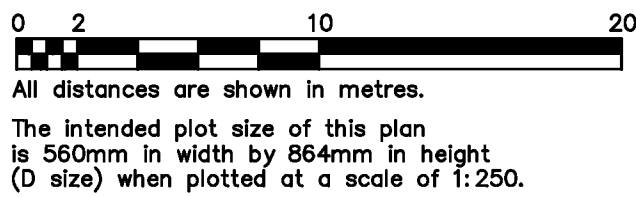


Strata Plan of Lot 2,
Section 114, Esquimalt District,
Plan EPP65048

BCGS 92B.043



Found	Set	Denotes
●	●	Standard Iron Post
● R	●	Short Iron Post in Rock
■	■	Standard Lead Plug
⊙	⊙	Control Monument

Legend
Integrated Survey Area No. 51, City of Langford, NAD83(CSRS)3.0.0.BC.1.CRD
Grid bearings are derived from observations between geodetic control monuments 12H2670 and 13H2707.
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for the geodetic control monuments 12H2670 and 13H2707

This plan shows horizontal ground-level distances except where otherwise specified. To compute grid distances, multiply ground-level distances by combined factor of 0.9996060 which has been derived from control monument 12H2670.

Sheet 1 of 5 Sheets

Strata Plan EPS5294
Phase 1

- Civic Addresses:
- Strata Lot 1 : 1227 Moonstone Loop
 - Strata Lot 2 : 1225 Moonstone Loop
 - Strata Lot 3 : 1223 Moonstone Loop
 - Strata Lot 4 : 1221 Moonstone Loop
 - Strata Lot 5 : 1217 Moonstone Loop
 - Strata Lot 6 : 1215 Moonstone Loop
 - Strata Lot 7 : 1213 Moonstone Loop
 - Strata Lot 8 : 1211 Moonstone Loop
 - Strata Lot 9 : 1207 Moonstone Loop
 - Strata Lot 10 : 1205 Moonstone Loop
 - Strata Lot 11 : 1203 Moonstone Loop
 - Strata Lot 12 : 1201 Moonstone Loop
 - Strata Lot 13 : 1197 Moonstone Loop
 - Strata Lot 14 : 1195 Moonstone Loop
 - Strata Lot 15 : 1193 Moonstone Loop
 - Strata Lot 16 : 1191 Moonstone Loop
 - Strata Lot 17 : 1187 Moonstone Loop
 - Strata Lot 18 : 1185 Moonstone Loop
 - Strata Lot 19 : 1183 Moonstone Loop
 - Strata Lot 20 : 1181 Moonstone Loop

Offsets to property lines are perpendicular thereto and are measure to building foundation walls.
All angles defect by multiples of 90 degrees unless otherwise indicated.

The buildings shown hereon are within the the external boundaries of the land that is the subject of this Strata Plan.
The buildings included within this Strata Plan have not been previously occupied.

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 Officer for the City of Langford

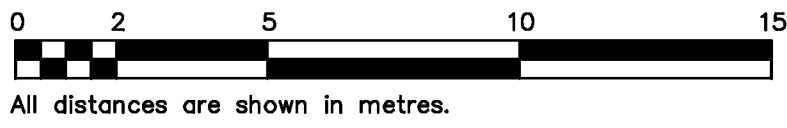
This plan lies within the Capital Regional District and within the City of Langford.
The field survey represented by this plan was completed on the 14th day of February, 2019. James Worton, BCLS 757

File	12 166-123W
Drawing	LOT 7 PHASE 1 STRATA
POWELL & ASSOCIATES	
B C Land Surveyors	
250-2950 Douglas Street	
Victoria, BC V8T 4N4	
phone (250) 382-8855	

12H2670
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,367,029.100
UTM Easting 461,593.905
Point Combined Factor 0.9996060
Absolute accuracy 0.025

13H2707
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,367,082.625
UTM Easting 461,886.069
Point Combined Factor 0.9996057
Absolute accuracy 0.01m.

Lower Floor



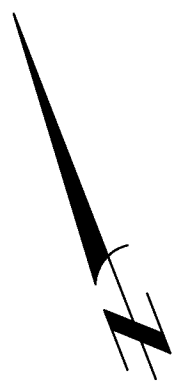
All distances are shown in metres.

The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:150.

Legend

Pt – denotes Part of

LCP – denotes Limited Common Property

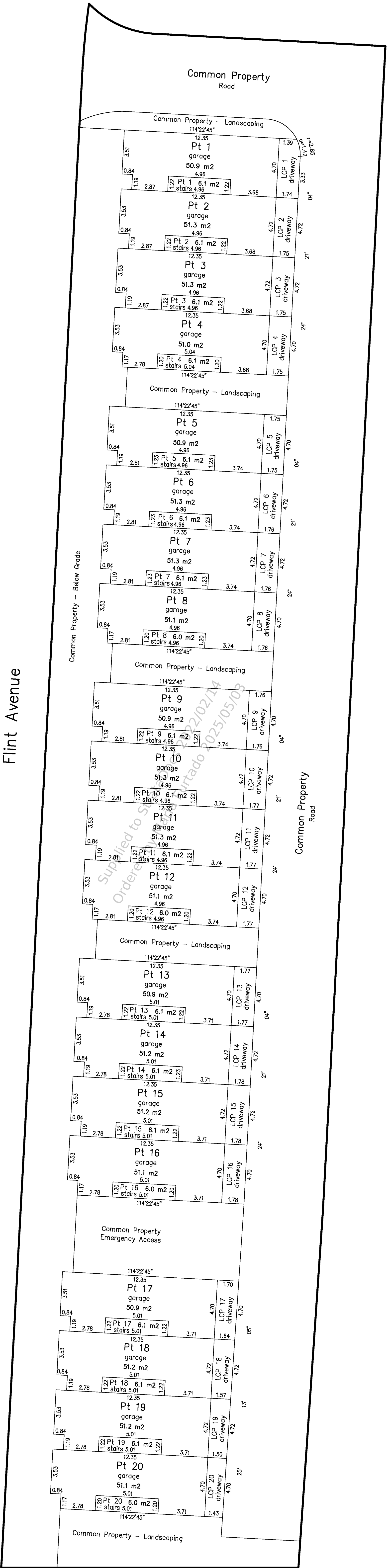


All angles defect by multiples of 90 degrees unless otherwise indicated.

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

All patios and balconies are defined as to height by the centre 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.

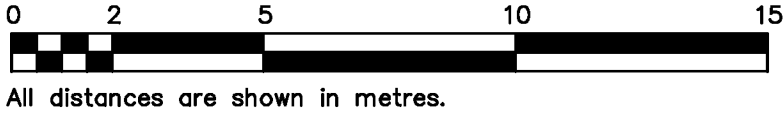
Flint Avenue



Strata Plan EPS5294
Phase 1

Sheet 2 of 5 Sheets

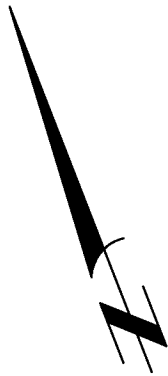
Main Floor



All distances are shown in metres.

The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:150.

- Legend**
- Pt – denotes Part of
 - LCP – denotes Limited Common Property
 - denotes line of floor below

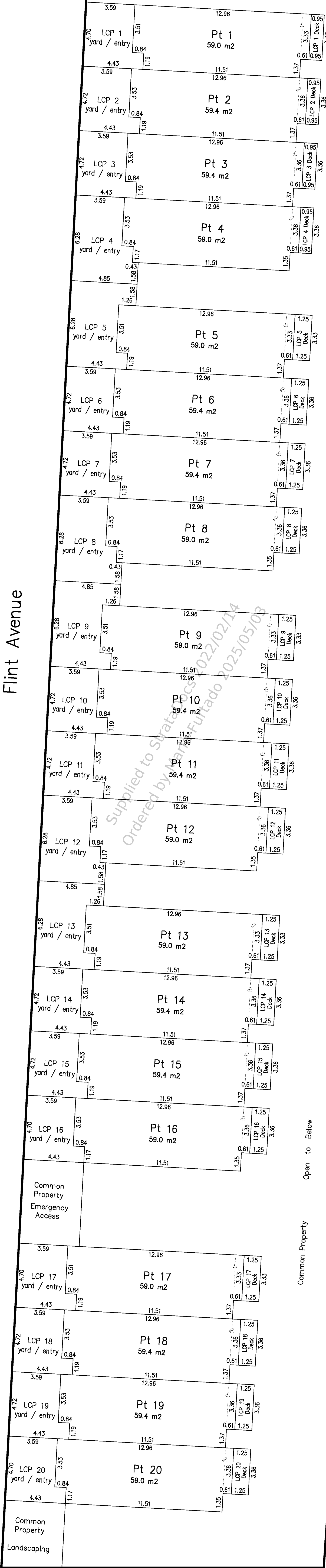


All angles defect by multiples of 90 degrees unless otherwise indicated.

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

All patios and balconies are defined as to height by the centre 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.

Flint Avenue



Sheet 3 of 5 Sheets

Strata Plan EPS5294
Phase 1

Upper Floor

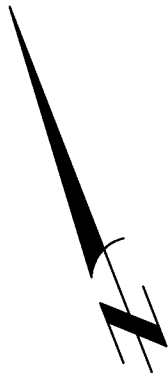


All distances are shown in metres.

The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:150.

Legend

Pt – denotes Part of



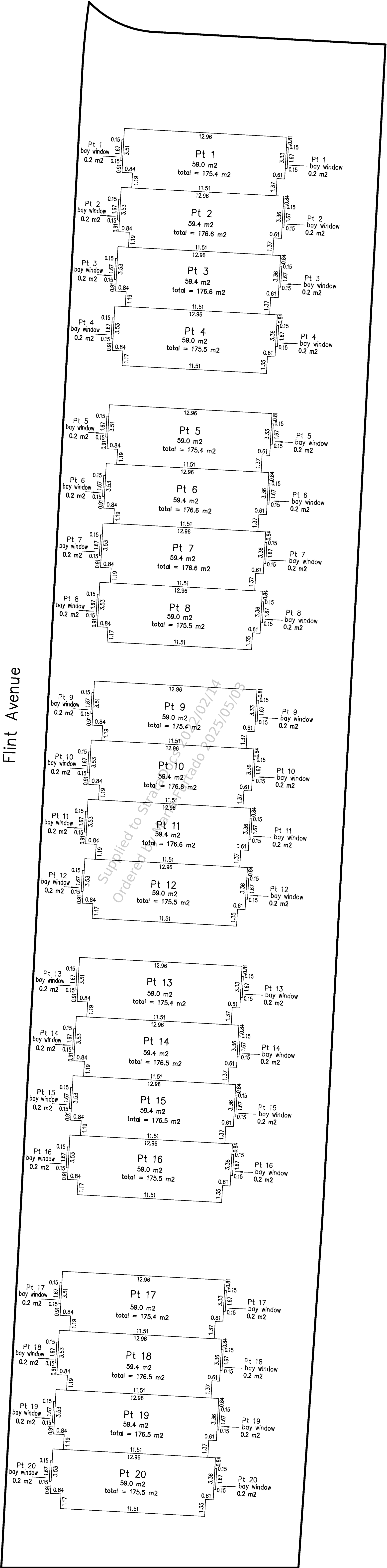
All angles defect by multiples of 90 degrees unless otherwise indicated.

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

Sheet 4 of 5 Sheets

Strata Plan EPS5294
Phase 1

Flint Avenue



Cross Sections

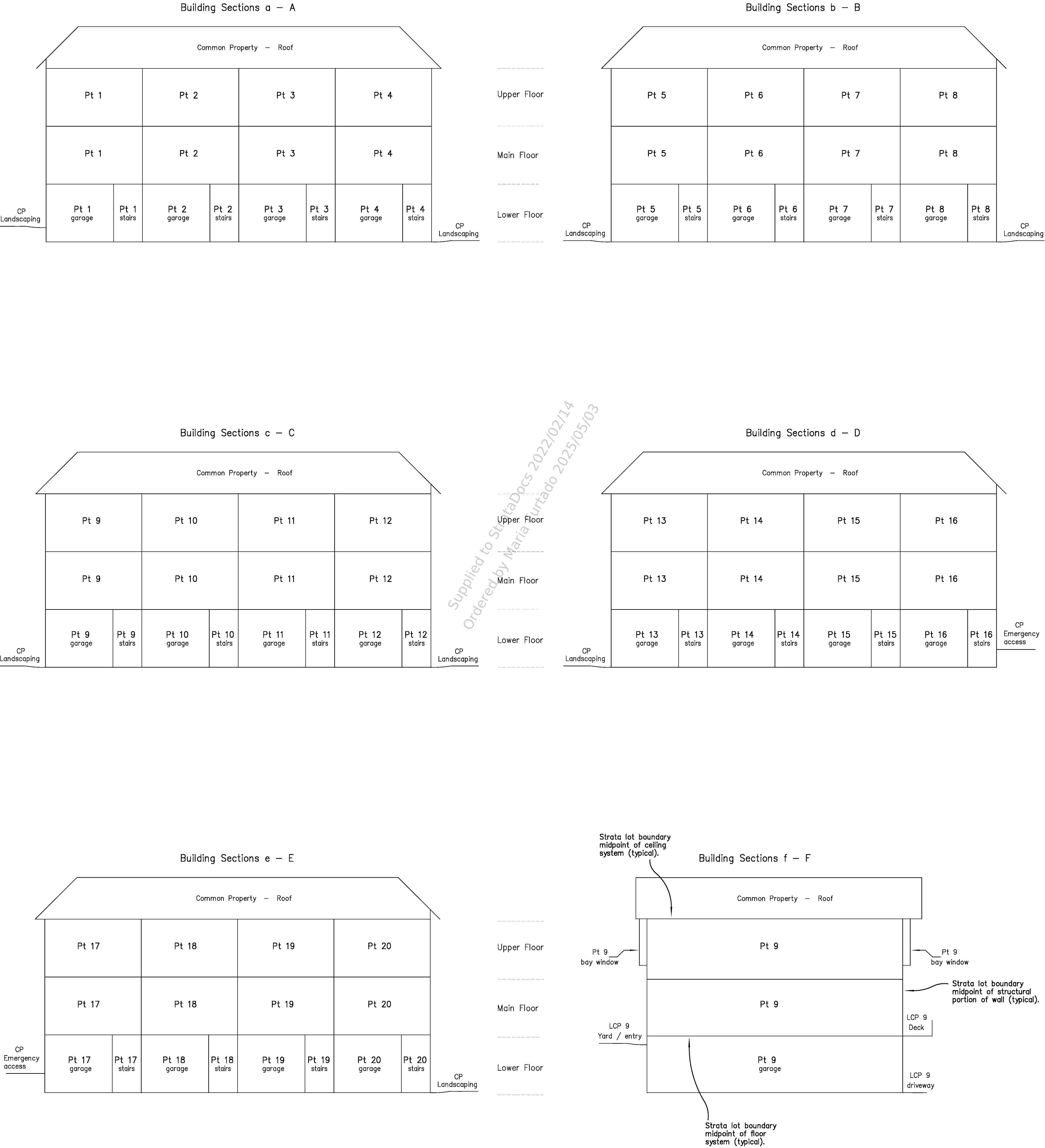
Not to Scale

Legend
Pt — denotes Part of
CP — denotes Common Property

Sheet 5 of 5 Sheets

Strata Plan EPS5294

Phase 1



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.

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

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number:

Plan Number:

This original plan number assignment was done under Commission #:

LTO Document Reference:

3. CERTIFICATION:

Form 9

Explanatory Plan

Form 9A

The field survey was completed on:

(YYYY/Month/DD)

The checklist was filed under ECR#:

The plan was completed and checked on:

(YYYY/Month/DD)

I am a British Columbia land surveyor and certify that

this plan was completed and checked on:

(YYYY/Month/DD)

that the checklist was filed under ECR#:

and that the plan is correct in accordance with Land Title Office records.

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of

(YYYY/Month/DD)

None

Strata Form 9

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:

(YYYY/Month/DD)

I am a British Columbia land surveyor and certify:

1. That the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan subject to clause 2 of this endorsement

2. That certain parts of the buildings are not within the external boundaries but appropriate and necessary easements of other interests are registered as set out in section 244 (1)(f) of the Strata Property Act.

Registered Charge Number(s):

Certification Date:

(YYYY/Month/DD)

Arterial Highway

I am a British Columbia land surveyor and certify that I am authorized by the Minister of Transportation and Infrastructure under section 44.1 of the Transportation Act to show certain lands identified on this plan dedicated as Arterial Highway.

Remainder Parcel (Airspace)

I am a British Columbia Land Surveyor and certify that no portion of the parcels or dedications created on this plan overlap vertically, that is, lie above or below any portion of the Air Space parcels on Air Space Plan

4. ALTERATION:

LTO Document Reference:

This is an alteration to a previous version of this plan identified by control number:

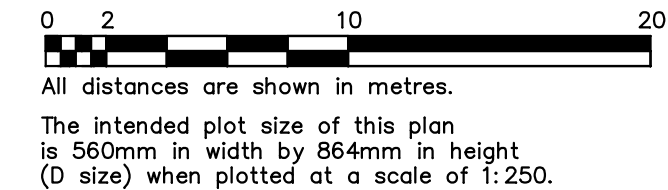
DESCRIPTION OF ALTERATION: SEE SCHEDULE

Ordered By: Maria Furtado of One Percent Realty on 2025/05/03
Document Uploaded and Verified: 2022/02/14

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Strata Plan of Lot 2,
Section 114, Esquimalt District,
Plan EPP65048 except part in
Strata Plan EPS5294 (Phase 1)

BCGS 92B.043



Found	Set	Denotes
●		Standard Iron Post
●	R	Short Iron Post in Rock
■		Standard Lead Plug
⊙		Control Monument

LEGEND

Integrated Survey Area No. 51, City of Langford,
NAD83(CSRS)3.0.0.BC.1.CRD.

Grid bearings are derived from geodetic control monuments 12H2670 and 13H2707 and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for the geodetic control monuments 12H2670 and 13H2707.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9996060 which has been derived from geodetic control monument 12H2670.

Strata Plan EPS5294
Phase 2

Sheet 1 of 5 Sheets

Bear Mountain Parkway

Civic Addresses:

Strata Lot 21 : 1228 Moonstone Loop
Strata Lot 22 : 1224 Moonstone Loop
Strata Lot 23 : 1220 Moonstone Loop
Strata Lot 24 : 1216 Moonstone Loop
Strata Lot 25 : 1212 Moonstone Loop
Strata Lot 26 : 1208 Moonstone Loop
Strata Lot 27 : 1204 Moonstone Loop
Strata Lot 28 : 1200 Moonstone Loop
Strata Lot 29 : 1196 Moonstone Loop
Strata Lot 30 : 1192 Moonstone Loop

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Flint Avenue

Strata Plan
EPS5294
(Phase 1)

Rem 2
Plan EPP65048
Section 114

Offsets to property lines are perpendicular thereto and are measured to building sheathing at Main Floor Level.

All angles deflect by multiples of 90 degrees unless otherwise indicated.

The buildings shown hereon are within the the external boundaries of the land that is the subject of this Strata Plan.

The buildings included within this Strata Plan have not been previously occupied.

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 City of Langford

This plan lies within the Capital Regional District and within the City of Langford.

The field survey represented by this plan was completed on the 26th day of August, 2020. James Worton, BCLS 757

File	12 166-123W
Drawing	LOT 7 PHASE 2 STRATA
POWELL & ASSOCIATES	
B C Land Surveyors	
250-2950 Douglas Street	
Victoria, BC V8T 4N4	
phone (250) 382-8855	

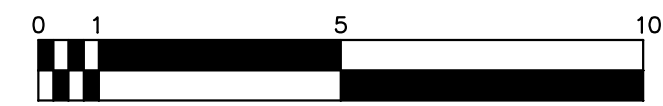
12H2670
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,367,029.100
UTM Easting 461,593.905
Absolute accuracy 0.025

13H2707
Datum: NAD83(CSRS)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,367,082.625
UTM Easting 461,886.069
Absolute accuracy 0.01m.

Ordered By: Maria Furtado of One Percent Realty on 2025/05/03
Document Uploaded and Verified: 2022/02/14

Lower Floor

Strata Plan EPS5294
Phase 2



All distances are shown in metres.
The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:125.

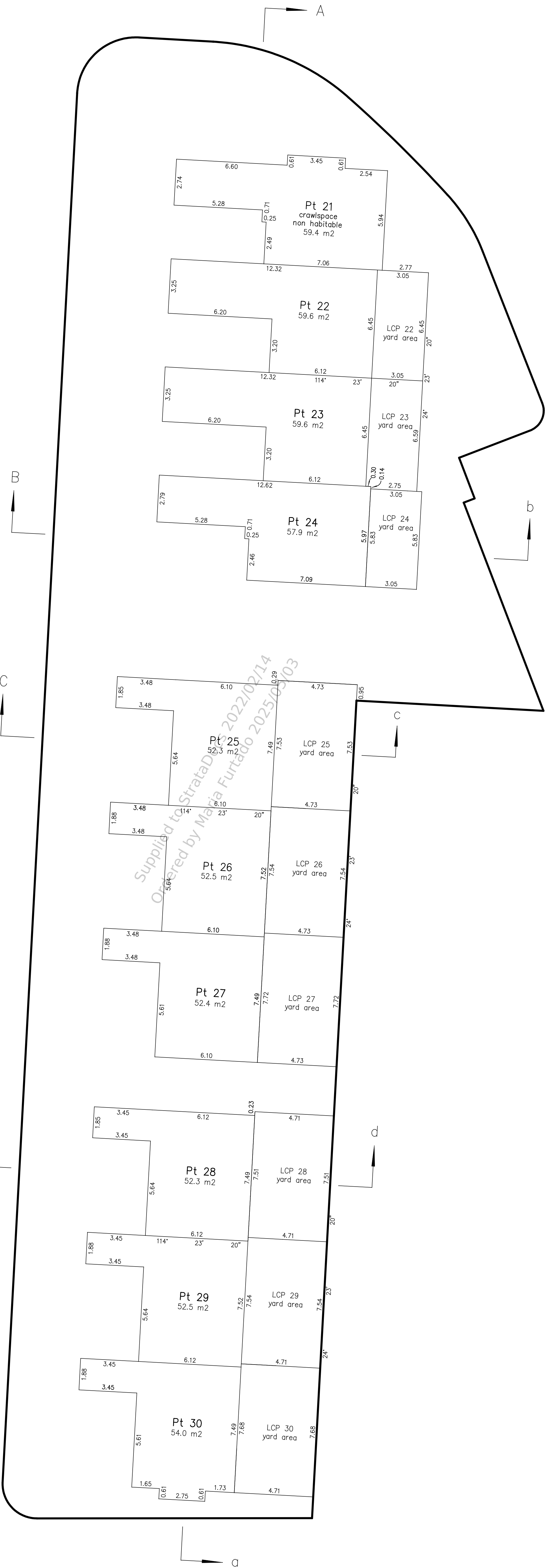
Legend
Pt – denotes Part of
LCP – denotes Limited Common Property

All angles defect by multiples of 90 degrees unless otherwise indicated.

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

All patios and balconies are defined as to height by the centre 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.

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.



Main Floor

Strata Plan EPS5294
Phase 2



All distances are shown in metres.
The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:125.

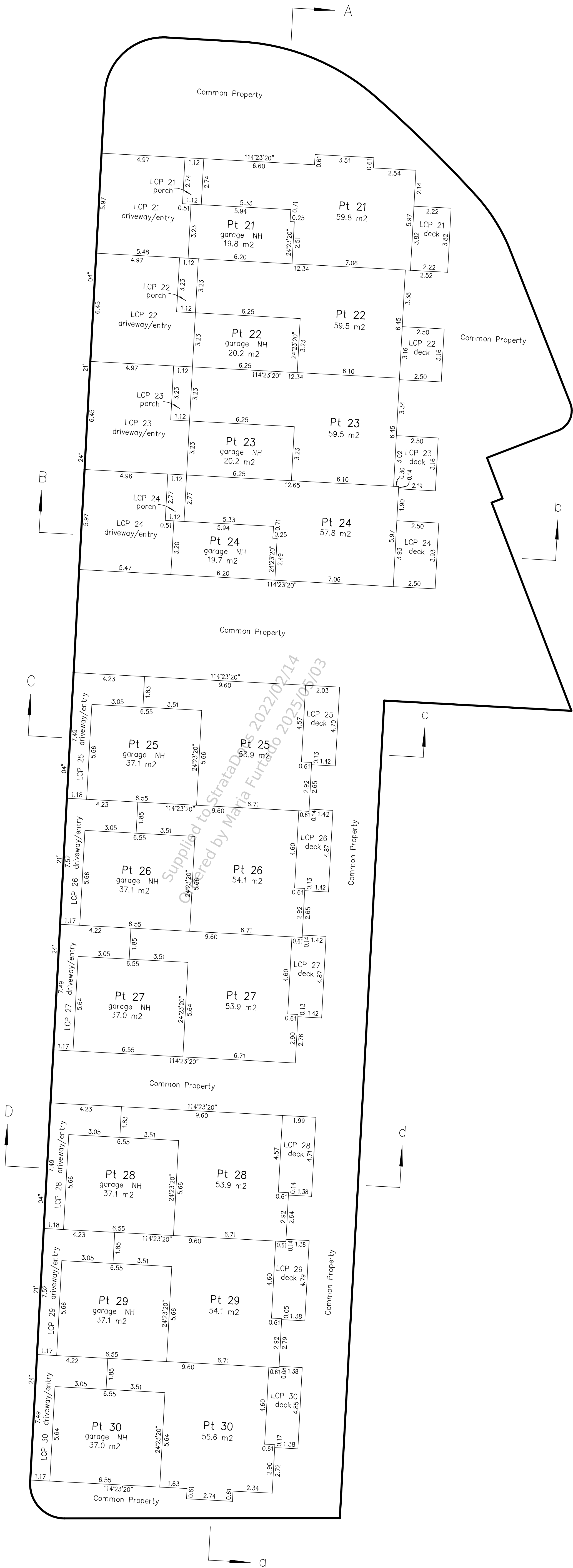
Legend
Pt - denotes Part of
LCP - denotes Limited Common Property
NH - denotes non-habitable

All angles deflect by multiples of 90 degrees unless otherwise indicated.

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

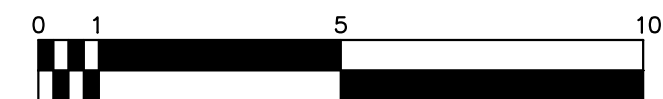
All patios and balconies are defined as to height by the centre of the floor above, or its extensions or where there is no floor above by the average height of a strata lot within the same building unless otherwise indicated.

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.



Upper Floor

Strata Plan EPS5294
Phase 2



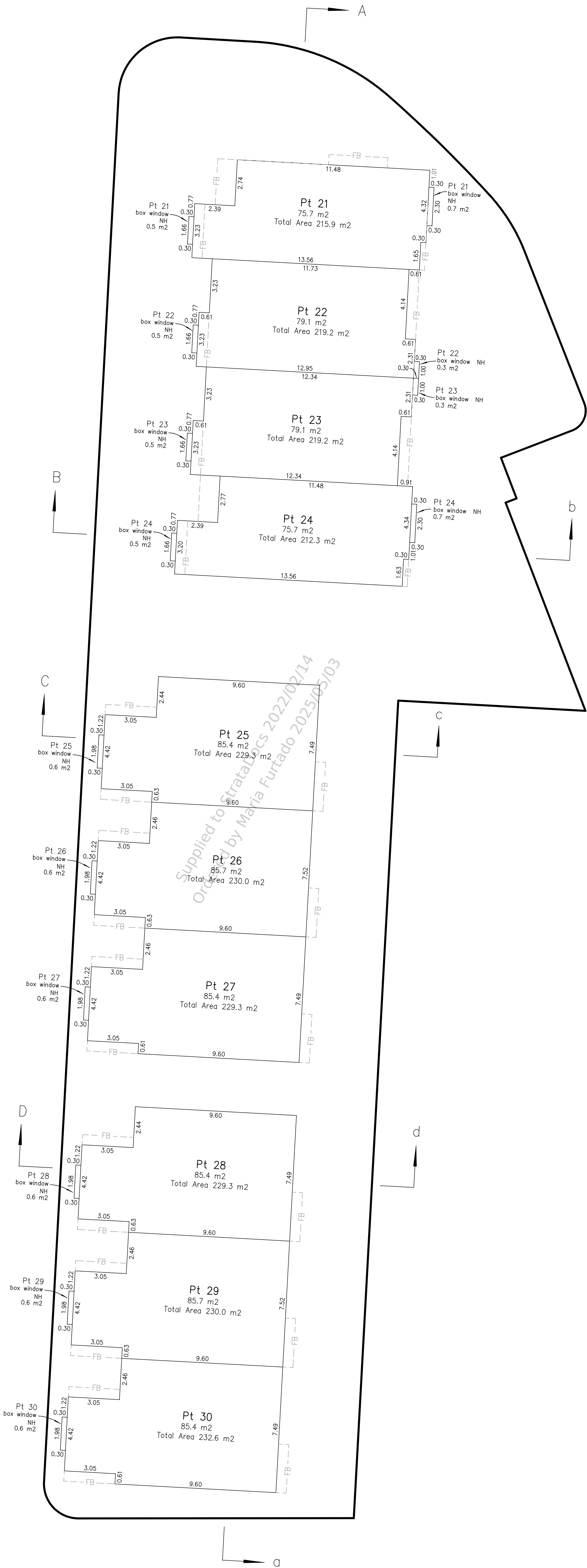
All distances are shown in metres.
The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:125.

Legend
FB - denotes Floor Below
Pt - denotes Part of
NH - denotes non-habitable

All angles deflect by multiples of 90 degrees unless otherwise indicated.

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

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

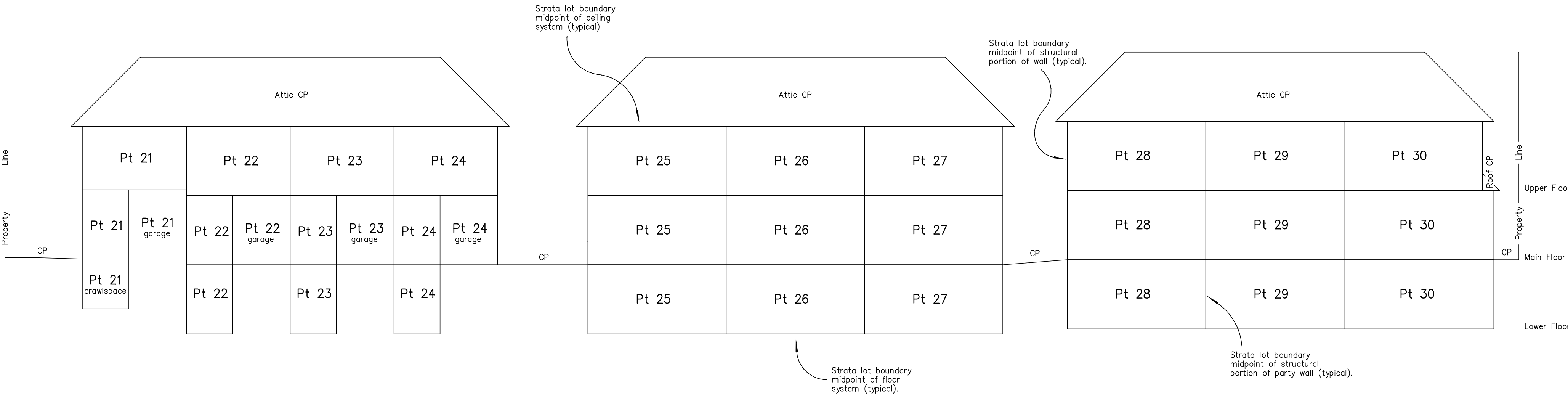


Cross Sections

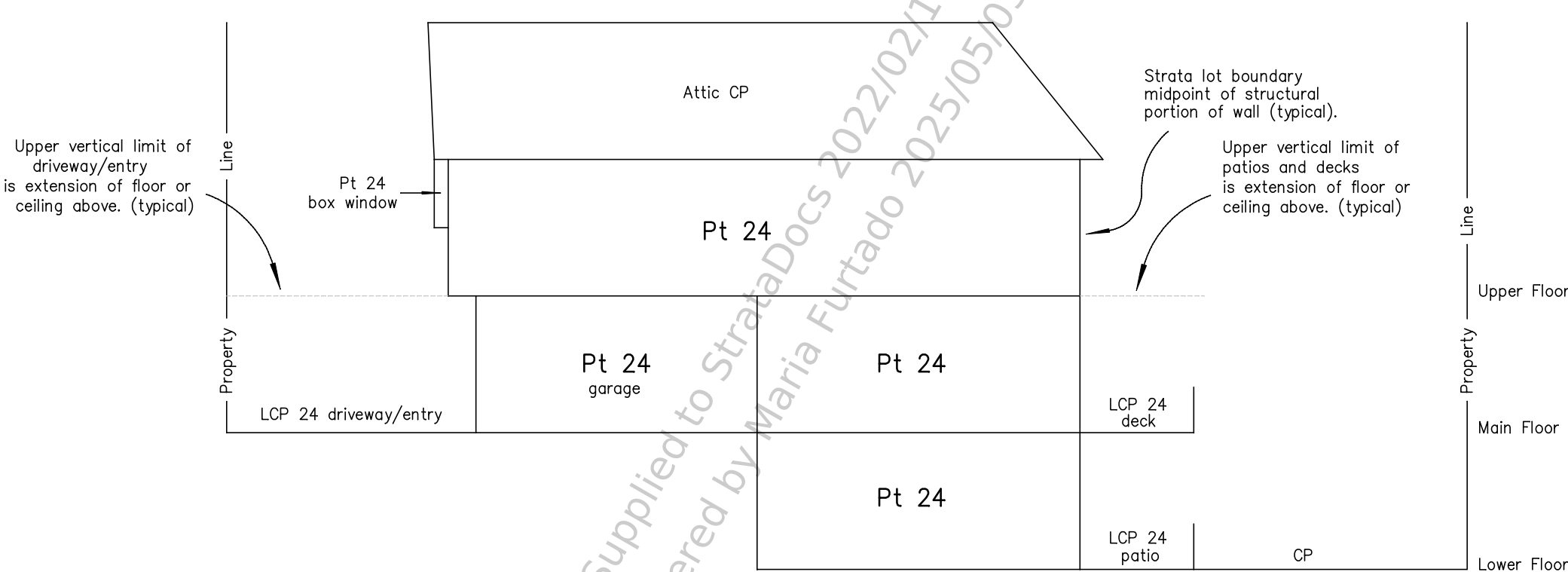
Not to Scale

Legend
Pt - denotes Part of
CP - denotes Common Property
LCP - denotes Limited Common Property

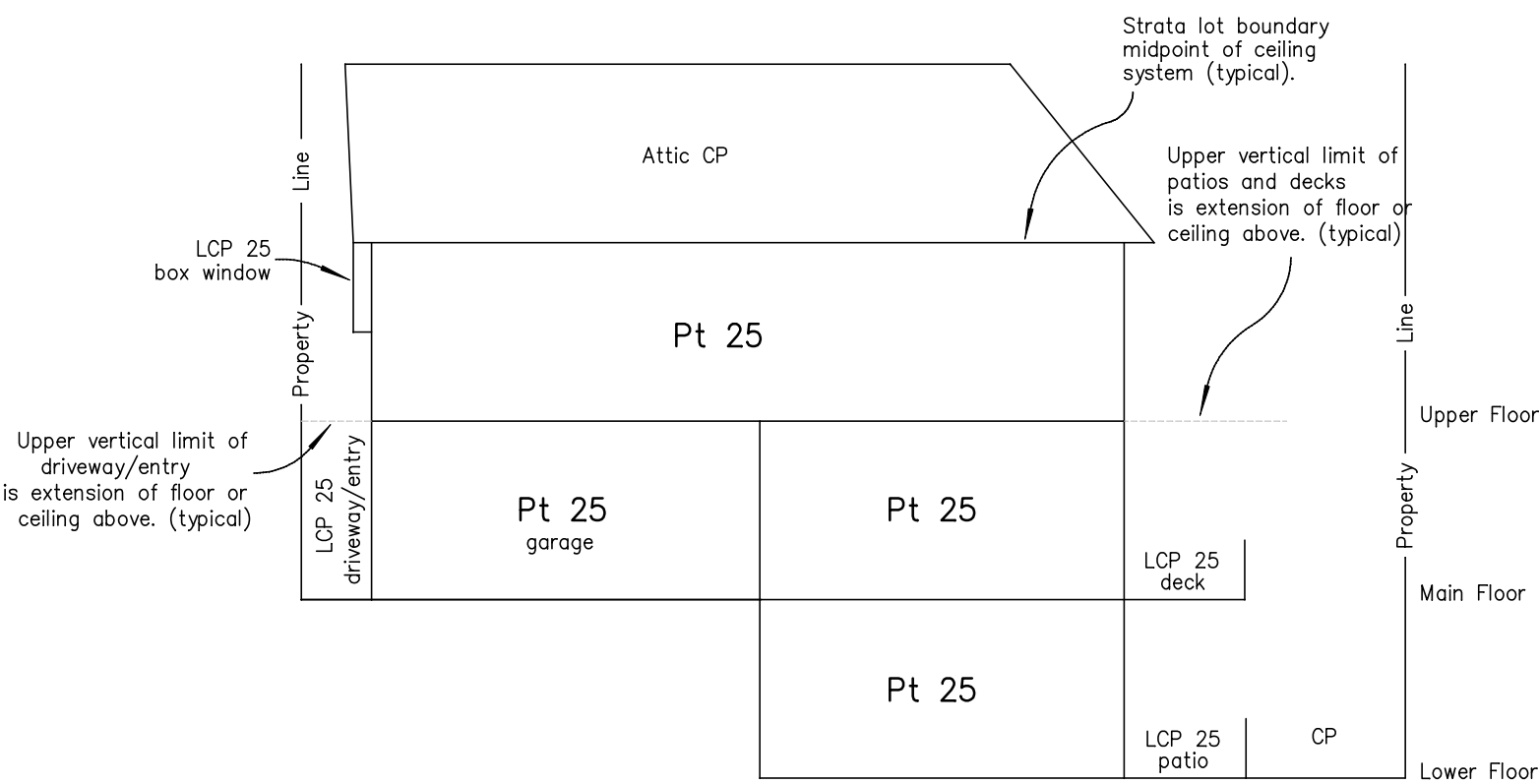
Building Sections A – a



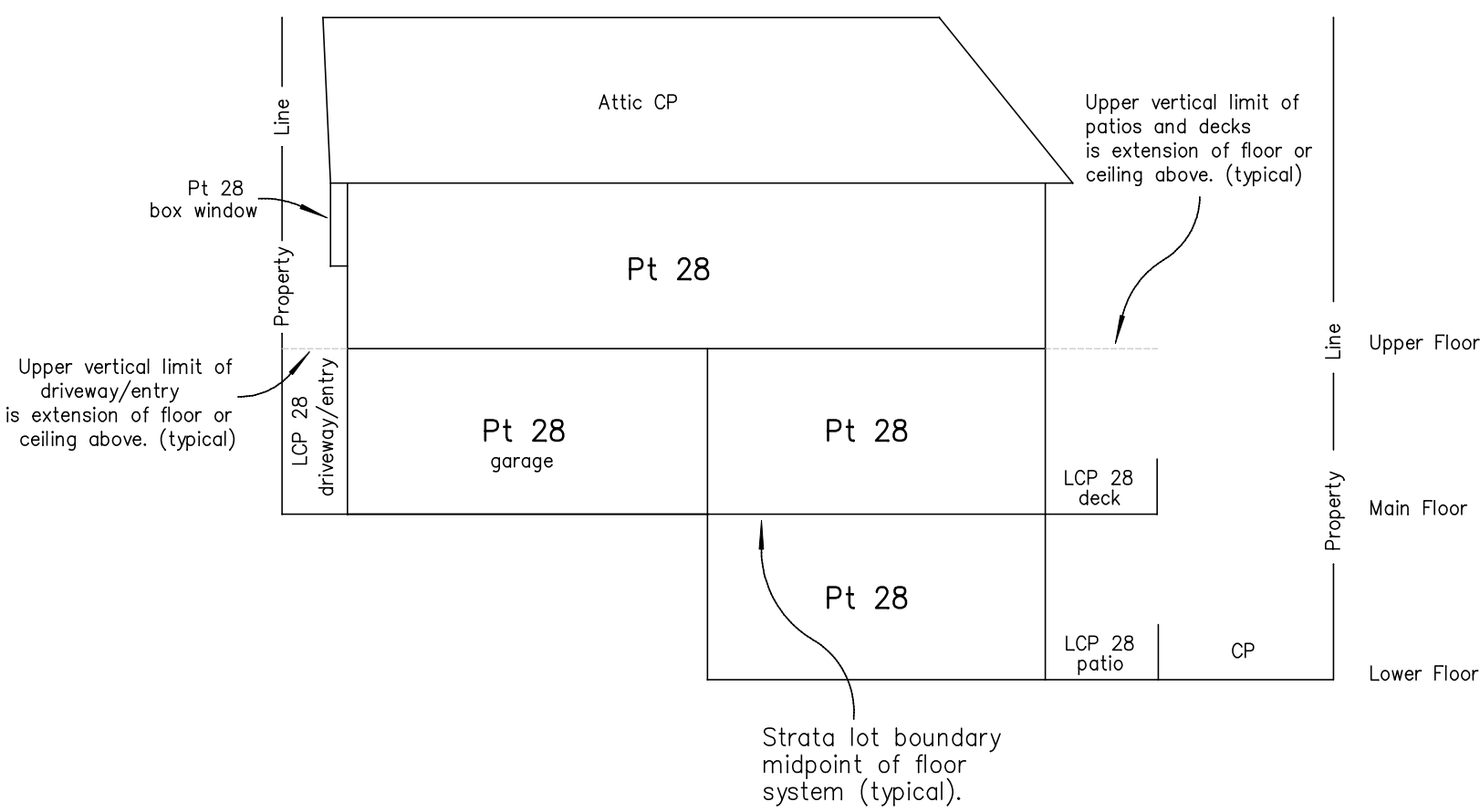
Building Sections B – b



Building Sections C – c



Building Sections D – d



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Supplied to StrataDocs 2022/02/14
Ordered by Maria Furtado 2025/05/03

Ordered By: Maria Furtado of One Percent Realty on 2025/05/03
Document Uploaded and Verified: 2022/02/14

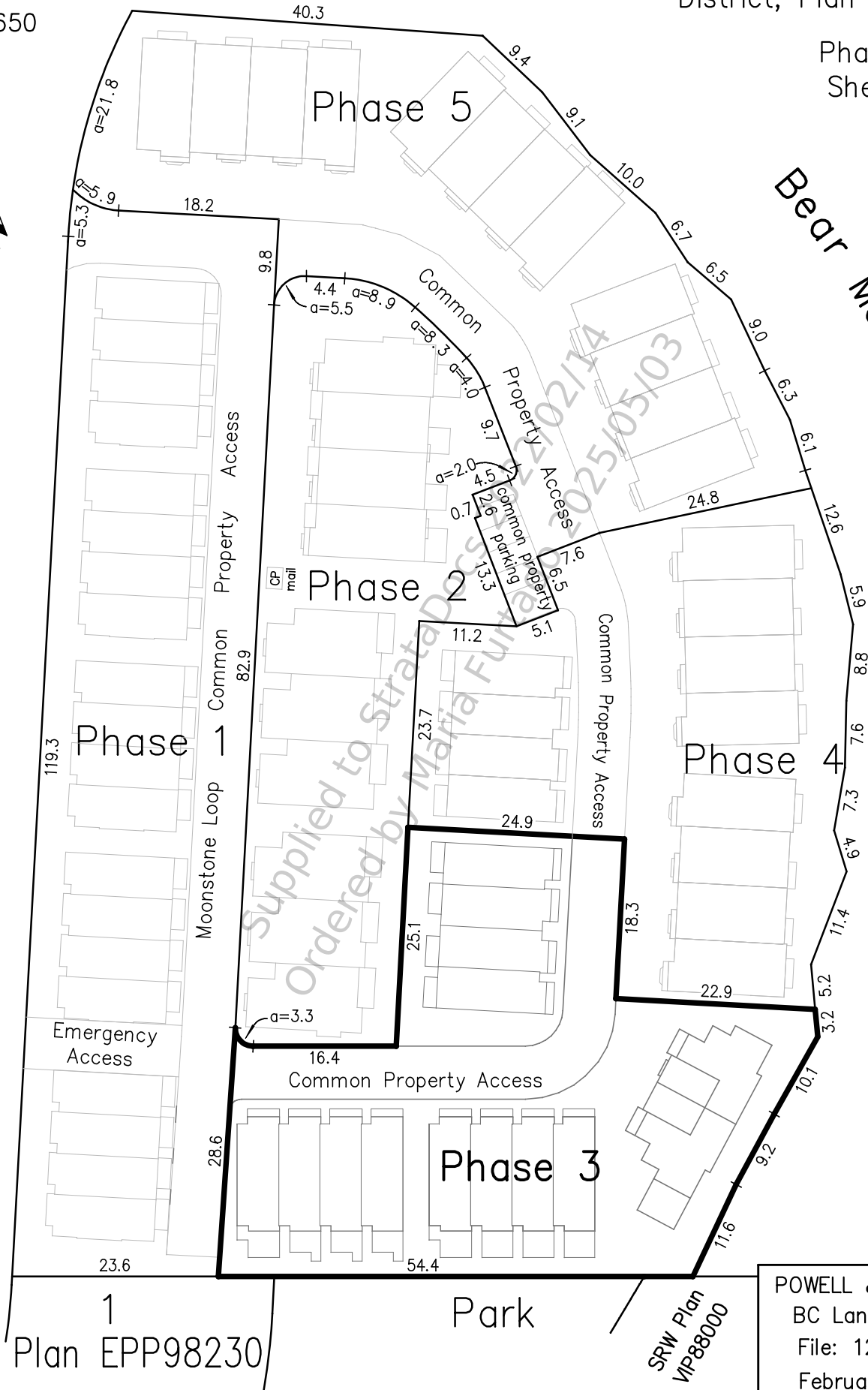
This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Phase 3 of 5
Sheet 1 of 5

Bear Mountain Parkway

Ordered By: Maria Furtado of One Percent Realty on 2025/05/03
Document Uploaded and Verified: 2022/02/14

POWELL & ASSOCIATES
BC Land Surveyors
File: 12166-123W
February 8, 2021



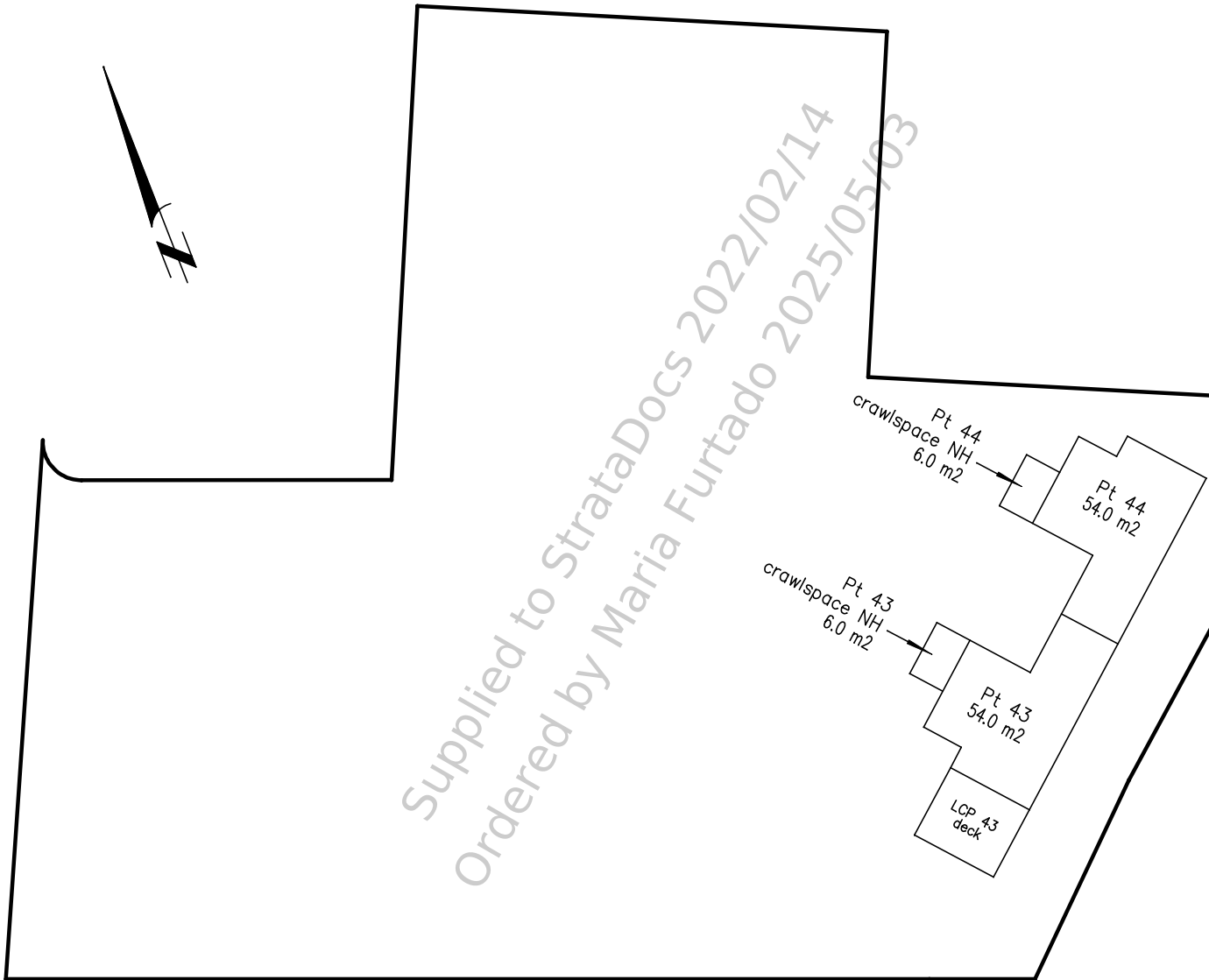
South Point Ridge Level 1

Phase 3
Sheet 2 of 5

Scale 1:350

Legend

LCP — Limited Common Property
for the Exclusive Use of Strata Lot____
NH — Non Habitable
Pt — Part



POWELL & ASSOCIATES
BC Land Surveyors
File: 12166-123W
February 8, 2021

Ordered By: Maria Furtado of One Percent Realty on 2025/05/03
Document Uploaded and Verified: 2022/02/14

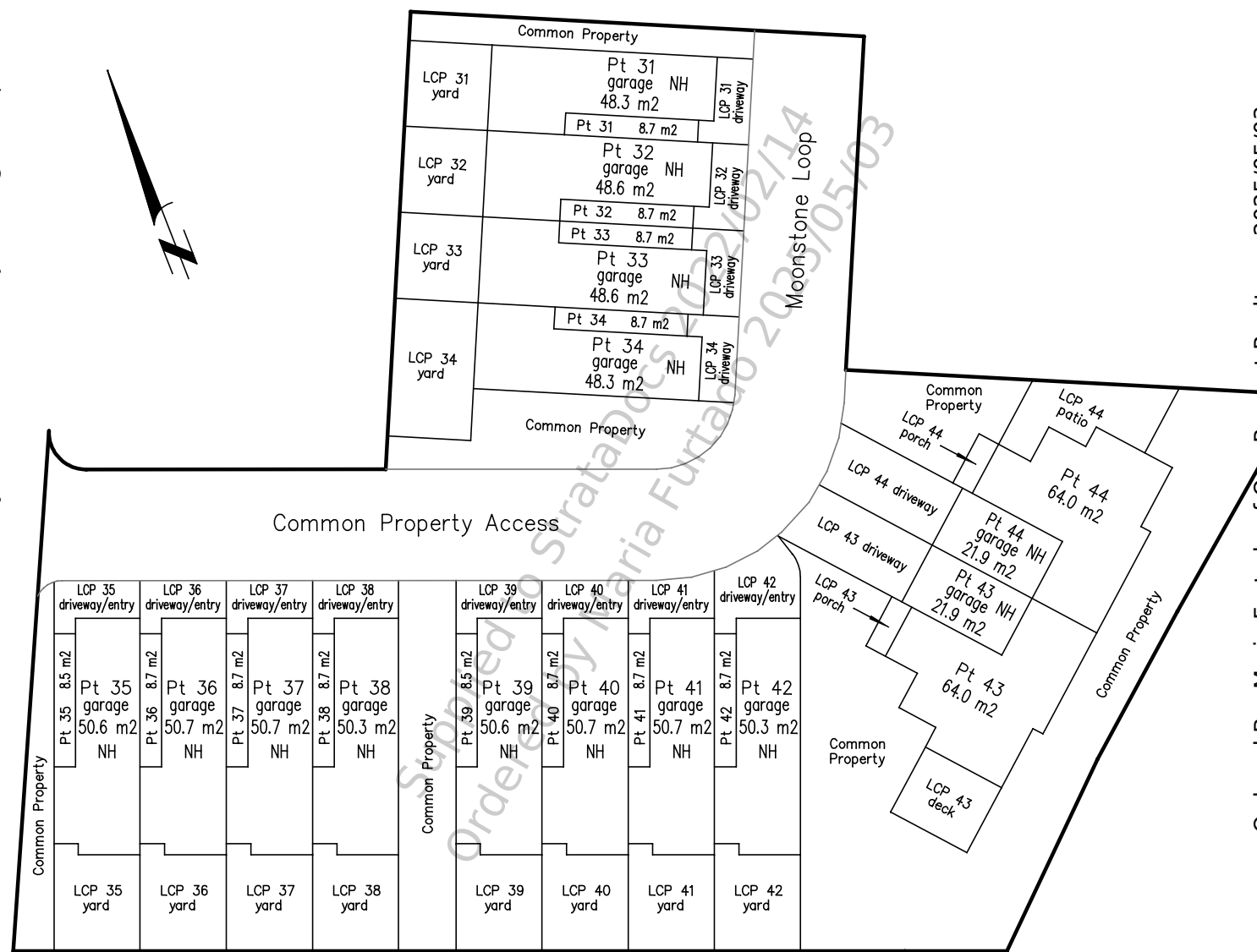
South Point Ridge Level 2

Phase 3
Sheet 3 of 5

Scale 1:350

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

- Legend
- LCP – Limited Common Property for the Exclusive Use of Strata Lot____
 - Pt – Part
 - NH – Non Habitable



Ordered By: Maria Furtado of One Percent Realty on 2025/05/03
Document Uploaded and Verified: 2022/02/14

POWELL & ASSOCIATES
BC Land Surveyors
File: 12166-123W
February 8, 2021

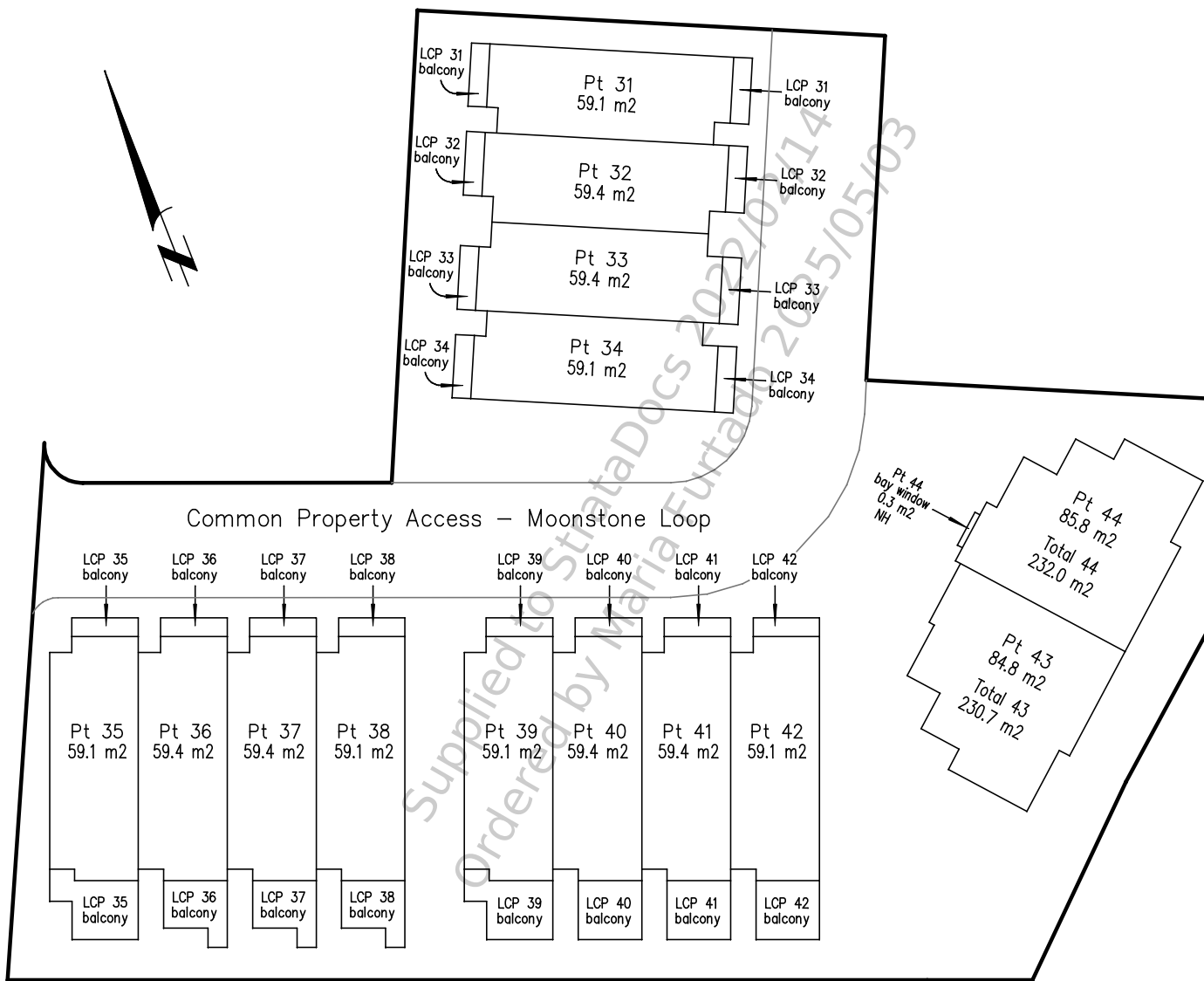
South Point Ridge Level 3

Phase 3
Sheet 4 of 5

Scale 1:350

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

- Legend
- LCP – Limited Common Property for the Exclusive Use of Strata Lot ____
 - Pt – Part
 - NH – Non Habitable



POWELL & ASSOCIATES
BC Land Surveyors
File: 12166–123W
February 8, 2021

Ordered By: Maria Furtado of One Percent Realty on 2025/05/03
Document Uploaded and Verified: 2022/02/14

South Point Ridge Level 4

Phase 3
Sheet 5 of 5

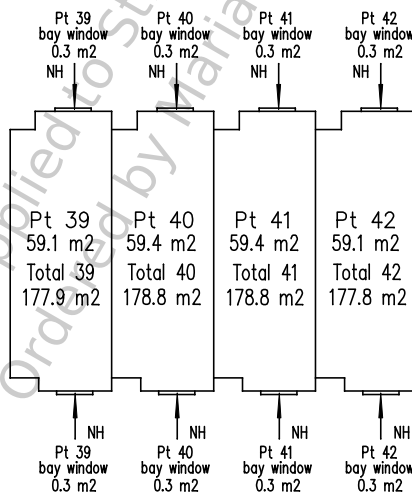
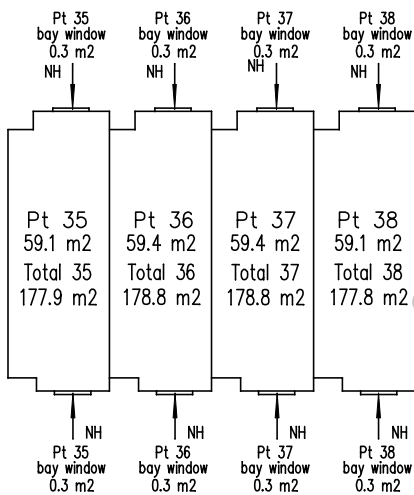
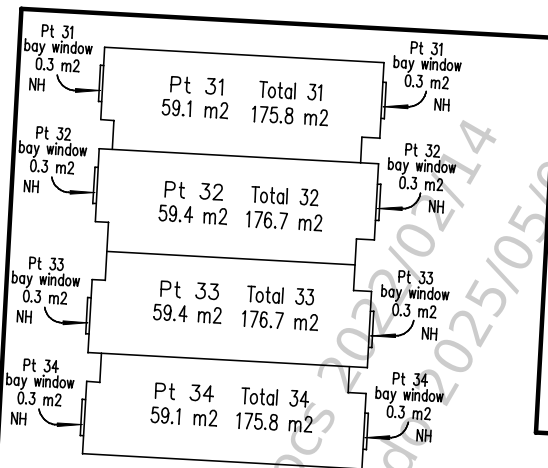
Scale 1:350

Legend

LCP – Limited Common Property
for the Exclusive Use of Strata Lot____

Pt – Part

NH – Non Habitable



POWELL & ASSOCIATES
BC Land Surveyors
File: 12166-123W
February 8, 2021

Ordered By: Maria Furtado of One Percent Realty on 2025/05/03
Document Uploaded and Verified: 2022/02/14

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Phase 4 of 5
Sheet 1 of 4

Bear Mountain Parkway

Ordered By: Maria Furtado of One Percent Realty on 2025/05/03
Document Uploaded and Verified: 2022/02/14

Flint Avenue

Plan 1 EPP98230

Park

SRW Plan
VIP88000

POWELL & ASSOCIATES
BC Land Surveyors
File: 12166-123W
February 8, 2021

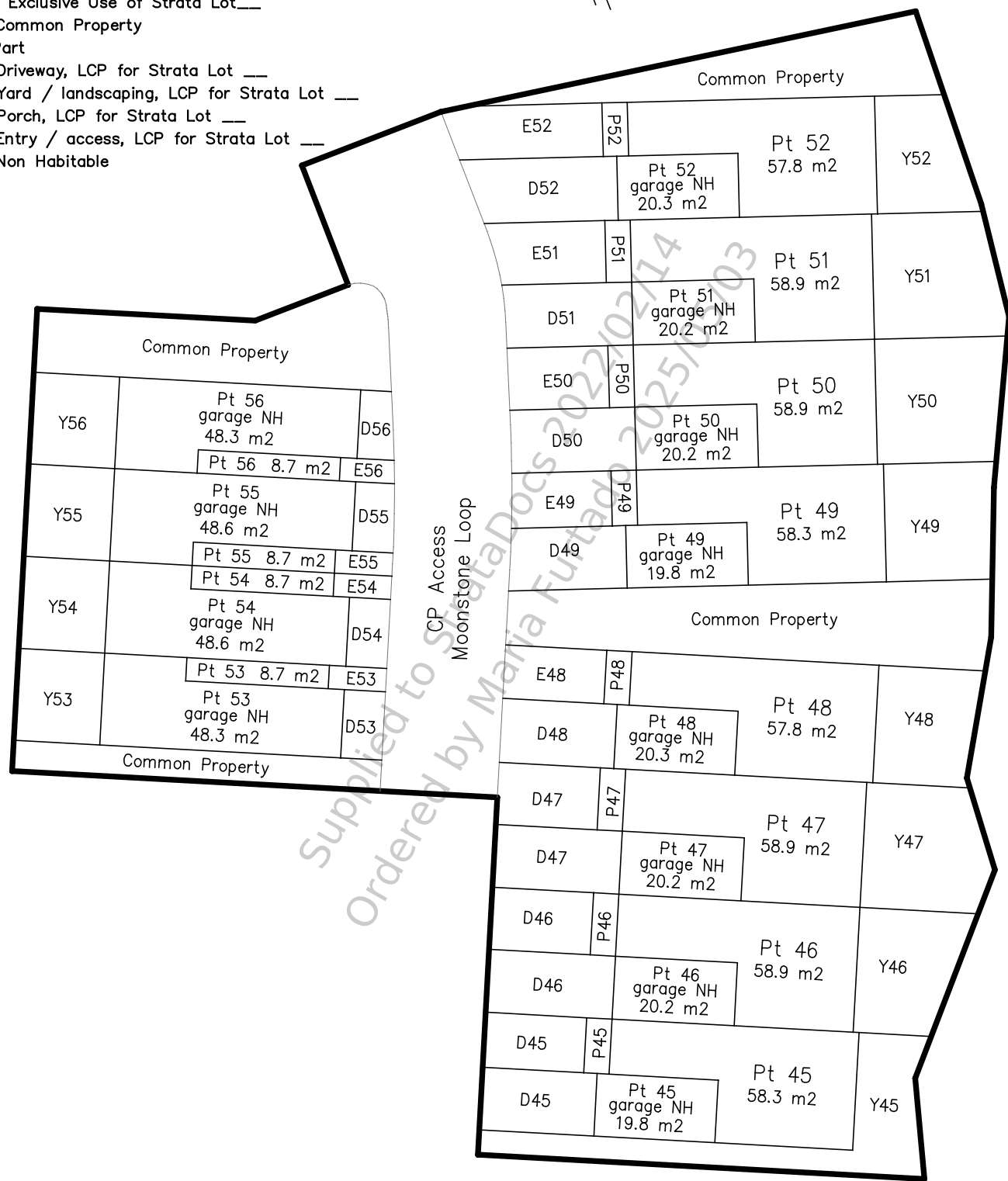
South Point Ridge Level 1

Phase 4
Sheet 2 of 4

Scale 1:300

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

- Legend**
- LCP – Limited Common Property for the Exclusive Use of Strata Lot ____
 - CP – Common Property
 - Pt – Part
 - D_ – Driveway, LCP for Strata Lot ____
 - Y_ – Yard / landscaping, LCP for Strata Lot ____
 - P_ – Porch, LCP for Strata Lot ____
 - E_ – Entry / access, LCP for Strata Lot ____
 - NH – Non Habitable



Ordered By: Maria Furtado of One Percent Realty on 2025/05/03
Document Uploaded and Verified: 2022/02/14

POWELL & ASSOCIATES
BC Land Surveyors
File: 12166-123W
February 8, 2021

South Point Ridge Level 2

Phase 4
Sheet 3 of 4

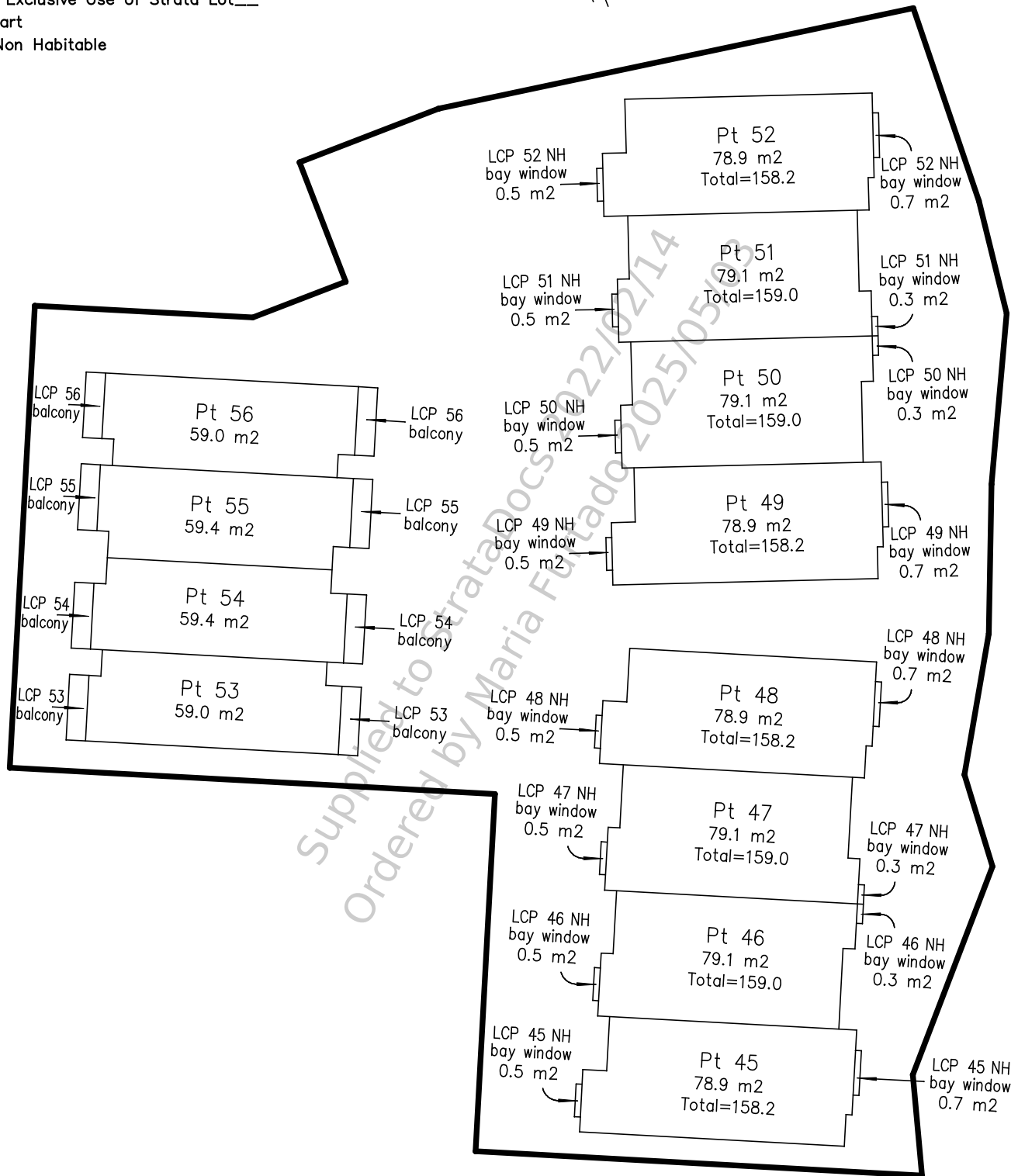
Scale 1:300

Legend

LCP — Limited Common Property
for the Exclusive Use of Strata Lot___

Pt — Part

NH — Non Habitable



POWELL & ASSOCIATES
BC Land Surveyors
File: 12166-123W
February 8, 2021

Ordered By: Maria Furtado of One Percent Realty on 2025/05/03
Document Uploaded and Verified: 2022/02/14

South Point Ridge Level 3

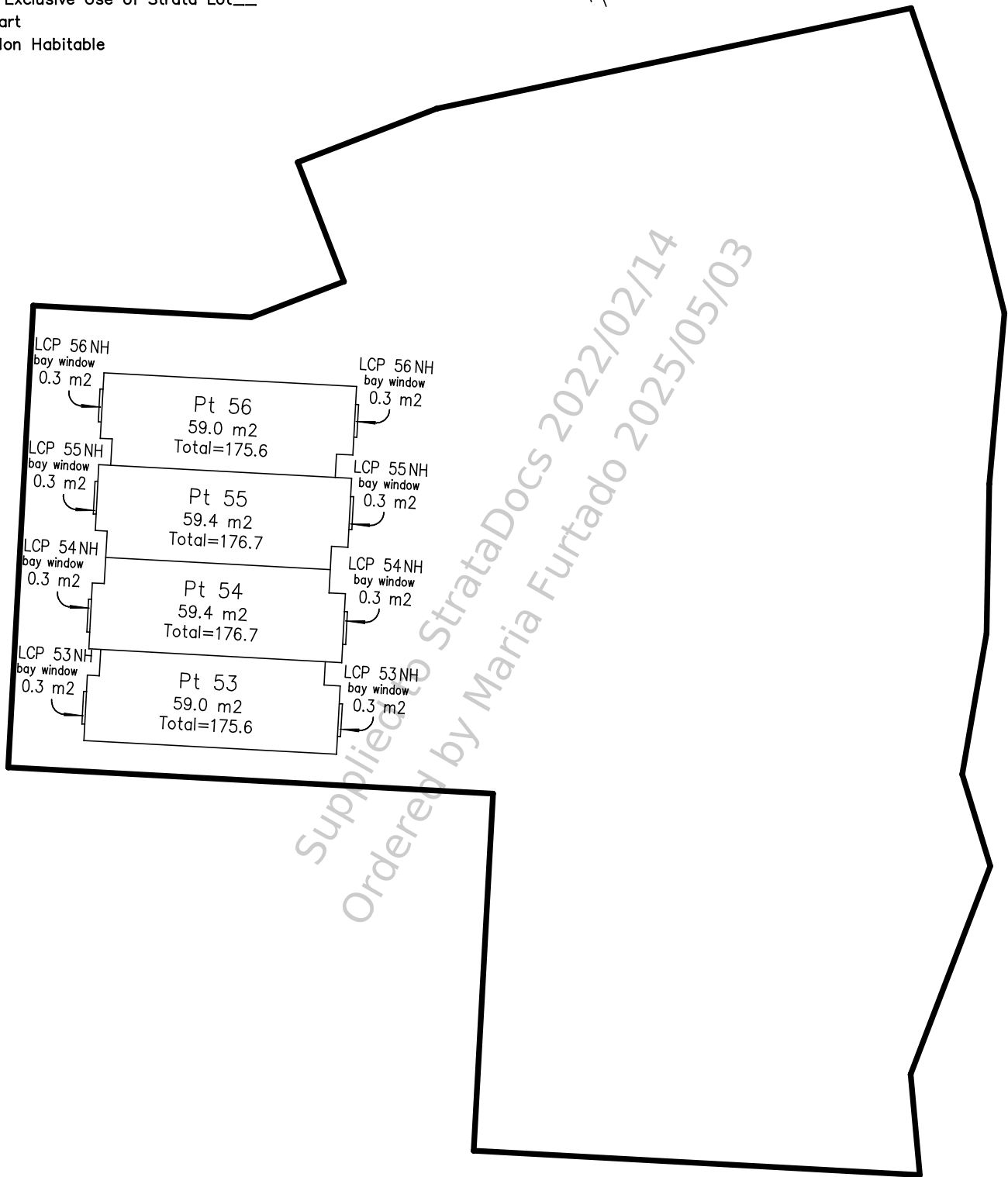
Phase 4
Sheet 4 of 4

Scale 1:300

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Legend

- LCP – Limited Common Property
for the Exclusive Use of Strata Lot____
- Pt – Part
- NH – Non Habitable



Supplied to StrataDocs 2022/02/14
Ordered by Maria Furtado 2025/05/03

Ordered By: Maria Furtado of One Percent Realty on 2025/05/03
Document Uploaded and Verified: 2022/02/14

POWELL & ASSOCIATES
BC Land Surveyors
File: 12166-123W
February 8, 2021

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Phase 5 of 5
Sheet 1 of 3

Flint Avenue

Bear Mountain Parkway

Ordered By: Maria Furtado of One Percent Realty on 2025/05/03
Document Uploaded and Verified: 2022/02/14

50

40.3

9.4

9.1

10.0

6.7

6.5

9.0

6.3

6.1

10.4

5.9

8.8

7.6

7.3

6.9

11.4

3.2

5.2

10.1

9.2

11.6

23.6

28.6

16.4

54.4

25.1

24.9

11.2

5.1

1.3

3.3

0.7

2.6

4.5

2.0

9.7

4.0

8.3

8.9

5.5

4.4

9.8

18.2

5.9

5.4

21.7

Phase 5

Common

Property Access

Common Property Access

Phase 2

Common Property Access

Phase 4

Common Property Access

Phase 3

Common Property Access

Emergency Access

Moonstone Loop

Phase 1

Supplied to Strataplan by Maria Furtado 2025/05/03

1

Plan EPP98230

Park

SRW Plan
VIP88000

POWELL
BC Lan
File: 1

District, Plan
Pho
She

Bear M

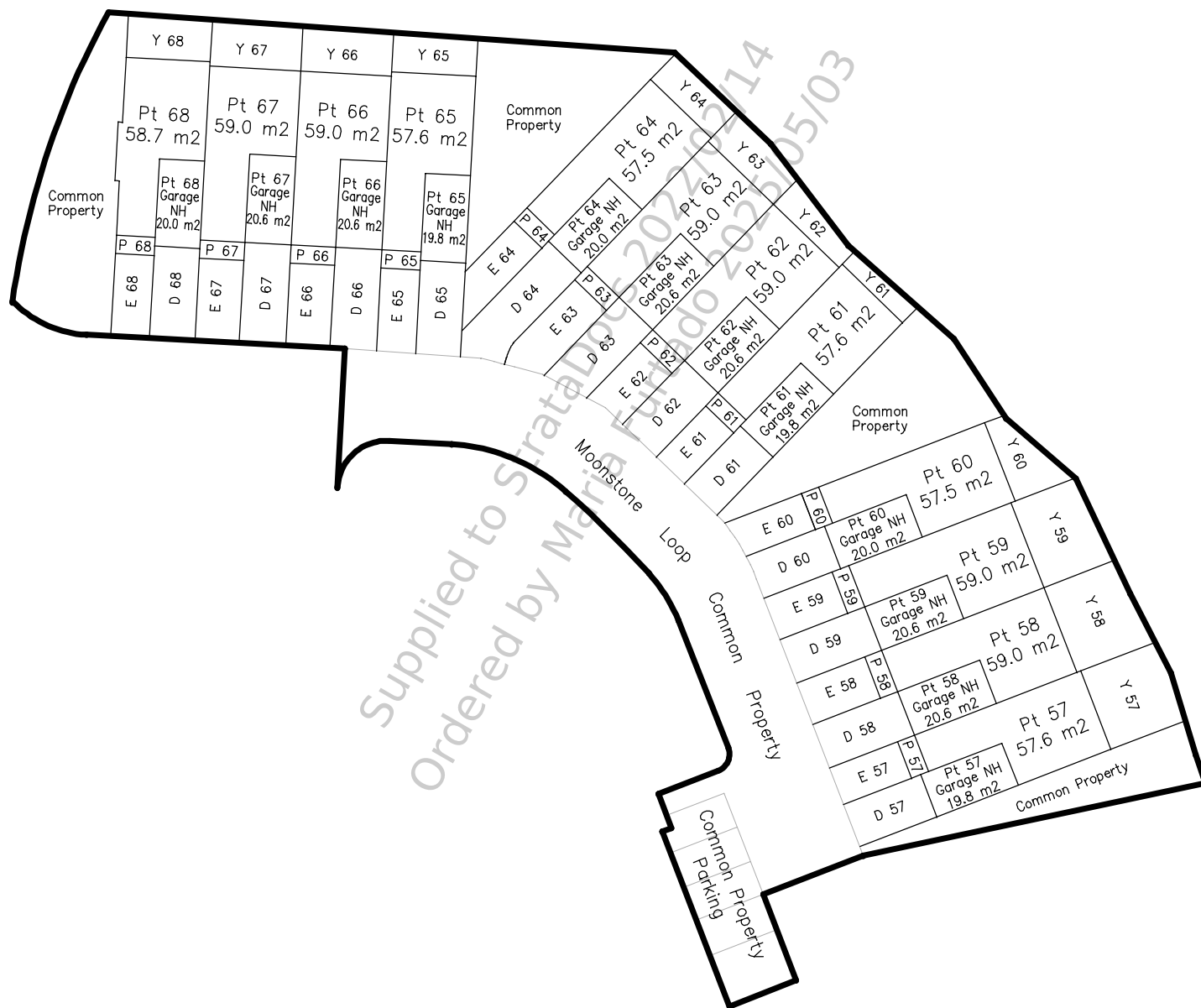
POWELL & ASSOCIATES
BC Land Surveyors
File: 12166-123W
June 18, 2021

South Point Ridge Level 1

Phase 5
Sheet 2 of 3

Scale 1:450

- Legend
- LCP – Limited Common Property
for the Exclusive Use of Strata Lot ____
 - CP – Common Property
 - Pt – Part
 - D_ – Driveway, LCP for Strata Lot ____
 - Y_ – Yard / landscaping, LCP for Strata Lot ____
 - P_ – Porch, LCP for Strata Lot ____
 - E_ – Entry / access, LCP for Strata Lot ____
 - NH – Non Habitable



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South Point Ridge Level 2

Phase 5
Sheet 3 of 3

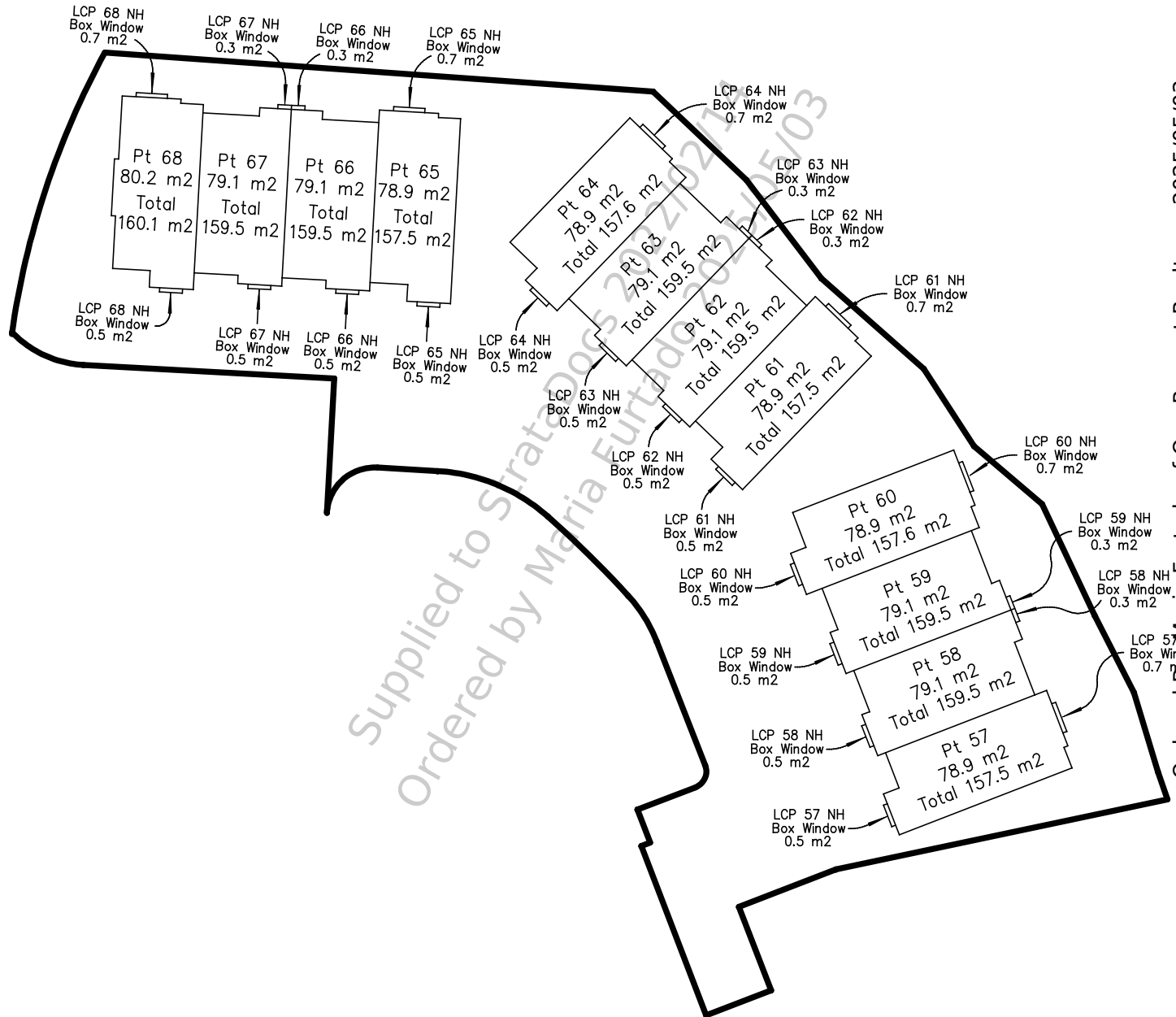
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Legend

LCP – Limited Common Property
for the Exclusive Use of Strata Lot____

NH – Non Habitable

Pt – Part



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BC Land Surveyors
File: 12166-123W
June 18, 2021

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