

PHASED STRATA PLAN OF LOT 2, SECTIONS 6 AND 103, ESQUIMALT DISTRICT, PLAN VIP78337

Sheet 1 of 6 Sheets

STRATA PLAN EPS5669
PHASE 1

BCGS 92B.043

0 2 4 8 12 16 20
The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:200.

LEGEND

Found Placed

- Standard Iron Post
- ▲ GNSS traverse hub
- ⊙ Concrete Standard Post

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 (ALBH) and 99H2286

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.99961359735. The average combined factor has been determined based on an ellipsoidal elevation of 6.84 metres

This sheet shows offsets and dimensions to building sheathing at level one

Unless otherwise noted, all building corners defect by multiples of 90° from the given reference bearing

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

Civic Address:

- SL 1 101 – 100 Presley Place
- SL 2 102 – 100 Presley Place
- SL 3 103 – 100 Presley Place
- SL 4 201 – 100 Presley Place
- SL 5 202 – 100 Presley Place
- SL 6 203 – 100 Presley Place
- SL 7 301 – 100 Presley Place
- SL 8 302 – 100 Presley Place
- SL 9 303 – 100 Presley Place

Strata lot dimensions and areas are measured to the centerline of walls.

The height of the strata unit is defined by the centerline of the floor above, or in the case of the top floor, the height is defined by the centerline of the ceiling.

Balconies are measured to the exterior of their structural floor

Patios are measured to the exterior of their parapet wall

Balconies and patios are defined as to height, by the centerline of the floor above, or where there is no floor above, by the average height of the strata lot within.

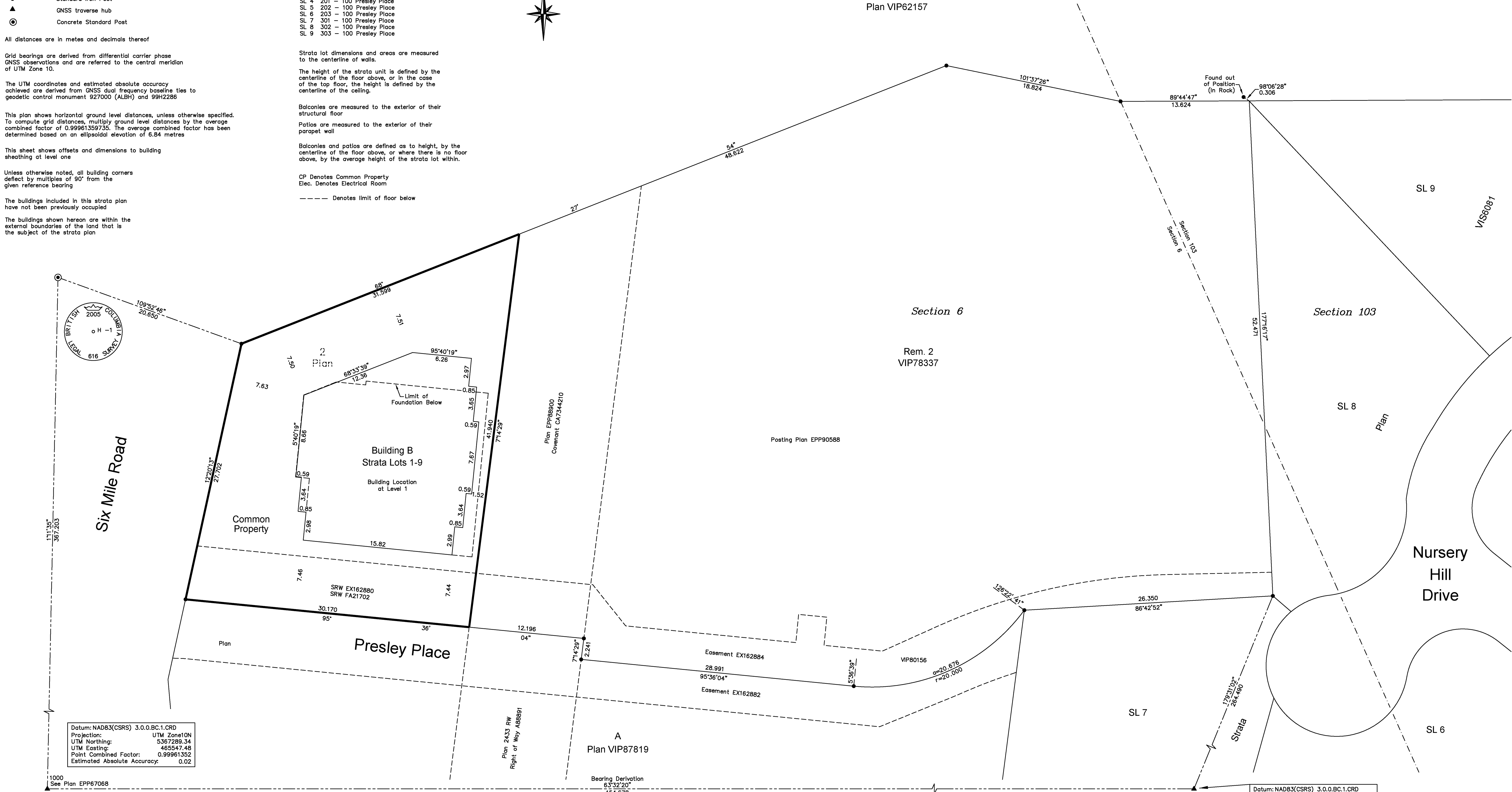
CP Denotes Common Property
Elec. Denotes Electrical Room

--- Denotes limit of floor below



Trans Canada Highway

Plan VIP62157



Datum: NAD83(CSRS) 3.0.0.BC.1.CRD
Projection: UTM Zone10N
UTM Northing: 5367289.34
UTM Easting: 465547.48
Point Combined Factor: 0.99961352
Estimated Absolute Accuracy: 0.02

Datum: NAD83(CSRS) 3.0.0.BC.1.CRD
Projection: UTM Zone10N
UTM Northing: 5367358.23
UTM Easting: 465685.90
Point Combined Factor: 0.99961402
Estimated Absolute Accuracy: 0.02

This plan lies within the jurisdiction of the Approving Officer for the Ministry of Transportation and Infrastructure

This Plan is Phase 1 of a 2 phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for The Town of View Royal

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria–Nanaimo–Parksville–Campbell River, B.C.
File: 30691

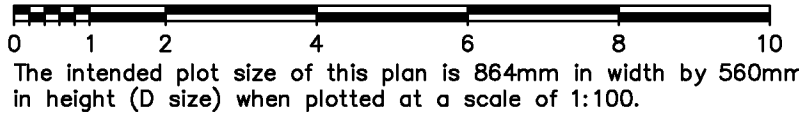
V:_Projects\30691\08\02\Microsurvey\30691.dwg (STRATA PH1 SH1)

This plan lies within The Town of View Royal and the Capital Regional District

The field survey represented by this plan was completed on the 8th day of March, 2019.
Ryan P. Hourston, BCLS 887

BUILDING B - PARKING LEVEL

Sheet 2 of 6 Sheets
STRATA PLAN EPS5669
PHASE 1



This sheet shows dimensions to centerline of concrete foundation walls where applicable

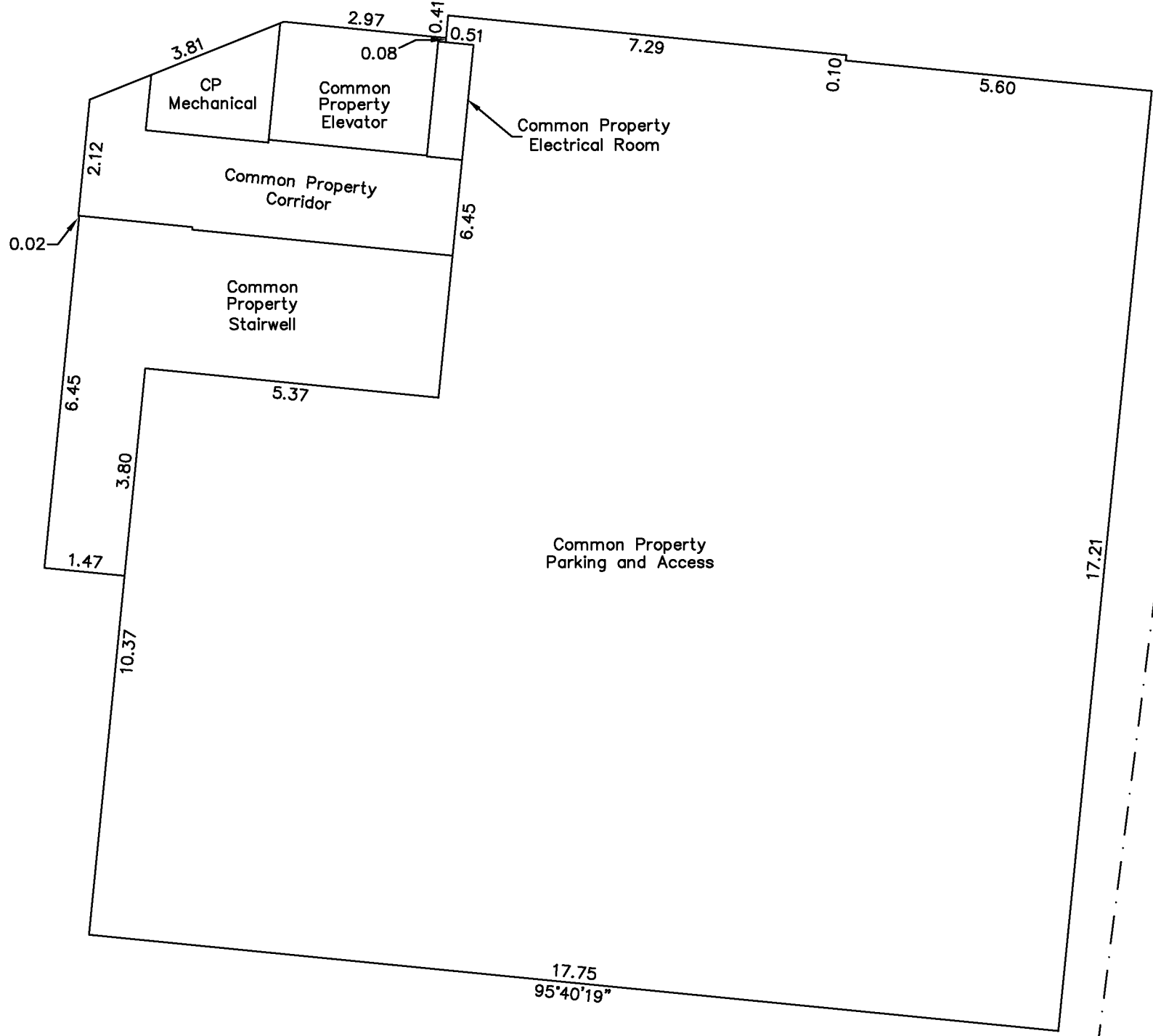
Six Mile Road

Trans Canada Highway



2
Plan

Common
Property



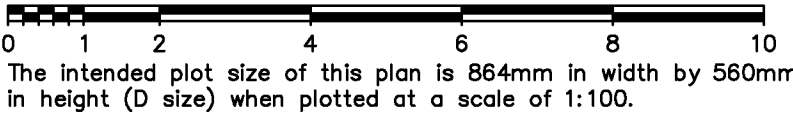
Phase Boundary

Rem. 2
VIP78337

Presley Place

BUILDING B - LEVEL 1 - STRATA LOTS 1 TO 3

Sheet 3 of 6 Sheets
STRATA PLAN EPS5669
PHASE 1



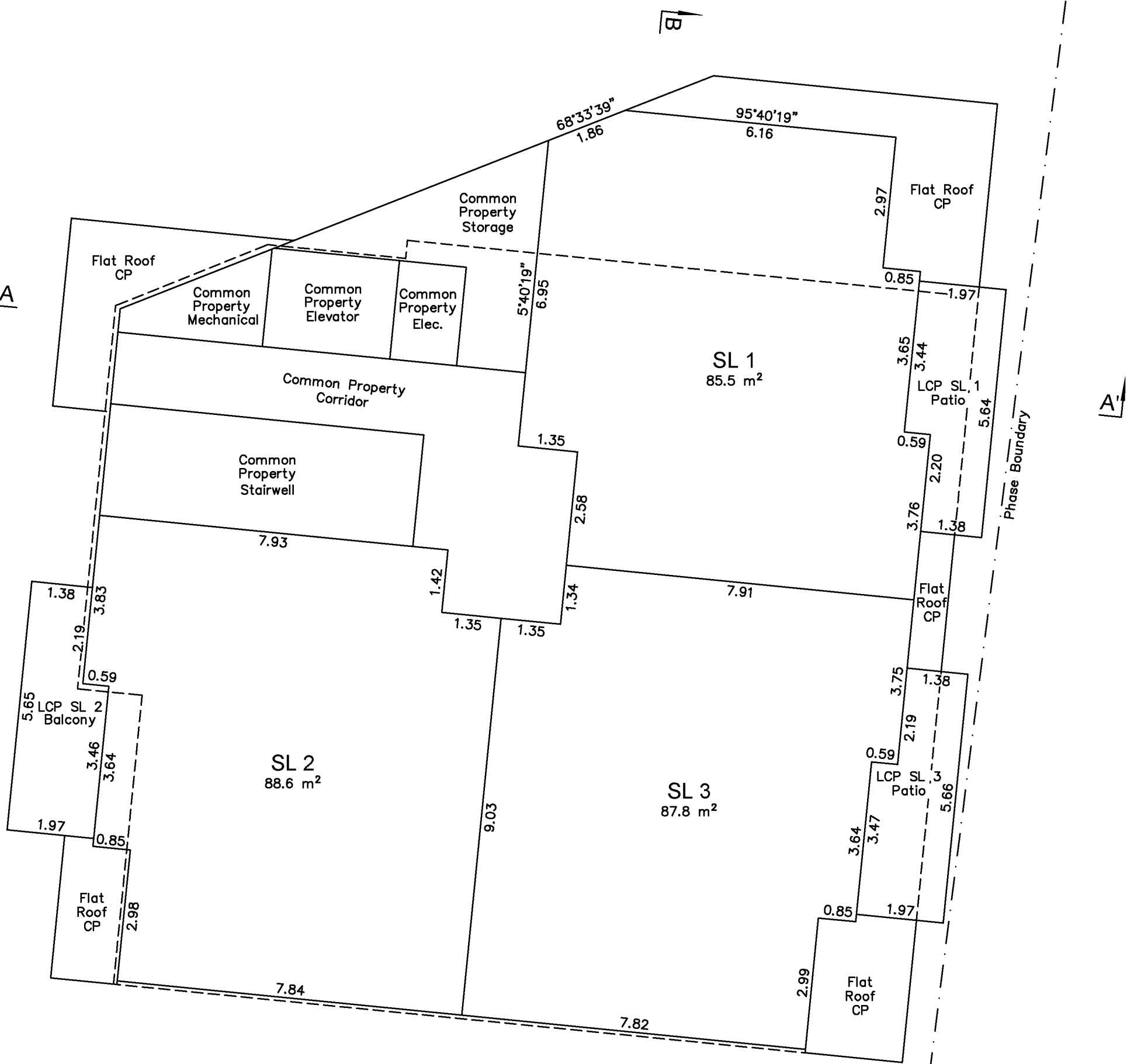
Trans Canada Highway

Six Mile Road

2
Plan

Common
Property

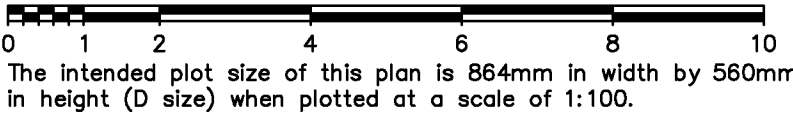
Rem. 2
VIP78337



Presley Place

BUILDING B - LEVEL 2 - STRATA LOTS 4 TO 6

Sheet 4 of 6 Sheets
STRATA PLAN EPS5669
PHASE 1



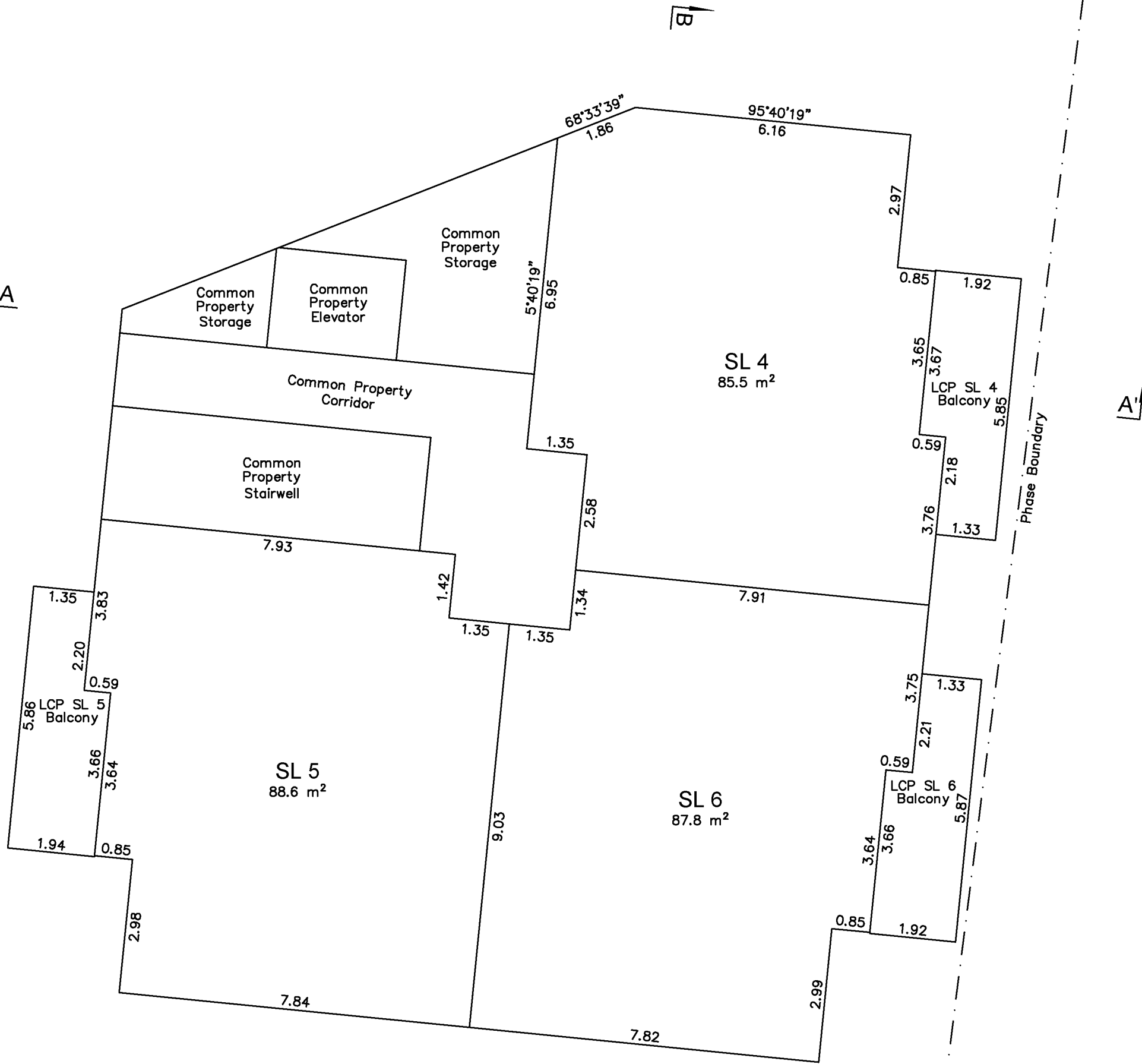
Trans Canada Highway

Six Mile Road

2
Plan

Common
Property

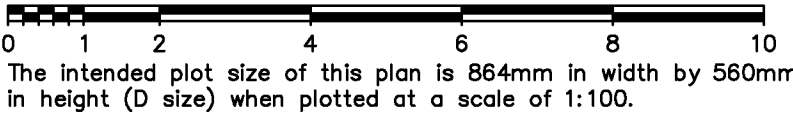
Rem. 2
VIP78337



Presley Place

BUILDING B - LEVEL 3 - STRATA LOTS 7 TO 9

Sheet 5 of 6 Sheets
STRATA PLAN EPS5669
PHASE 1

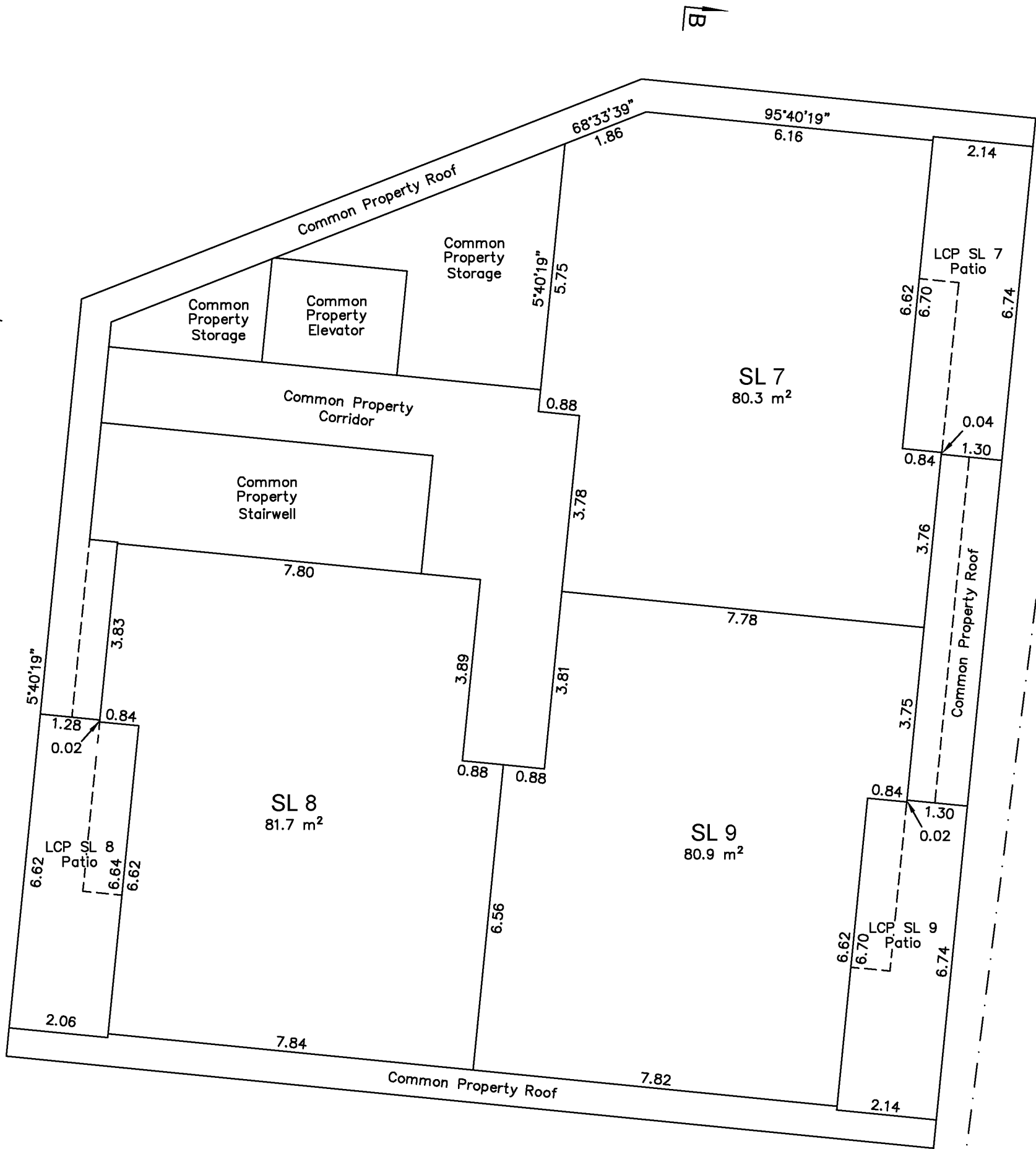


Trans Canada Highway

Six Mile Road

Part 2
Plan

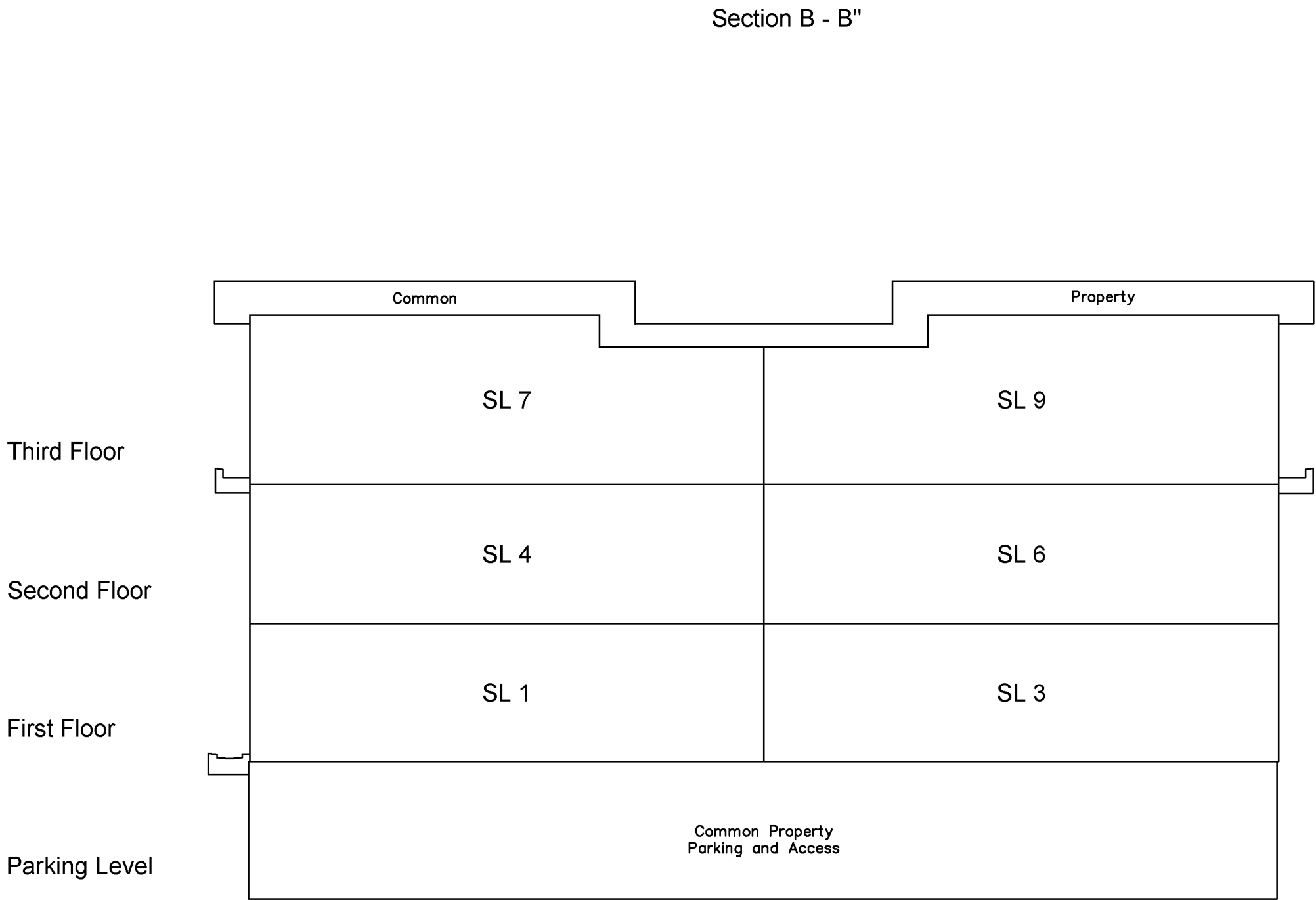
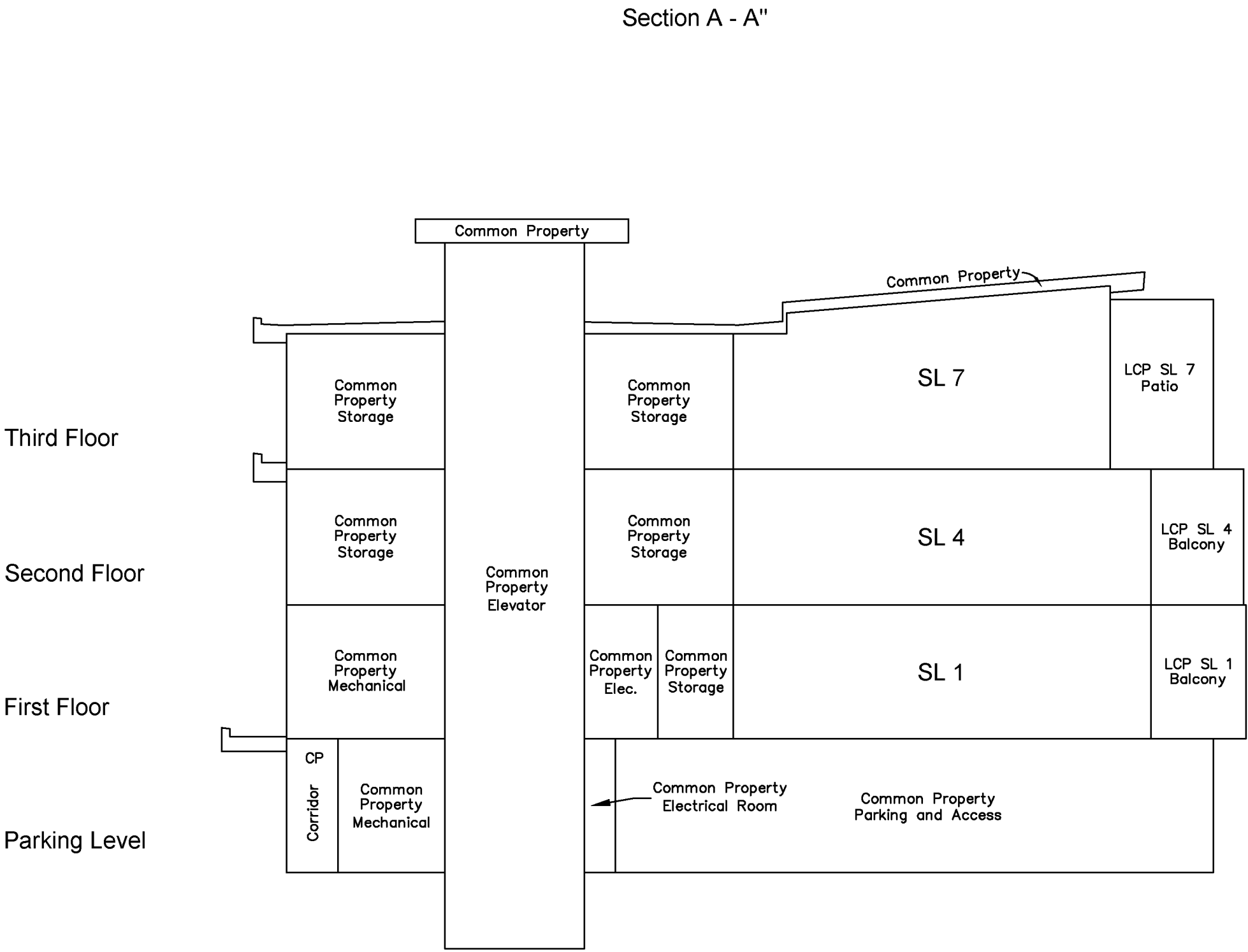
Common
Property



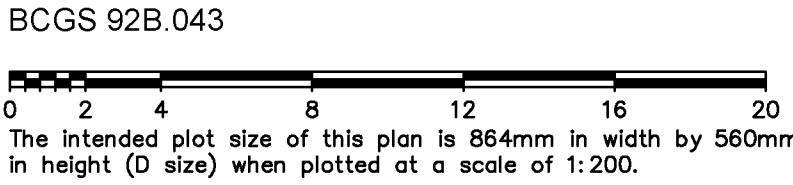
Rem. 2
VIP78337

BUILDING B - SECTIONS

Sheet 6 of 6 Sheets
STRATA PLAN EPS5669
PHASE 1



PHASED STRATA PLAN OF LOT 2, SECTIONS 6 AND 103, ESQUIMALT DISTRICT, PLAN VIP78337, EXCEPT PHASE ONE OF STRATA PLAN EPS5669



LEGEND

- Found Placed
- ○ Standard Iron Post
 - ▲ GNSS traverse hub
 - ⊙ Concrete Standard Post

Asp. denotes short iron post set in asphalt
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SL 14 105 – 110 Presley Place
SL 15 106 – 110 Presley Place
SL 16 107 – 110 Presley Place
SL 17 108 – 110 Presley Place
SL 18 201 – 110 Presley Place
SL 19 202 – 110 Presley Place
SL 20 203 – 110 Presley Place
SL 21 204 – 110 Presley Place
SL 22 205 – 110 Presley Place
SL 23 206 – 110 Presley Place
SL 24 207 – 110 Presley Place
SL 25 208 – 110 Presley Place
SL 26 209 – 110 Presley Place
SL 27 210 – 110 Presley Place
SL 28 211 – 110 Presley Place
SL 29 212 – 110 Presley Place
SL 30 213 – 110 Presley Place
SL 31 214 – 110 Presley Place
SL 32 215 – 110 Presley Place
SL 33 216 – 110 Presley Place
SL 34 301 – 110 Presley Place
SL 35 302 – 110 Presley Place

SL 36 303 – 110 Presley Place
SL 37 304 – 110 Presley Place
SL 38 305 – 110 Presley Place
SL 39 306 – 110 Presley Place
SL 40 307 – 110 Presley Place
SL 41 308 – 110 Presley Place
SL 42 309 – 110 Presley Place
SL 43 310 – 110 Presley Place
SL 44 311 – 110 Presley Place
SL 45 312 – 110 Presley Place
SL 46 313 – 110 Presley Place
SL 47 314 – 110 Presley Place
SL 48 315 – 110 Presley Place
SL 49 401 – 110 Presley Place
SL 50 402 – 110 Presley Place
SL 51 403 – 110 Presley Place
SL 52 404 – 110 Presley Place
SL 53 405 – 110 Presley Place
SL 54 406 – 110 Presley Place
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SL 60 412 – 110 Presley Place

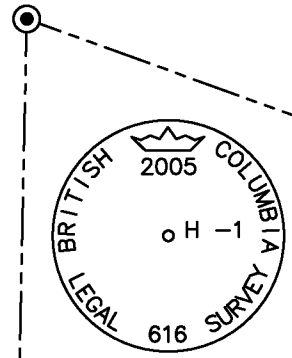
Trans Canada Highway

Plan VIP62157



Sheet 1 of 7 Sheets

STRATA PLAN EPS5669
PHASE 2



Six Mile Road

Strata Plan EPS5669
(Phase 1)

Presley Place

Building A
Strata Lots 10-60

Section 6

Rem. 2
Plan VIP78337

Posting Plan EPP90588

Common
Property

Section 103

SL 8
Plan

Nursery
Hill
Drive

SL 7

SL 6

Datum: NAD83(CSRS) 3.0.0.BC.1.CRD
Projection: UTM Zone10N
UTM Northing: 5367289.34
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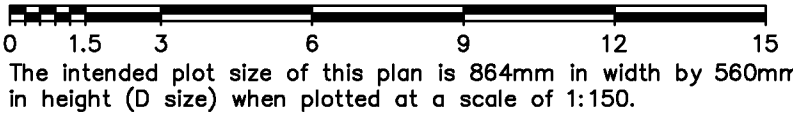
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This plan lies within The Town of View Royal and the Capital Regional District

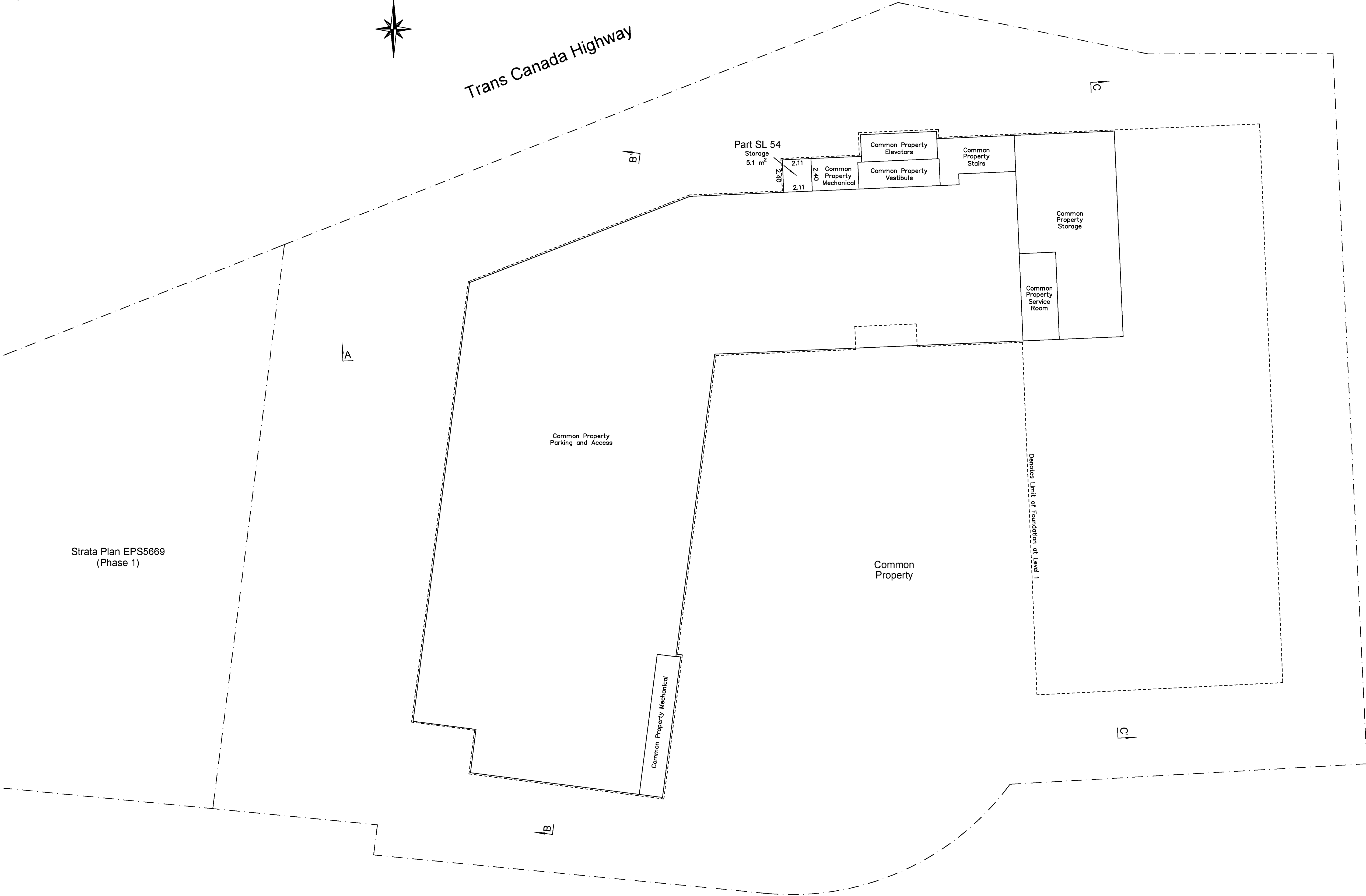
The field survey represented by this plan was completed on the 24th day of July, 2019.
Ryan P. Hourston, BCLS 887

BUILDING A - PARKING LEVEL - PART OF STRATA LOT 54 AND COMMON PROPERTY

Sheet 2 of 7 Sheets
STRATA PLAN EPS5669
PHASE 2



Trans Canada Highway



Strata Plan EPS5669
(Phase 1)

Common
Property

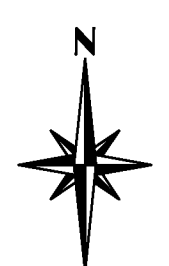
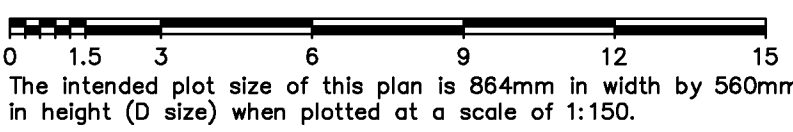
Common Property
Mechanical

B

Presley Place

BUILDING A - LEVEL 1 - STRATA LOTS 10 TO 17 AND PART OF STRATA LOT 60

Sheet 3 of 7 Sheets
STRATA PLAN EPS5669
PHASE 2



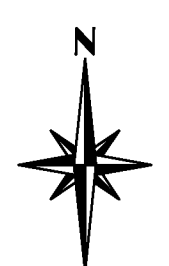
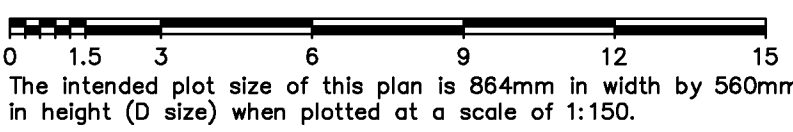
Trans Canada Highway

Strata Plan EPS5669
(Phase 1)

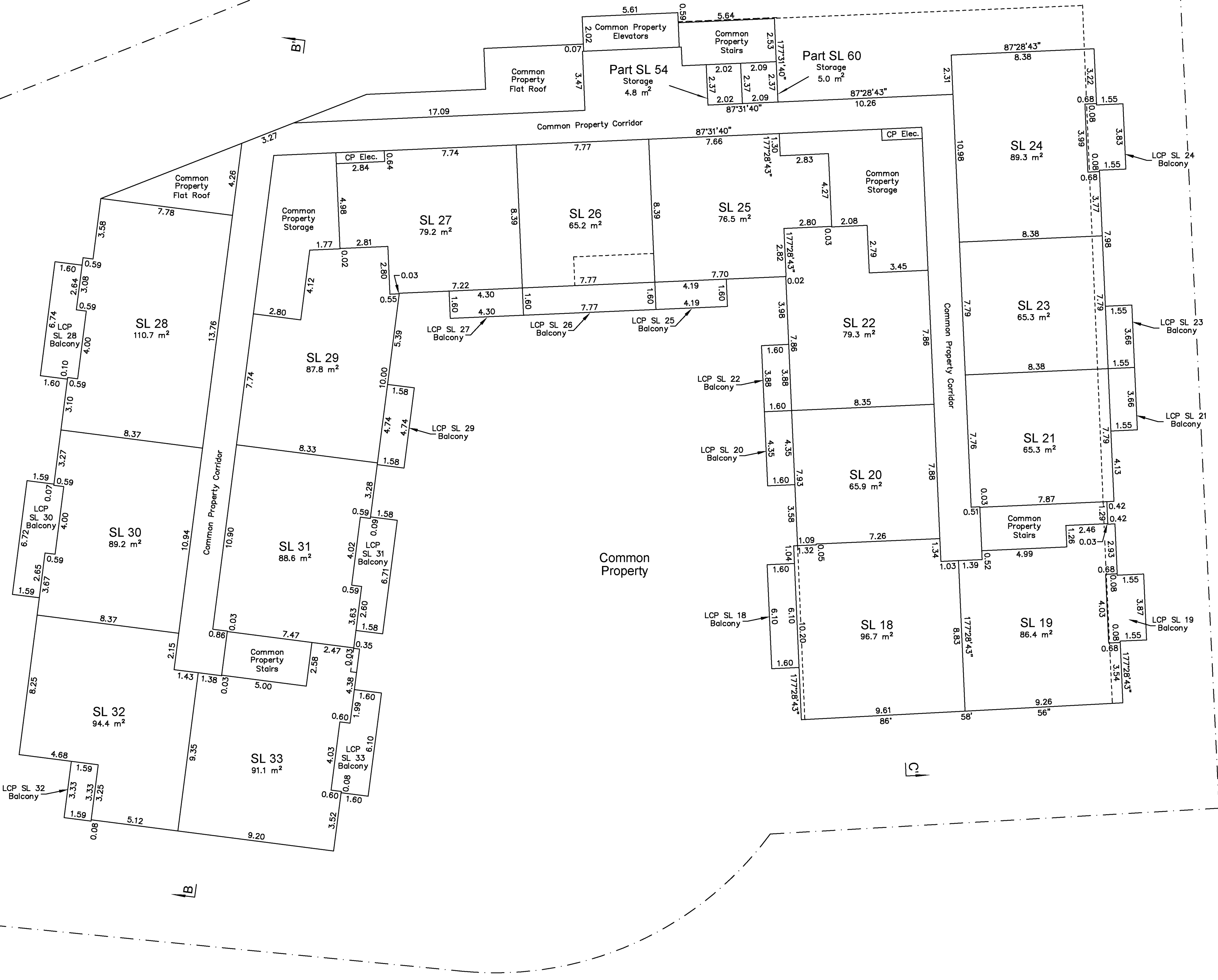
Presley Place

BUILDING A - LEVEL 2 - STRATA LOTS 18 TO 33 AND PART OF STRATA LOTS 54 AND 60

Sheet 4 of 7 Sheets
STRATA PLAN EPS5669
PHASE 2



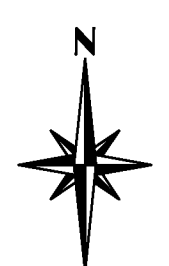
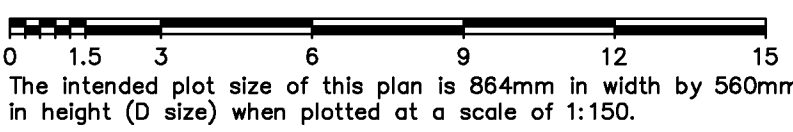
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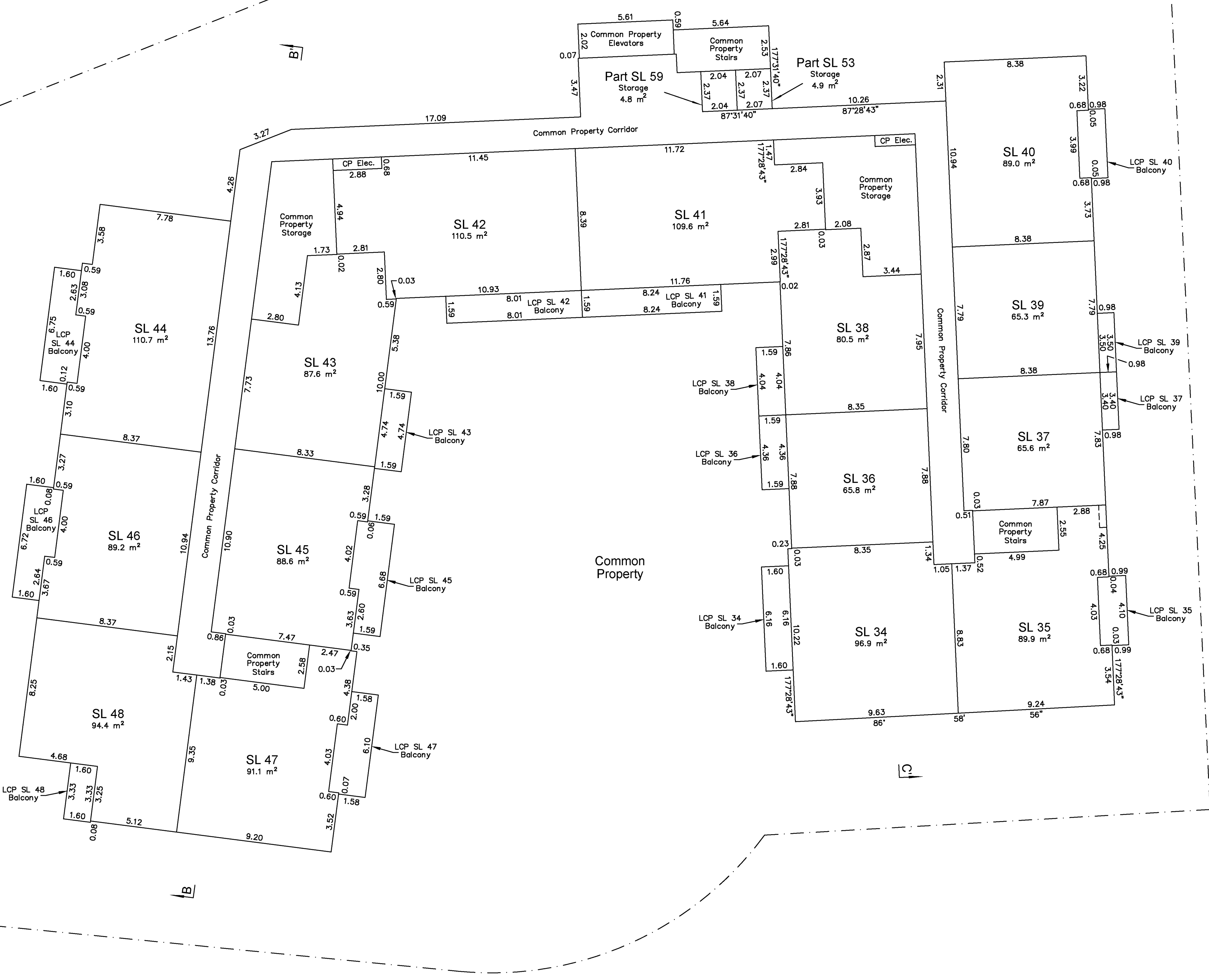
Strata Plan EPS5669
(Phase 1)

BUILDING A - LEVEL 3 - STRATA LOTS 34 TO 48 AND PART OF STRATA LOTS 53 AND 59

Sheet 5 of 7 Sheets
STRATA PLAN EPS5669
PHASE 2



Trans Canada Highway

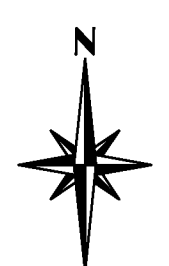
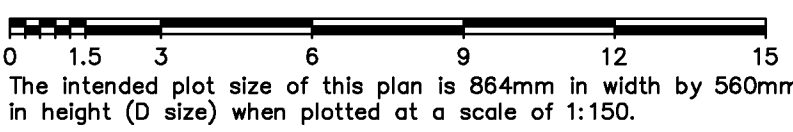


Strata Plan EPS5669
(Phase 1)

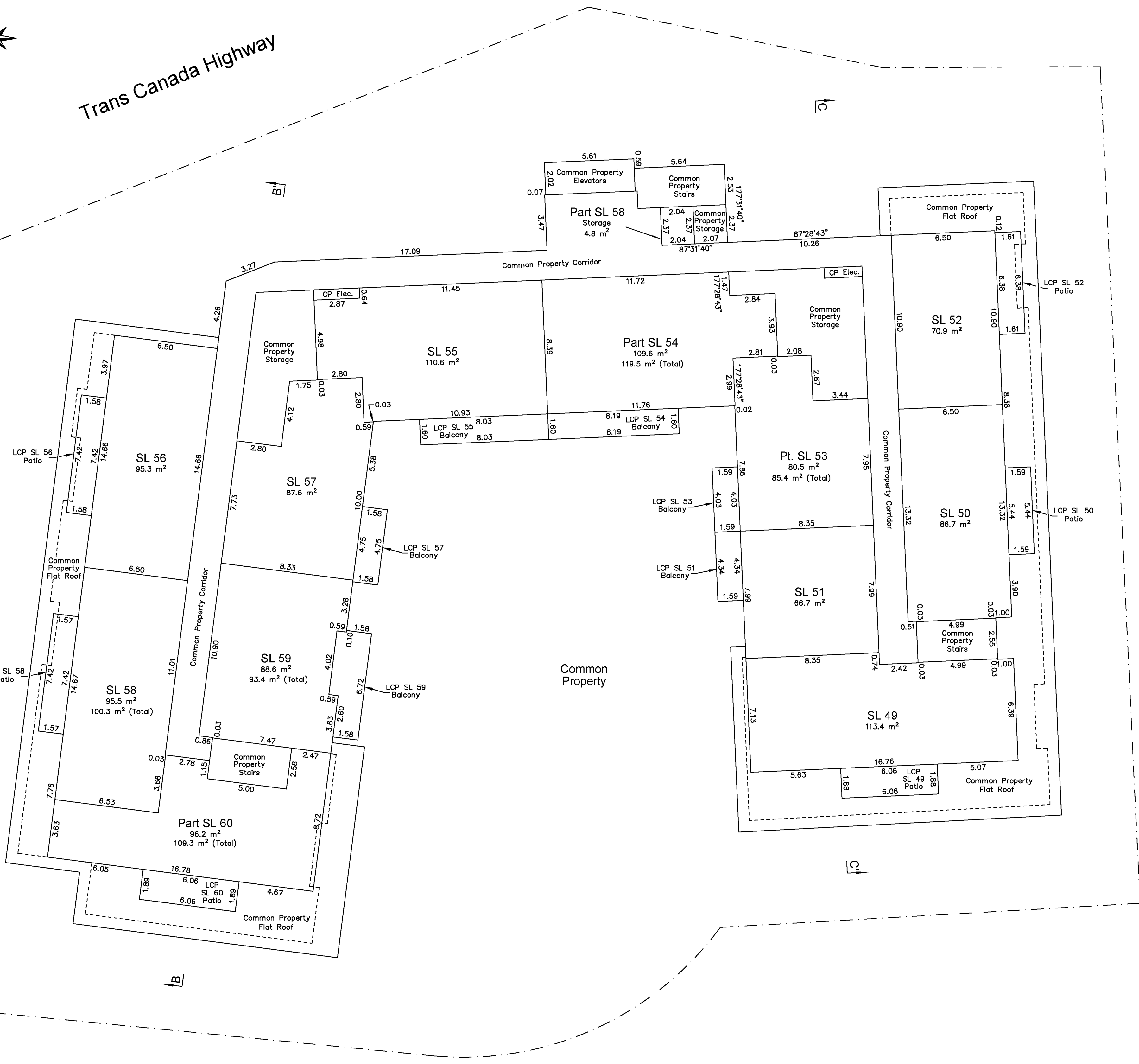
Presley Place

BUILDING A - LEVEL 4 - STRATA LOTS 49 TO 52, 55 TO 58 AND PART OF STRATA LOTS 53, 54 AND 59 TO 60

Sheet 6 of 7 Sheets
STRATA PLAN EPS5669
PHASE 2



Trans Canada Highway



Strata Plan EPS5669
(Phase 1)

Presley Place

BUILDING A SECTIONS

Sheet 7 of 7 Sheets

STRATA PLAN EPS5669
PHASE 2

