SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act,* RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

Finny Philip 7CEXEM

c=CA, cn=Finny Philip 7CEXEM, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=7CEXEM

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

Finny Philip, Elevate Land Surveying Ltd.
18249 98 Avenue

Surrey BC V4N 5A9

Phone: 604-385-5668
Email: finny@elevatelandsurveying.com

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Plan Number: EPS11963

Control Number: 175-823-2783

This original plan number assignment was done under Commission #:

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: 2025 September 16 (YYYY/Month/DD)

The plan was completed and checked on: 2025 September 18 (YYYY/Month/DD)

The checklist was filed under ECR#: 295420

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2024 August 01 (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: 2025 September 18 (YYYY/Month/DD)

Arterial Highway ☐

Remainder Parcel (Airspace) ☐

4. ALTERATION: ☐

STRATA PLAN OF LOT 10 SECTION 18 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 19582

STRATA PLAN EPS11963

B.C.G.S. 92G.007

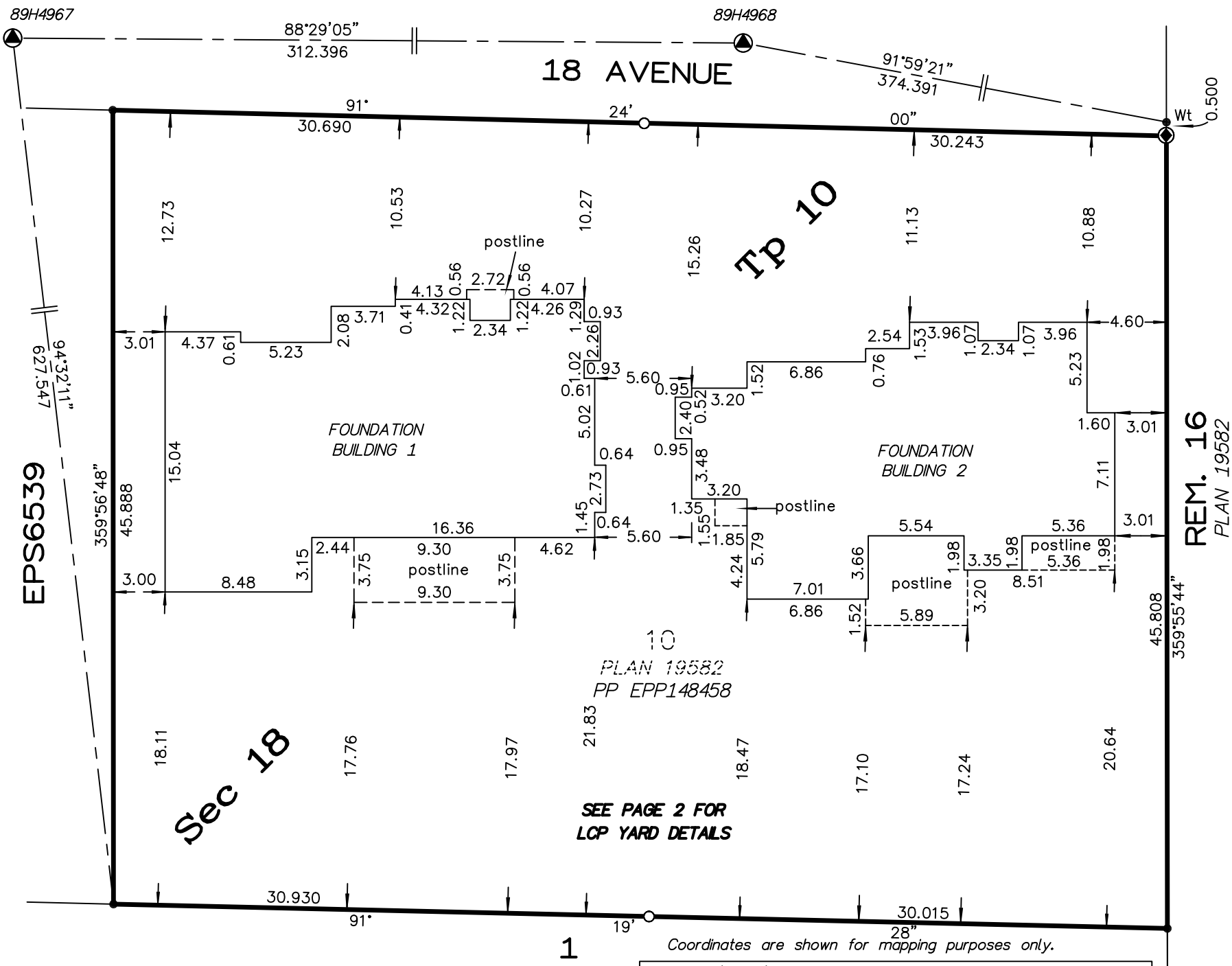
CIVIC ADDRESS: 21794 18 Avenue, Langley

SCALE 1 : 300

3 0 3 6 9 12

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:300.



SEE PAGE 2 FOR LCP YARD DETAILS

Coordinates are shown for mapping purposes only.

NAD 83 (CSRS) 4.0.0.BC.1.MVRD UTM ZONE 10 COORDINATES			
TABLET MARKING	NORTHING	EASTING	ABSOLUTE ACCURACY
89H4968	5431408.65	527410.36	0.01
89H4967	5431400.39	527098.20	0.01

Note:
This plan shows one or more witness posts which are NOT set on the true corner(s).

Offsets to property lines are perpendicular therto and are measured to the exterior face of the building foundation walls.

All building angles deflect by multiples of 90 degrees unless noted otherwise.

The buildings shown on this plan have not been previously occupied.

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

INTEGRATED SURVEY AREA No. 41, LANGLEY TOWNSHIP
NAD 83 (CSRS) 4.0.0.BC.1.MVRD
Grid bearings are derived from conventional survey observations to geodetic control monuments 89H4968 and 89H4967 and are referred to the central meridian of UTM Zone 10 N.

The UTM coordinates and estimated absolute accuracy achieved are derived from GeoBC Mascot Published Information.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995996, which has been derived from control monument 89H4968.

The field survey represented by this plan was completed on the 16th day of September, 2025.
Finny Philip, BCLS 995

LEGEND

⏏	DENOTES CONTROL MONUMENT FOUND
●	DENOTES STANDARD IRON POST FOUND
○	DENOTES STANDARD IRON POST SET
◈	DENOTES NON-STANDARD ROUND POST (0.03 DIAMETER)
Ⓒ	DENOTES COMMON PROPERTY
Sq.m.	DENOTES SQUARE METRES
PT.	DENOTES PART
Wt	DENOTES WITNESS
NH	DENOTES NON HABITABLE AREA
SL	DENOTES STRATA LOT
TA	DENOTES TOTAL AREA
THA	DENOTES TOTAL HABITABLE AREA
PP	DENOTES POSTING PLAN
Typ.	DENOTES TYPICAL
LCP	DENOTES LIMITED COMMON PROPERTY

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

ELEVATE LAND SURVEYING

FILE: 21-1353-strata

FLOOR PLANS
MAIN FLOOR

STRATA PLAN EPS11963

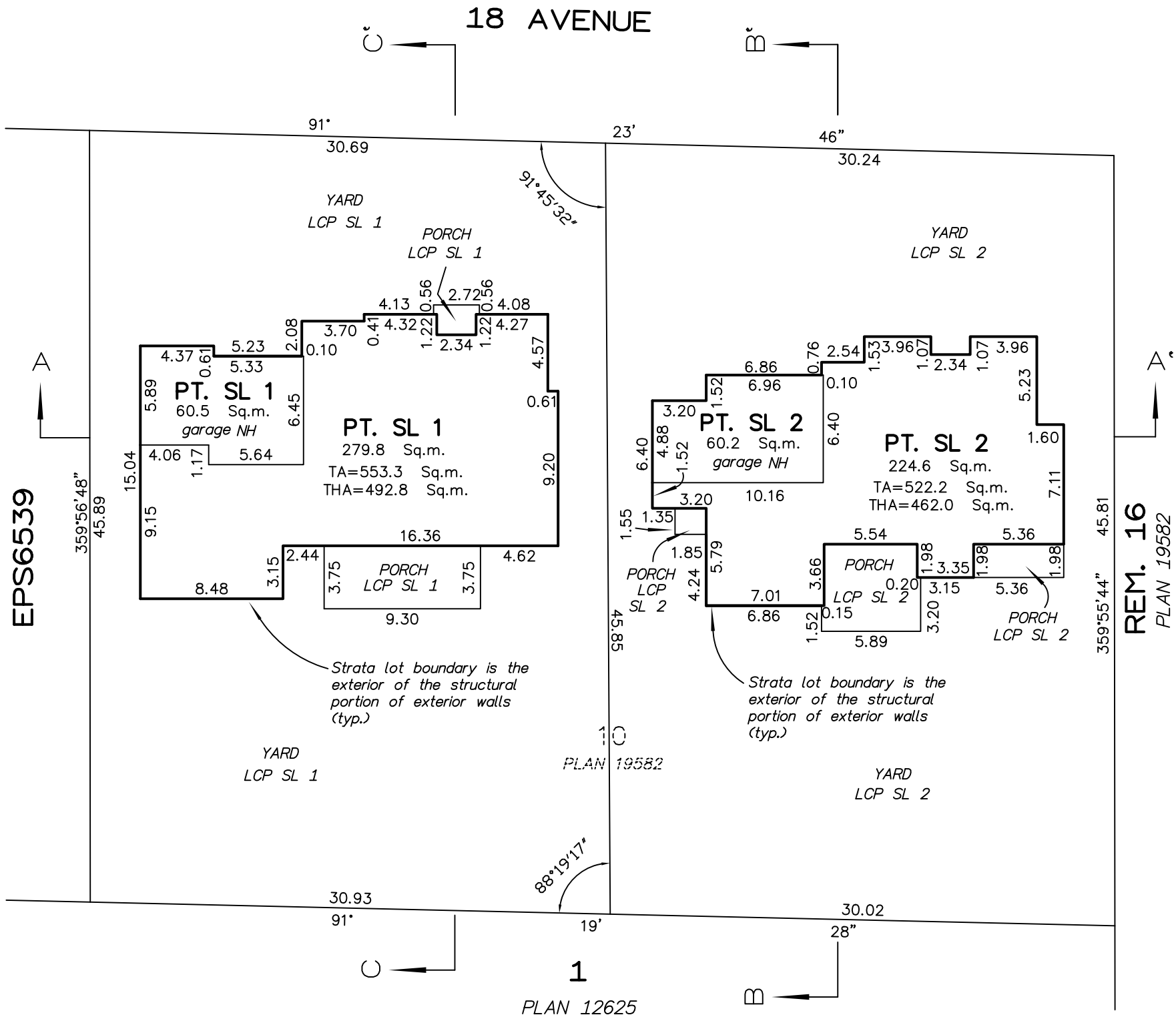
SCALE 1 : 300

3 0 3 6 9 12

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:300.





Section arrows point in the direction of view.

This sheet shows strata boundary dimensions to the exterior of the structural portion of exterior walls.

Upper vertical extents of LCP (Patios and Decks) are to the centreline of the structural portion of the ceiling above or its extension.

LCP yard areas do not have a designated upper vertical extent

Finny Philip, BCLS 995
16th day of September, 2025.

ELEVATE LAND SURVEYING
FILE: 21-1353-STRATA
604-385-5571

FLOOR PLANS
UPPER FLOOR

STRATA PLAN EPS11963

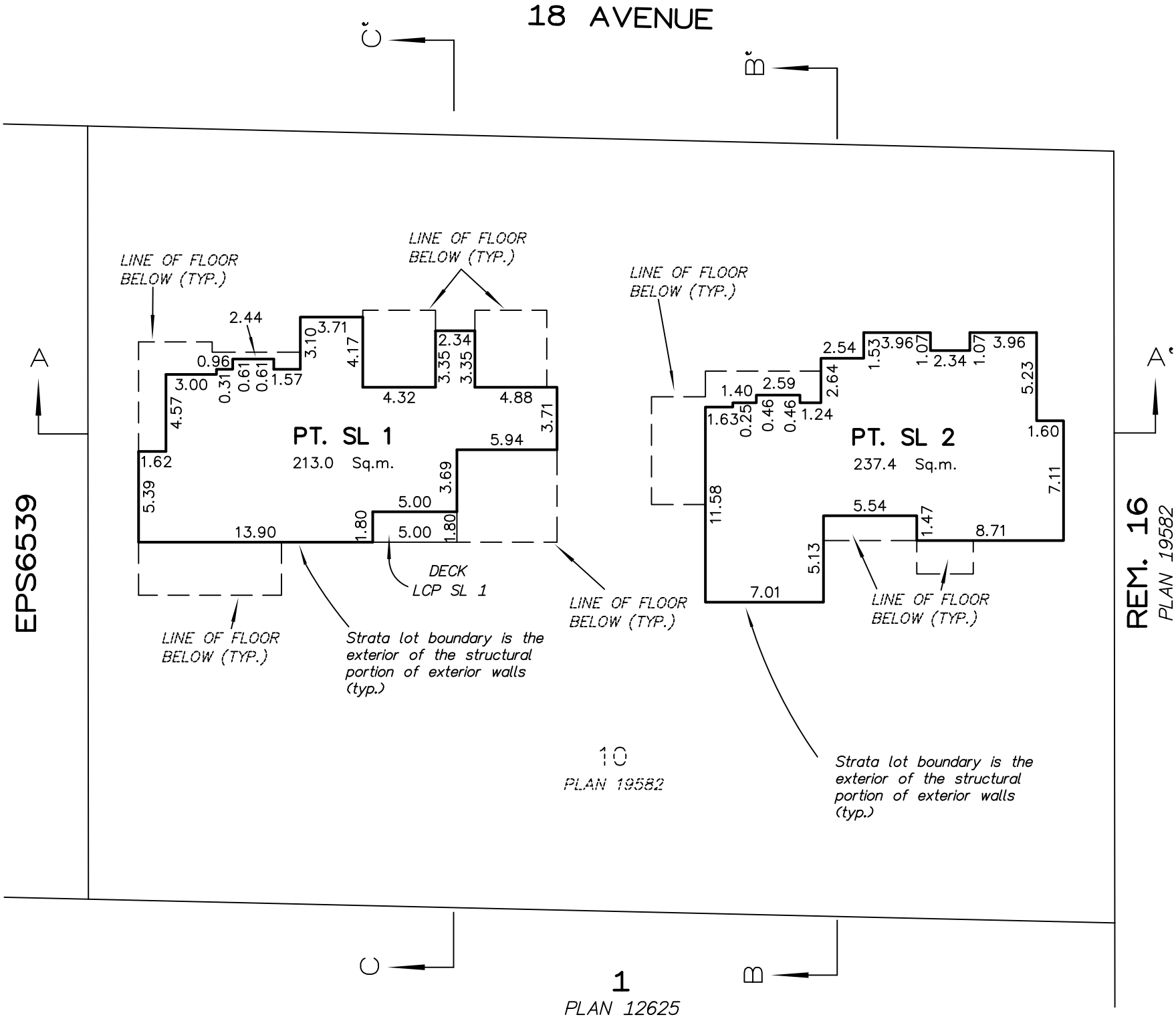
SCALE 1 : 300

3 0 3 6 9 12

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:300.





Section arrows point in the direction of view.

This sheet shows strata boundary dimensions to the exterior of the structural portion of exterior walls.

Upper vertical extents of LCP (Patios and Decks) are to the centreline of the structural portion of the ceiling above or its extension.

Finny Philip, BCLS 995
16th day of September, 2025.

ELEVATE LAND SURVEYING
FILE: 21-1353-STRATA
604-385-5571

CROSS SECTIONS

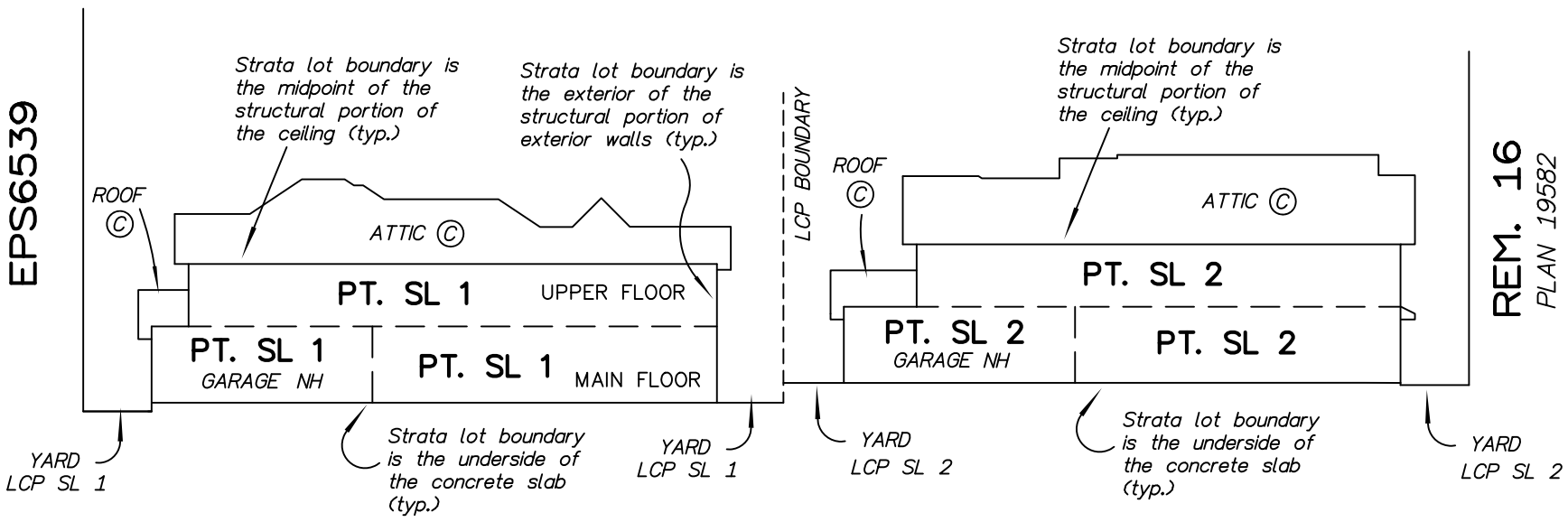
STRATA PLAN EPS11963

SCALE 1 : 300

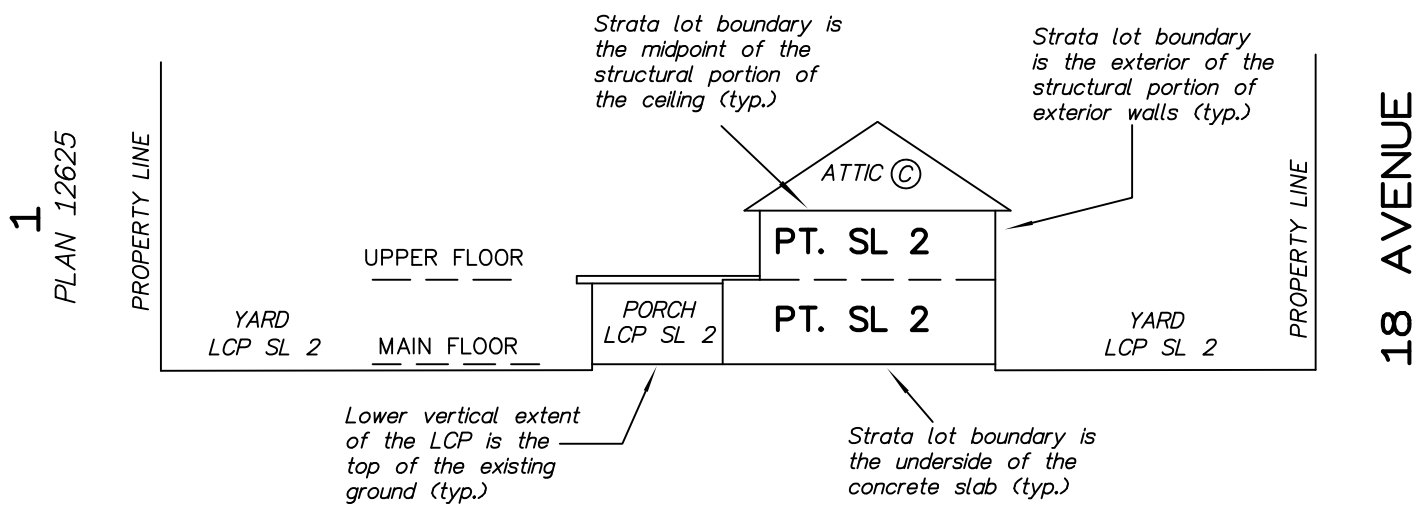
3 0 3 6 9 12

ALL DISTANCES ARE IN METRES

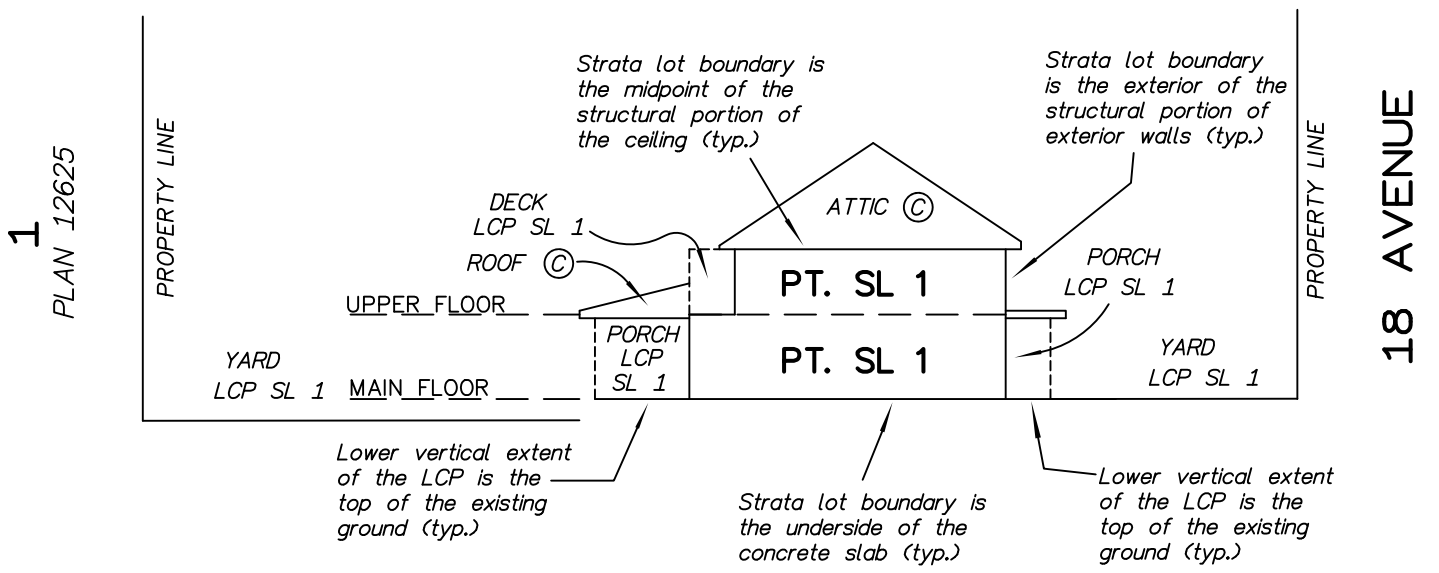
The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:300.



SECTION A-A'



SECTION B-B'



SECTION C-C'

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

Upper vertical extents of LCP (Patios and Decks) are to the centreline of the structural portion of the ceiling above or its extension.

Finny Philip, BCLS 995
16th day of September, 2025.

ELEVATE LAND SURVEYING
FILE: 21-1353-STRATA
604-385-5571