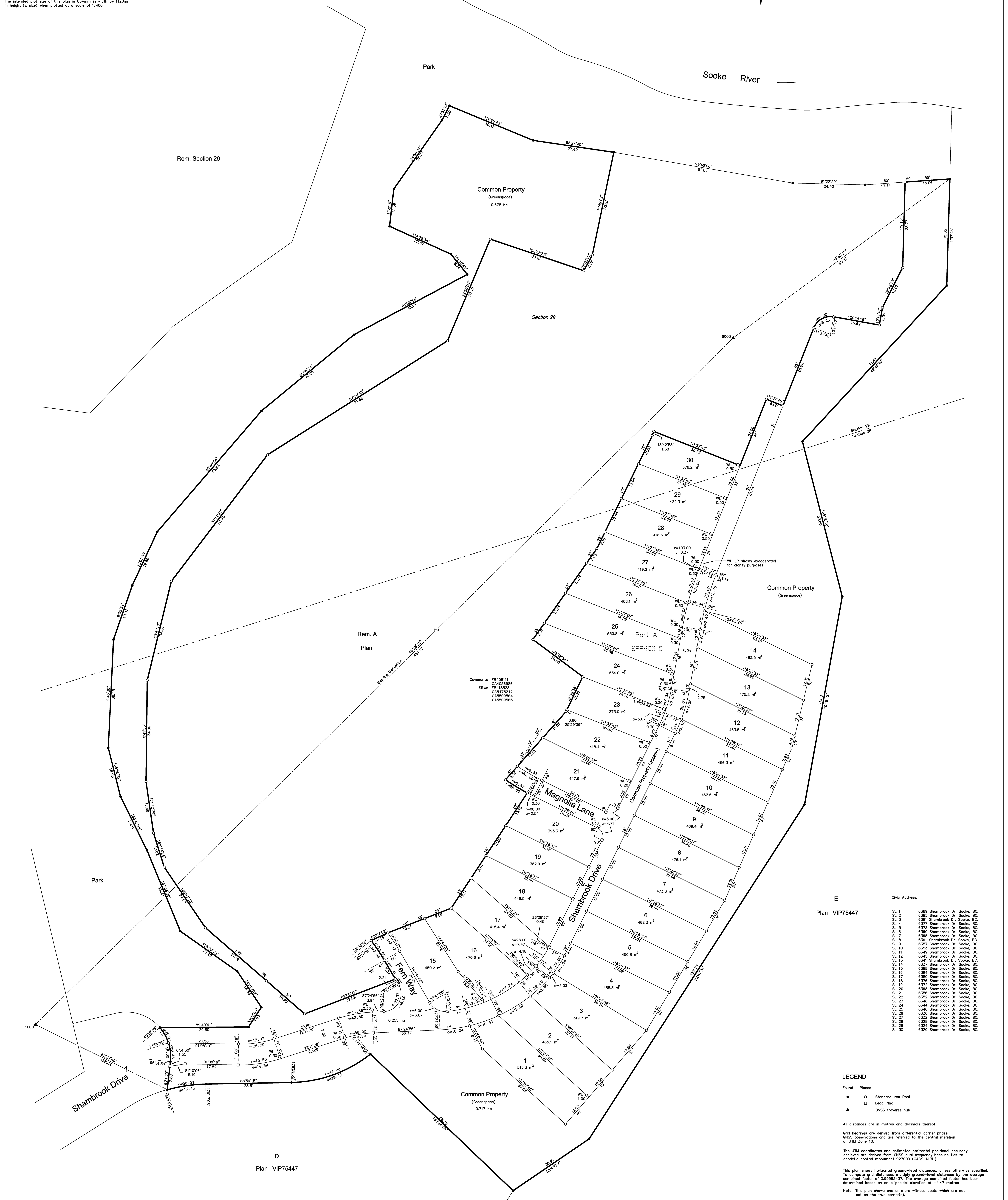


PHASES BARE LAND STRATA PLAN OF PART OF LOT A, SECTIONS 28 AND 29, SOOKE DISTRICT, PLAN EPP60315

BCGS 92B.032

The intended plot size of this plan is 864mm in width by 1120mm in height (E size) when plotted at a scale of 1:400.

Sheet 1 of 1 Sheets
STRATA PLAN EPS3475
PHASE 1



A covenant in the name of the District of Sooke pursuant to Section 219 of the Land Title Act is a condition of approval for this subdivision. This bare land strata plan lies within the jurisdiction of the Approving Office for the District of Sooke. This Plan is Phase 1 of a 4 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Office for the District of Sooke.

Datum: NAD83(CSRS) 3.0.0.BC.1.NM Projection: UTM Zone 10N				
GNS Hub #	UTM Northing	UTM Easting	Combined Scale Factor	Estimated Horizontal Positional Accuracy
1000	5360575.65	447439.16	0.99963284	0.10
6003	5360901.03	447789.96	0.99963421	0.10

E Civic Address:

Plan	Civic Address
SL 1	6389 Sharnbrook Dr. Sooke, BC
SL 2	6385 Sharnbrook Dr. Sooke, BC
SL 3	6381 Sharnbrook Dr. Sooke, BC
SL 4	6377 Sharnbrook Dr. Sooke, BC
SL 5	6373 Sharnbrook Dr. Sooke, BC
SL 6	6369 Sharnbrook Dr. Sooke, BC
SL 7	6365 Sharnbrook Dr. Sooke, BC
SL 8	6361 Sharnbrook Dr. Sooke, BC
SL 9	6357 Sharnbrook Dr. Sooke, BC
SL 10	6353 Sharnbrook Dr. Sooke, BC
SL 11	6349 Sharnbrook Dr. Sooke, BC
SL 12	6345 Sharnbrook Dr. Sooke, BC
SL 13	6341 Sharnbrook Dr. Sooke, BC
SL 14	6337 Sharnbrook Dr. Sooke, BC
SL 15	6333 Sharnbrook Dr. Sooke, BC
SL 16	6329 Sharnbrook Dr. Sooke, BC
SL 17	6325 Sharnbrook Dr. Sooke, BC
SL 18	6321 Sharnbrook Dr. Sooke, BC
SL 19	6317 Sharnbrook Dr. Sooke, BC
SL 20	6313 Sharnbrook Dr. Sooke, BC
SL 21	6309 Sharnbrook Dr. Sooke, BC
SL 22	6305 Sharnbrook Dr. Sooke, BC
SL 23	6301 Sharnbrook Dr. Sooke, BC
SL 24	6297 Sharnbrook Dr. Sooke, BC
SL 25	6293 Sharnbrook Dr. Sooke, BC
SL 26	6289 Sharnbrook Dr. Sooke, BC
SL 27	6285 Sharnbrook Dr. Sooke, BC
SL 28	6281 Sharnbrook Dr. Sooke, BC
SL 29	6277 Sharnbrook Dr. Sooke, BC
SL 30	6273 Sharnbrook Dr. Sooke, BC

LEGEND

- Found Placed
- Standard Iron Post
- Lead Pipe
- GNS traverse hub

All distances are in metres and decimals thereof
Grid bearings are derived from differential carrier phase
GNS observations and are referred to the central meridian of UTM Zone 10.
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from GNS dual frequency baseline ties to geodetic control monument 927000 (CACS ALBI)
This plan shows horizontal ground-level distances unless otherwise specified.
To compute grid distances, multiply ground-level distances by the average combined factor of 0.99963437. The average combined factor has been determined based on an ellipsoidal elevation of -4.47 metres
Note: This plan shows one or more witness posts which are not set on the true corner(s).

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria - Nanaimo - Portalexle, B.C.
Z:_Surveying\26812_26812_LEGAL.DWG (26952 PH1 STRATA)

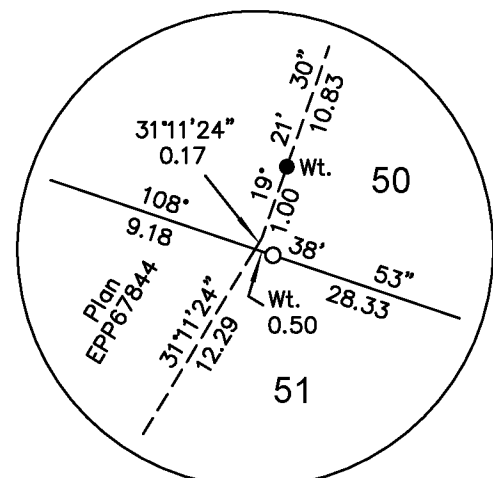
This plan lies within the Capital Regional District
This plan lies within the District of Sooke
The field survey represented by this plan was completed on the 22nd day of February, 2017.
Ryan P. Hourston, BCLS 887

PHASED BARE LAND STRATA PLAN OF PART OF LOT A, SECTIONS 28 AND 29, SOOKE DISTRICT, PLAN EPP60315, EXCEPT THAT PART IN STRATA PLAN EPS3475 (PHASE 1)

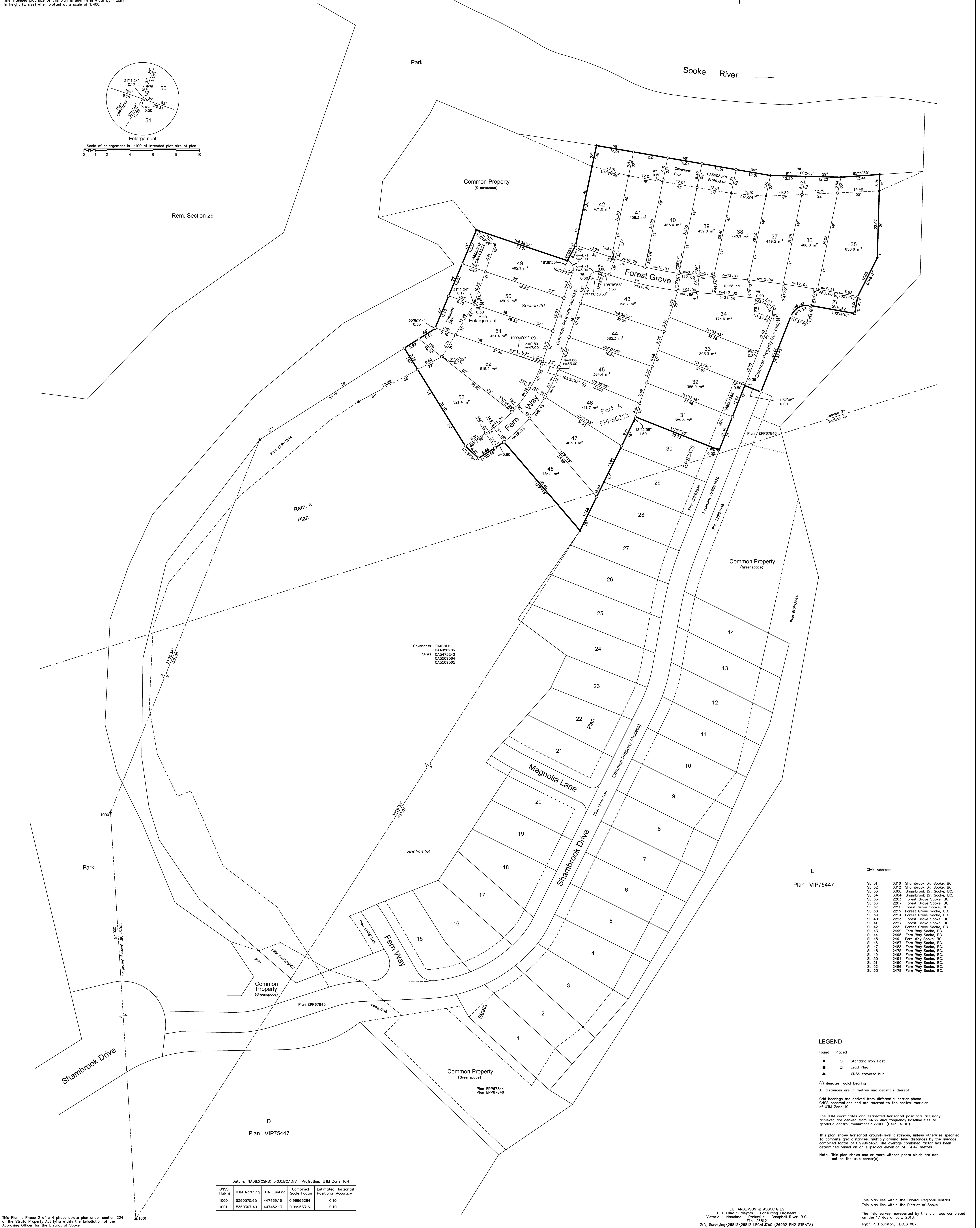
Sheet 1 of 1 Sheets
STRATA PLAN EPS3475
PHASE 2

BCGS 92B.032

0 4 8 16 24 32 40
The intended plot size of this plan is 854mm in width by 1120mm in height (E size) when plotted at a scale of 1:400.



Enlargement
Scale of enlargement is 1:100 at intended plot size of plan



Covenants FB408111
CA4056986
SRWs CA4475242
CA5509564
CA5509565

Strata #	Civic Address
Str. 31	6316 Shambrook Dr. Sooke, BC
Str. 32	6312 Shambrook Dr. Sooke, BC
Str. 33	6308 Shambrook Dr. Sooke, BC
Str. 34	6304 Shambrook Dr. Sooke, BC
Str. 35	2203 Forest Grove Sooke, BC
Str. 36	2207 Forest Grove Sooke, BC
Str. 37	2211 Forest Grove Sooke, BC
Str. 38	2215 Forest Grove Sooke, BC
Str. 39	2219 Forest Grove Sooke, BC
Str. 40	2223 Forest Grove Sooke, BC
Str. 41	2227 Forest Grove Sooke, BC
Str. 42	2231 Forest Grove Sooke, BC
Str. 43	2469 Fern Way Sooke, BC
Str. 44	2465 Fern Way Sooke, BC
Str. 45	2461 Fern Way Sooke, BC
Str. 46	2467 Fern Way Sooke, BC
Str. 47	2463 Fern Way Sooke, BC
Str. 48	2475 Fern Way Sooke, BC
Str. 49	2468 Fern Way Sooke, BC
Str. 50	2484 Fern Way Sooke, BC
Str. 51	2460 Fern Way Sooke, BC
Str. 52	2486 Fern Way Sooke, BC
Str. 53	2478 Fern Way Sooke, BC

LEGEND

Found Picked
● ○ Standard Iron Post
■ □ Lead Plug
▲ ▲ GNSS traverse hub
(r) denotes rod bearing
All distances are in metres and decimals thereof
Grid bearings are derived from differential carrier phase
GNSS observations and are referred to the central meridian of UTM Zone 10.
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from GNSS dual frequency baseline ties to geodetic control monument 927000 (CACS ALB).
This plan shows horizontal ground-level distances unless otherwise specified.
To compute grid distances, multiply ground-level distances by the average combined factor of 0.99963437. The average combined factor has been determined based on an ellipsoid elevation of -4.47 metres
Note: This plan shows one or more witness posts which are not set on the true corner(s).

GNSS Hub #	UTM Northing	UTM Easting	Combined Scale Factor	Estimated Horizontal Positional Accuracy
1000	5360575.65	447439.16	0.99963284	0.10
1001	5360367.40	447452.13	0.99963316	0.10

This Plan is Phase 2 of a 4 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the District of Sooke

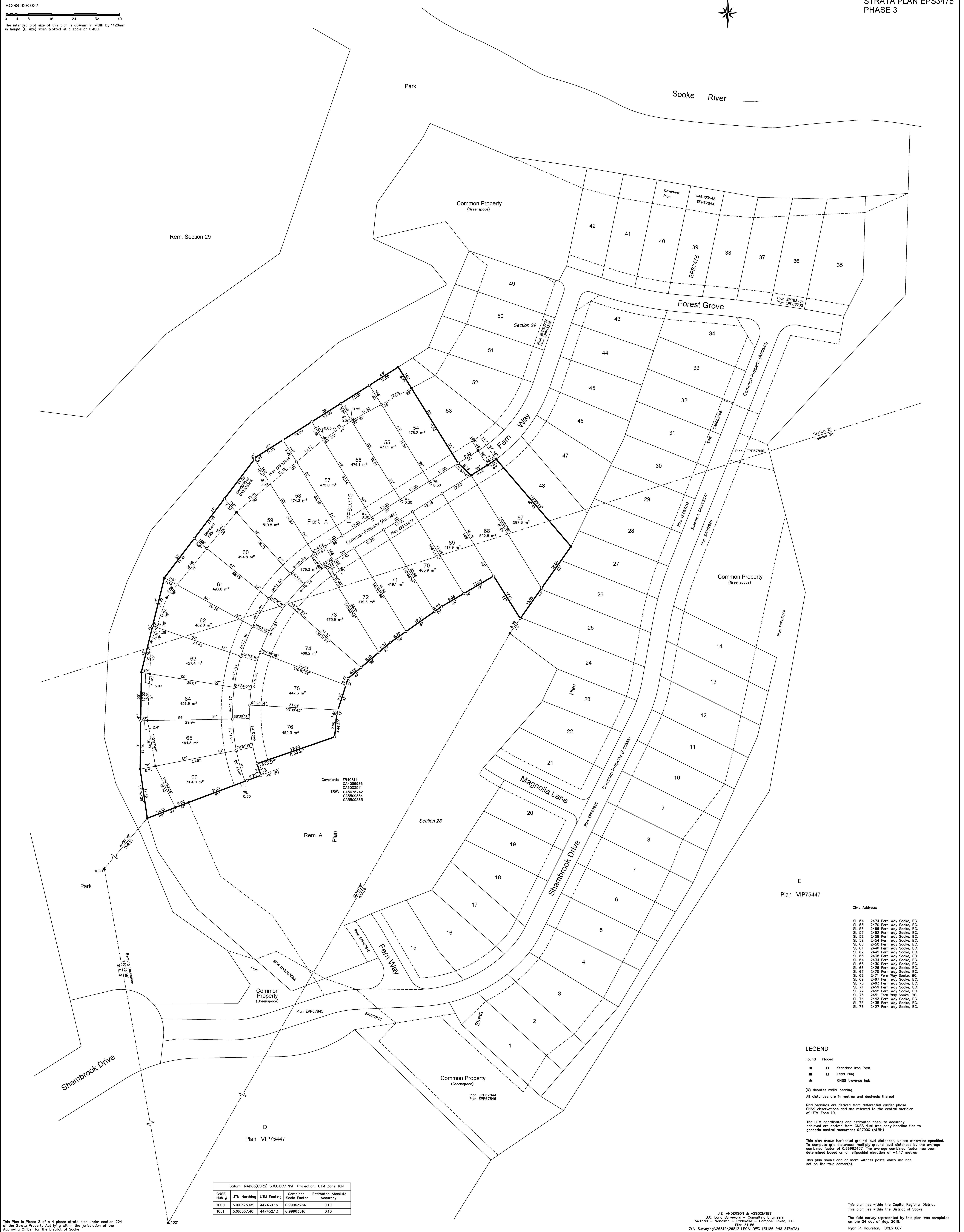
J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria - Nanaimo - Parksville - Campbell River, B.C.
File: 26812
Z:_Surveying\26812\26812 LEGAL\DWG (26852 PH2 STRATA)

This plan lies within the Capital Regional District
This plan lies within the District of Sooke
The field survey represented by this plan was completed on the 17 day of July, 2015.
Ryan P. Hourston, BCLS 887

PHASED BARE LAND STRATA PLAN OF PART OF LOT A, SECTIONS 28 AND 29, SOOKE DISTRICT, PLAN EPP60315, EXCEPT PHASES ONE AND TWO, STRATA PLAN EPS3475

Sheet 1 of 1 Sheets
STRATA PLAN EPS3475
PHASE 3

BCGS 92B.032
0 4 8 16 24 32 40
The intended plot size of this plan is 854mm in width by 1120mm in height (E size) when plotted at a scale of 1:400.



This Plan is Phase 3 of a 4 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the District of Sooke

GNSS Hub #	UTM Northing	UTM Easting	Combined Scale Factor	Estimated Absolute Accuracy
1000	5360575.65	447439.16	0.99963284	0.10
1001	5360367.40	447452.13	0.99963316	0.10

Covenants
FB408111
CA4058986
CA6003511
CA5475242
CA5059564
CA5059565
SRW6
0.30

Civic Address:

2/1 54	2474 Fern Way Sooke, BC
2/2 54	2470 Fern Way Sooke, BC
2/3 54	2468 Fern Way Sooke, BC
2/4 54	2462 Fern Way Sooke, BC
2/5 54	2458 Fern Way Sooke, BC
2/6 54	2454 Fern Way Sooke, BC
2/7 54	2450 Fern Way Sooke, BC
2/8 54	2446 Fern Way Sooke, BC
2/9 54	2442 Fern Way Sooke, BC
2/10 54	2438 Fern Way Sooke, BC
2/11 54	2434 Fern Way Sooke, BC
2/12 54	2430 Fern Way Sooke, BC
2/13 54	2426 Fern Way Sooke, BC
2/14 54	2422 Fern Way Sooke, BC
2/15 54	2418 Fern Way Sooke, BC
2/16 54	2414 Fern Way Sooke, BC
2/17 54	2410 Fern Way Sooke, BC
2/18 54	2406 Fern Way Sooke, BC
2/19 54	2402 Fern Way Sooke, BC
2/20 54	2398 Fern Way Sooke, BC
2/21 54	2394 Fern Way Sooke, BC
2/22 54	2390 Fern Way Sooke, BC
2/23 54	2386 Fern Way Sooke, BC
2/24 54	2382 Fern Way Sooke, BC
2/25 54	2378 Fern Way Sooke, BC
2/26 54	2374 Fern Way Sooke, BC
2/27 54	2370 Fern Way Sooke, BC
2/28 54	2366 Fern Way Sooke, BC
2/29 54	2362 Fern Way Sooke, BC
2/30 54	2358 Fern Way Sooke, BC

LEGEND

Found Placed

- Standard Iron Post
- Lead Plug
- ▲ GNSS traverse hub

(N) denotes radial bearing
All distances are in metres and decimals thereof
Grid bearings are derived from differential carrier phase GNSS observations and are referred to the central meridian of UTM Zone 10.
The UTM coordinates and estimated absolute accuracy achieved are derived from GNSS dual frequency baseline ties to geodetic control monument 927000 (ALBN)
This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.99963437. The average combined factor has been determined based on an ellipsoid elevation of -4.47 metres
This plan shows one or more witness posts which are not set on the true corner(s).

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria - Nanaimo - Parksville - Campbell River, B.C.
Tel: 31186
Z:_Surveying\26812\26812 LEGAL\DWG (31186 PH3 STRATA)

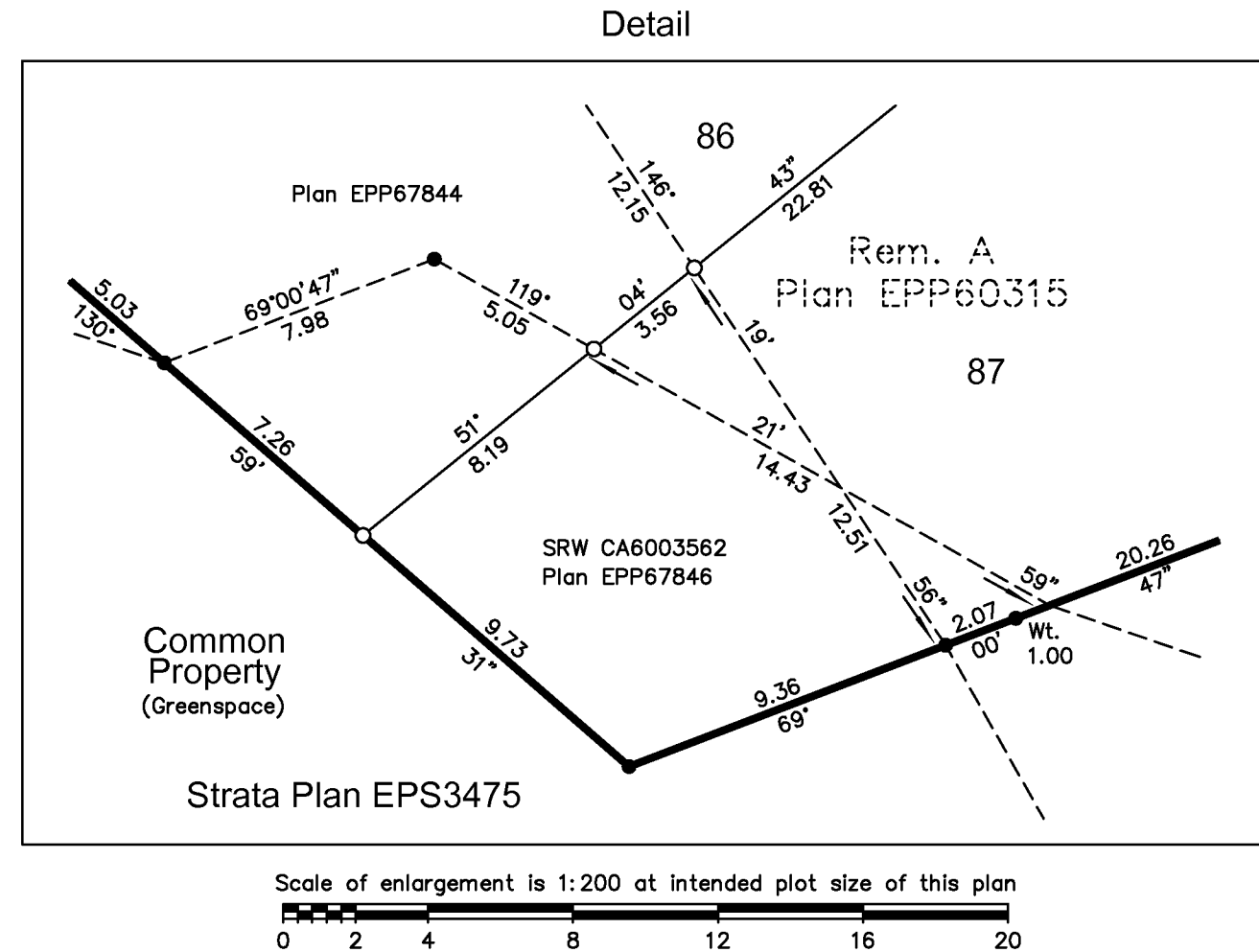
This plan lies within the Capital Regional District
This plan lies within the District of Sooke
The field survey represented by this plan was completed on the 24 day of May, 2019.
Ryan P. Hourston, BCLS 887

PHASED BARE LAND STRATA PLAN OF LOT A, SECTIONS 28 AND 29, SOOKE DISTRICT, PLAN EPP60315, EXCEPT PHASES 1 TO 3, STRATA PLAN EPS3475

Sheet 1 of 1 Sheets
STRATA PLAN EPS3475
PHASE 4

BCGS 92B.032

0 4 8 16 24 32 40
The intended plot size of this plan is 854mm in width by 1120mm in height (E size) when plotted at a scale of 1:400.



Rem. Section 29

Park

Sooke River

Common Property (Greenspace)

Forest Grove

Fern Way

Magnolia Lane

Shambrook Drive

Shambrook Drive

Plan VIP75447

- Civic Address:
- SL 77 2423 Fern Way Sooke, BC
 - SL 78 2419 Fern Way Sooke, BC
 - SL 79 2415 Fern Way Sooke, BC
 - SL 80 2411 Fern Way Sooke, BC
 - SL 81 2407 Fern Way Sooke, BC
 - SL 82 2422 Fern Way Sooke, BC
 - SL 83 2418 Fern Way Sooke, BC
 - SL 84 2414 Fern Way Sooke, BC
 - SL 85 2410 Fern Way Sooke, BC
 - SL 86 2408 Fern Way Sooke, BC
 - SL 87 2402 Fern Way Sooke, BC
 - SL 88 2308 Magnolia Lane Sooke, BC
 - SL 89 2312 Magnolia Lane Sooke, BC
 - SL 90 2316 Magnolia Lane Sooke, BC
 - SL 91 2320 Magnolia Lane Sooke, BC
 - SL 92 2324 Magnolia Lane Sooke, BC
 - SL 93 2328 Magnolia Lane Sooke, BC
 - SL 94 2332 Magnolia Lane Sooke, BC
 - SL 95 2317 Magnolia Lane Sooke, BC
 - SL 96 2313 Magnolia Lane Sooke, BC

LEGEND

- Found Placed
- Standard Iron Post
 - Lead Plug
 - ▲ GNSS traverse hub

All distances are in metres and decimals thereof
Grid bearings are derived from differential carrier phase GNSS observations and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated absolute accuracy achieved are derived from GNSS dual frequency baseline ties to geodetic control monument 927000 (ALB1)

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.99983437. The average combined factor has been determined based on an ellipsoidal elevation of -4.47 metres

This plan shows one or more witness posts which are not set on the true corner(s).
Reset denotes evidence destroyed during construction and monumentation replaced as per previous phases of Strata Plan EPS3475

This Plan is Phase 4 of a 4 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the District of Sooke

GNSS Hub #	UTM Northing	UTM Easting	Absolute Accuracy
1000	5360575.65	447439.16	0.10
1001	5360367.40	447452.13	0.10

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria - Nanaimo - Parksville - Campbell River, B.C.
File: 31187
Z:_Surveying\26812\26812 LEGAL-DWG (31187 PH4 STRATA)

This plan lies within the Capital Regional District
This plan lies within the District of Sooke
The field survey represented by this plan was completed on the 10th day of March, 2023.
Ryan P. Hourston, BCLS 887