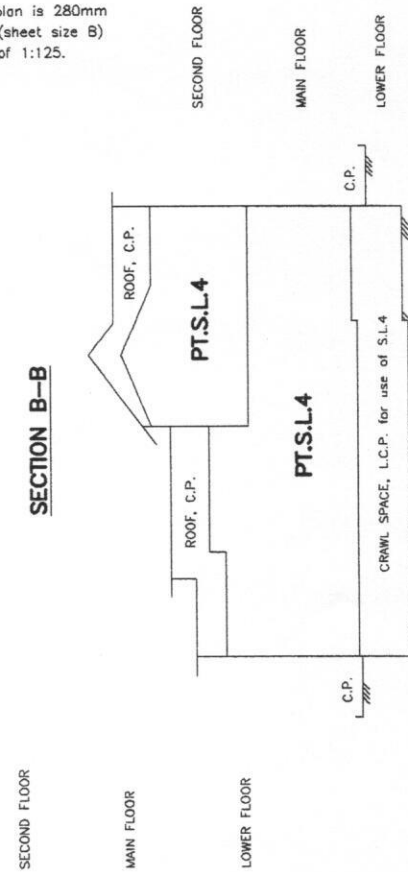
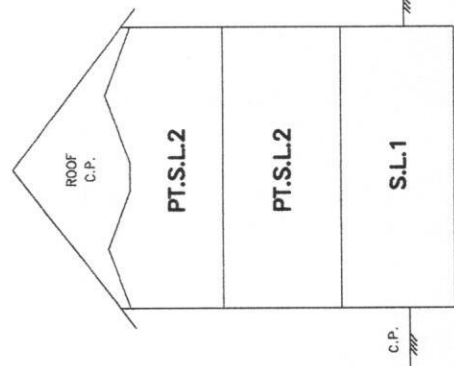
Integrated Survey Area No. 31, City of Vancouver  
NAD83 (CSRS), 4.0.0.BC.1.GVRD  
Grid bearings are derived from observations between  
geodetic control monuments V-1458 and V-2185.  
The UTM coordinates and estimated horizontal positional  
accuracy achieved have been derived from the MASCOT  
published coordinates and standard deviations for  
geodetic control monuments V-1458 and V-2185.  
This plan shows horizontal ground-level distances unless  
otherwise specified. To compute grid distances, multiply  
ground-level distances by the average combined factor of  
0.99959685 which has been derived from control monuments  
V-1458 and V-2185.

The field survey represented by this plan was  
completed on the 9th day of September, 2015.  
Steven E. Wang, B.C.L.S. 942

**DIAGRAMMATIC ELEVATIONS****STRATA PLAN EPS2792****SECTION A-A**

All distances are in metres and decimals thereof unless otherwise indicated

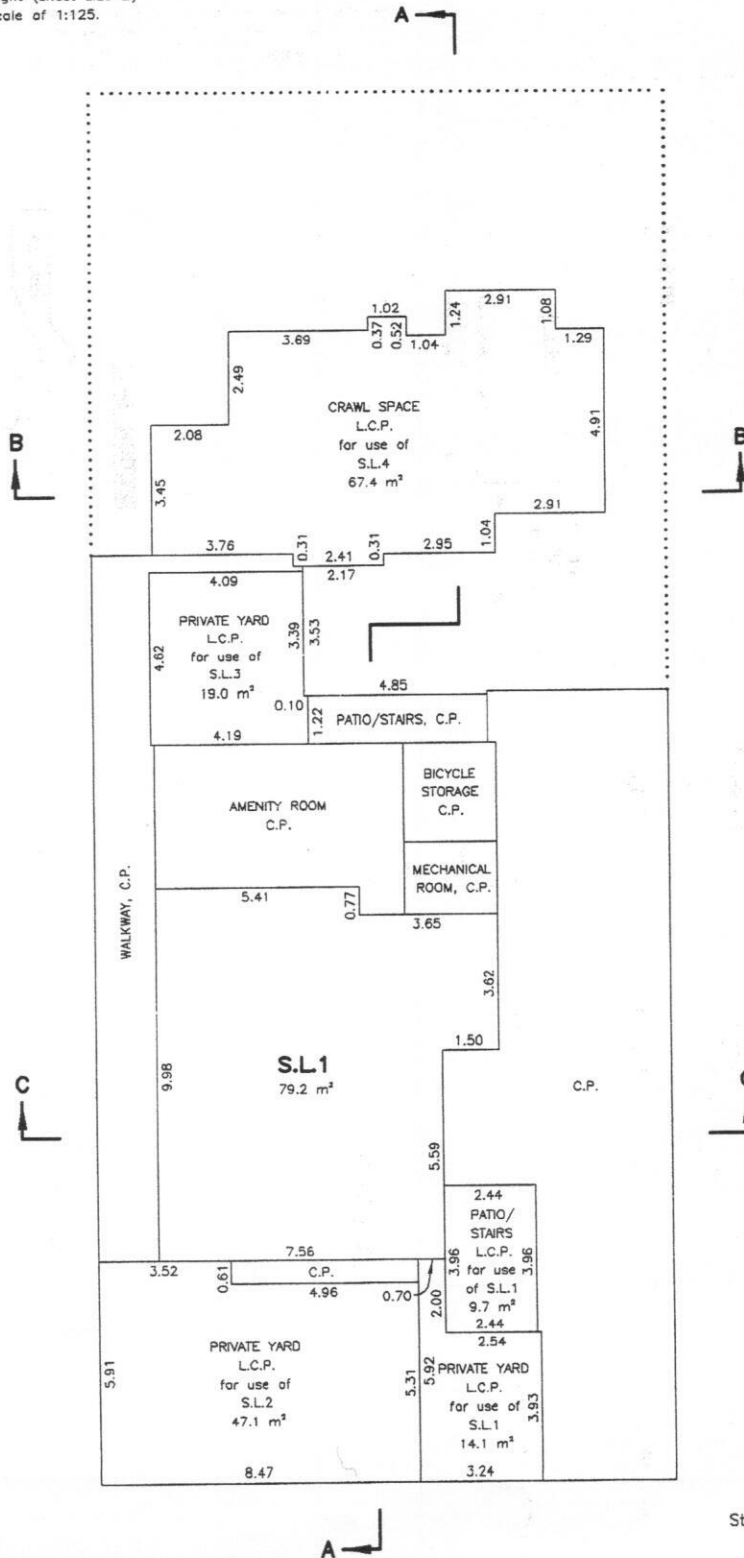
The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:125.

**SECTION B-B****SECTION C-C**

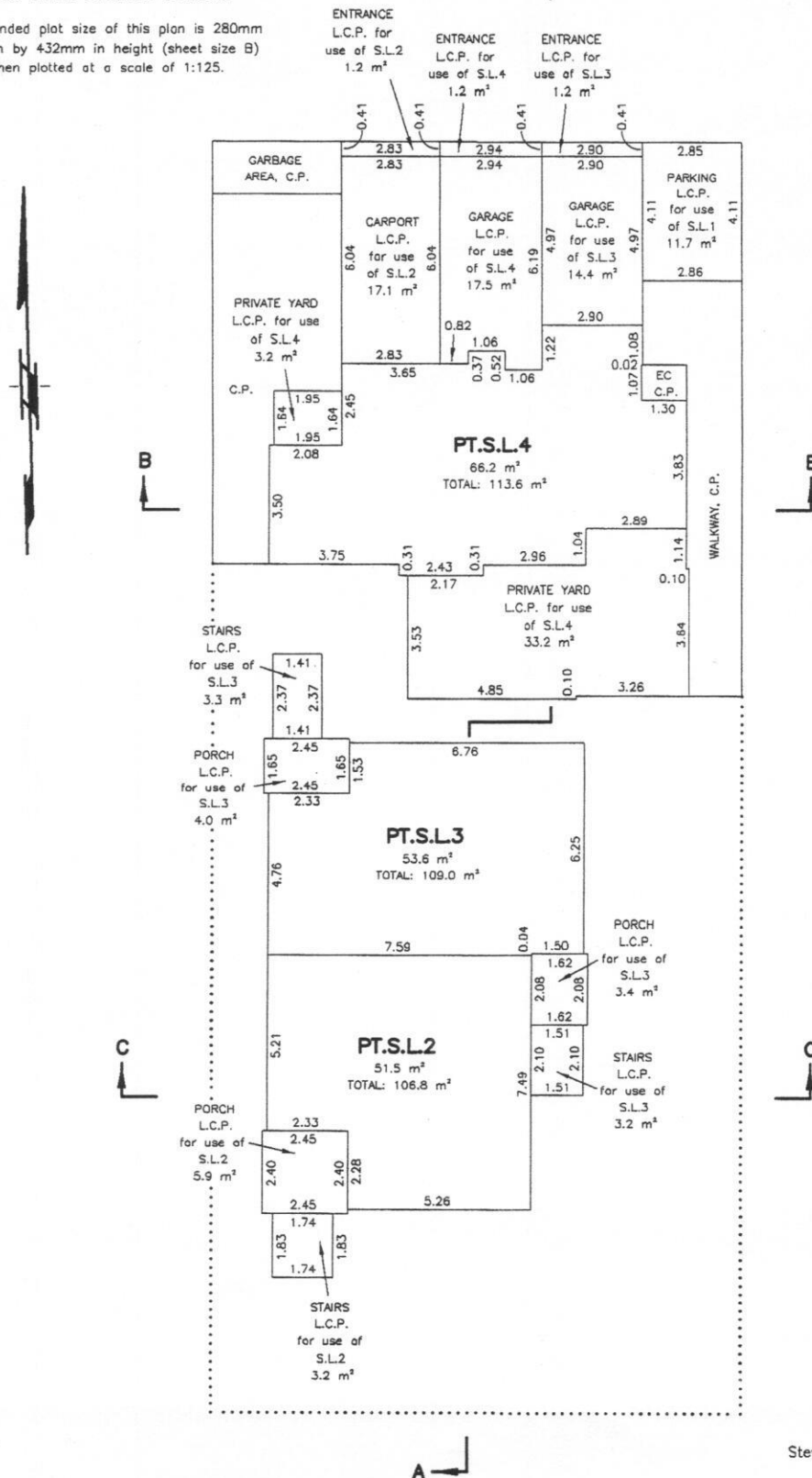
Steven E. Wong, B.C.L.S.

September 9th, 2015.

The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:125.



The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:125.



# SECOND FLOOR

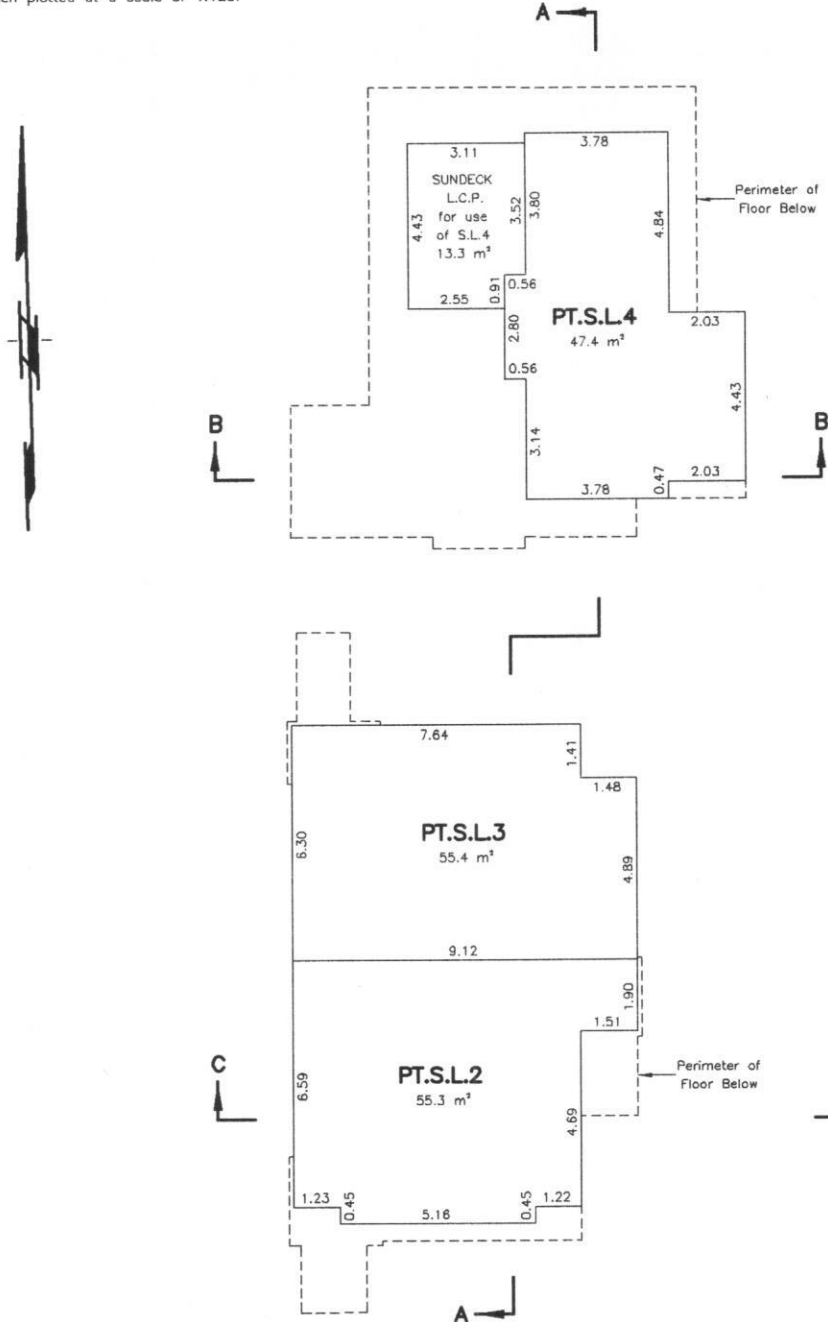
## PART STRATA LOTS 2 TO 4

# STRATA PLAN EPS2792



All distances are in metres and decimals thereof unless otherwise indicated

The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:125.



Steven E. Wong, B.C.L.S.

September 9th, 2015.