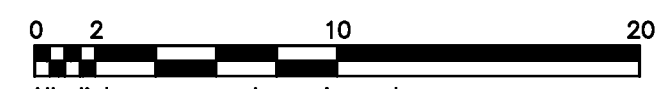


# Strata Plan of Lot 2, Section 114, Esquimalt District, Plan EPP65048

**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.

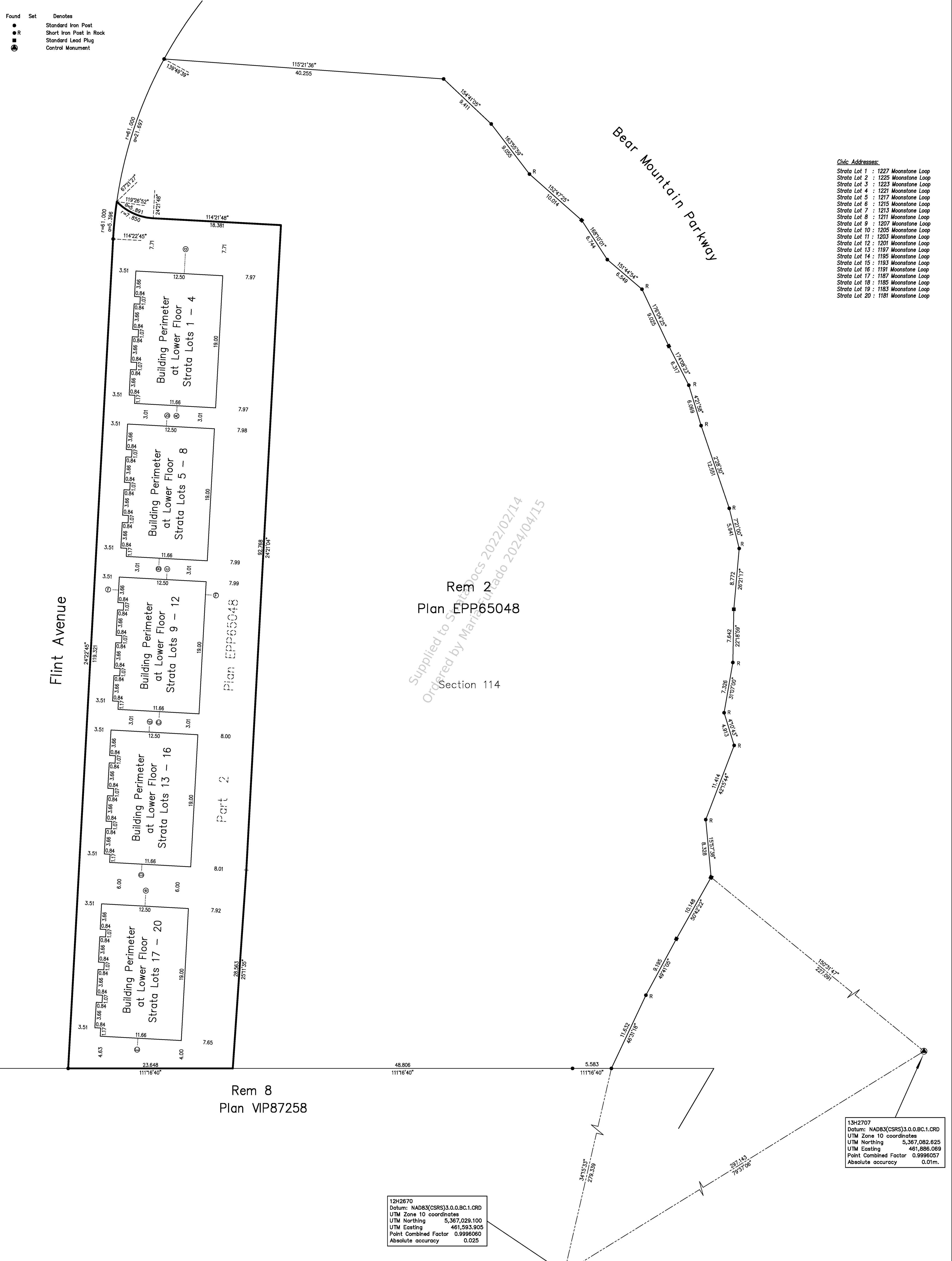
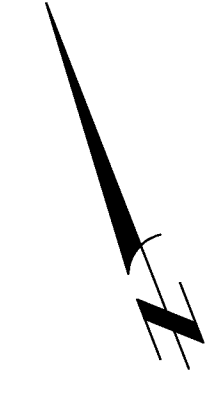
## Strata Plan EPS5294 Phase 1

BCGS 92B.043



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 1:250.

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



- 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

Supplied to StrataDocs 2022/02/14  
 Ordered by Maria Furtado 2024/04/15

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.

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

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

The buildings shown hereon are within 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.

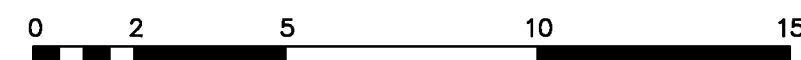
This plan is Phase 1 of a 4 phase strata plan under Section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the City of Langford

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

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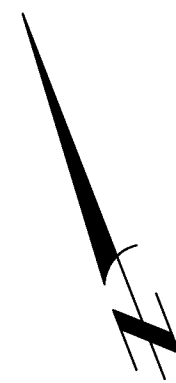
Ordered By: Maria Furtado of One Percent Realty on 2024/04/15  
Document Uploaded and Verified: 2024/02/14

# 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

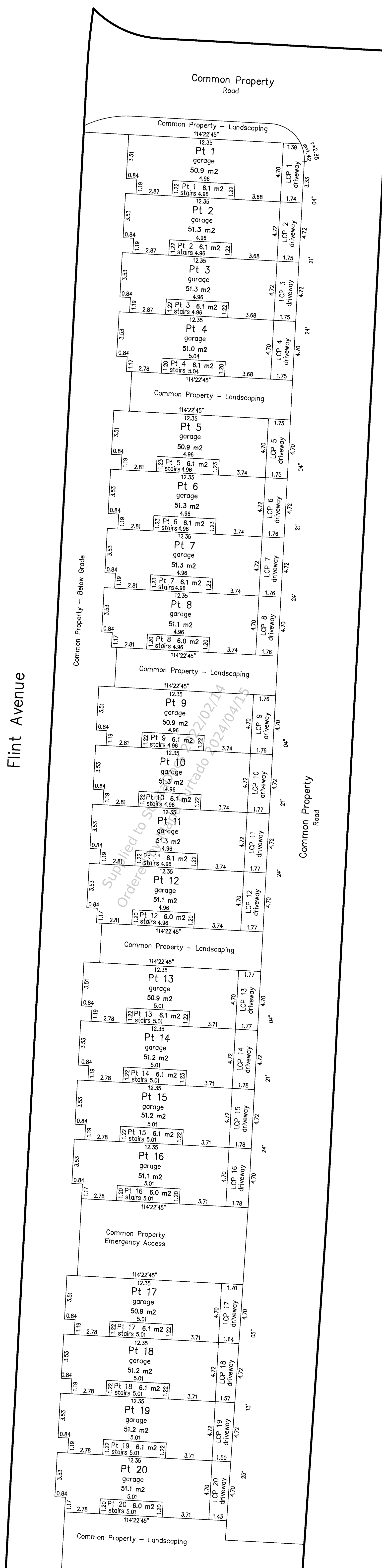


All angles defect by multiples of 90 degrees unless otherwise indicated.

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.

Sheet 2 of 5 Sheets  
**Strata Plan EPS5294**  
**Phase 1**



Flint Avenue

Common Property Road

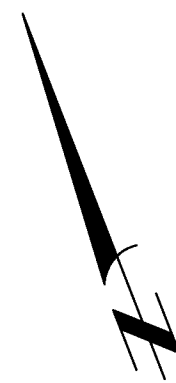
# Main Floor

## Strata Plan EPS5294 Phase 1



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.

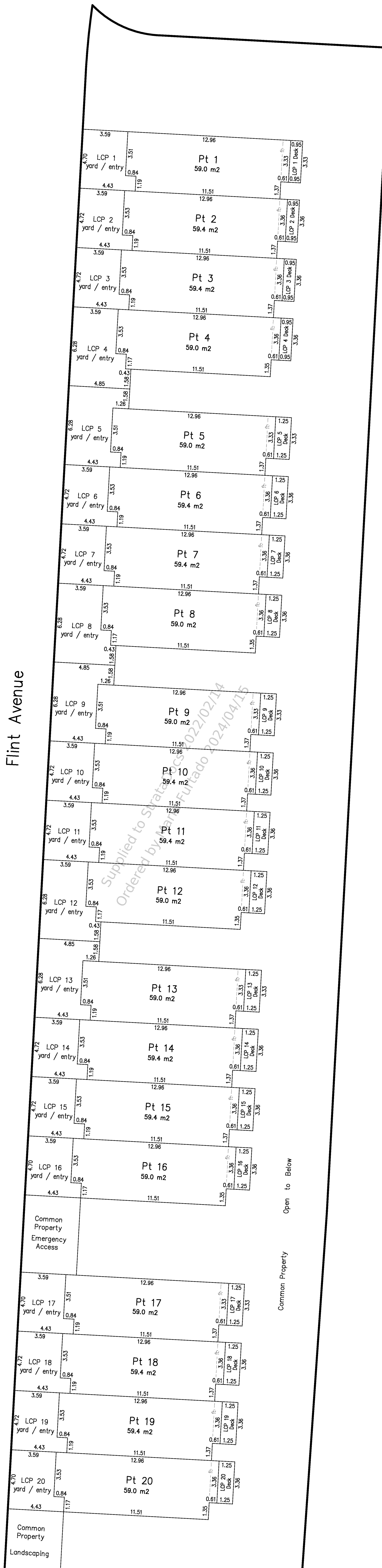
**Legend**  
 Pt - denotes Part of  
 LCP - denotes Limited Common Property  
 --- denotes line of floor below



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.



Supplied to Strata Plan EPS5294/2024/04/15  
 Ordered by Maria Furtado on 2024/02/14  
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# Cross Sections

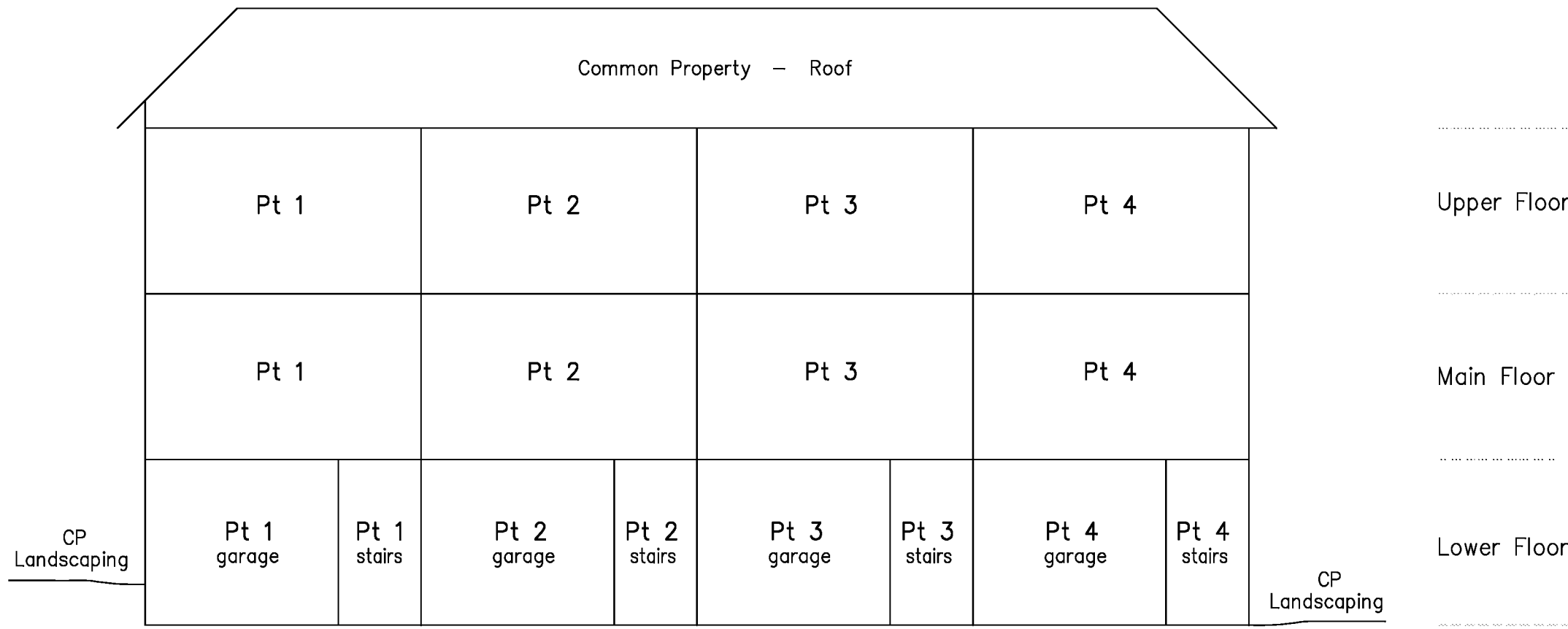
Sheet 5 of 5 Sheets

## Strata Plan EPS5294 Phase 1

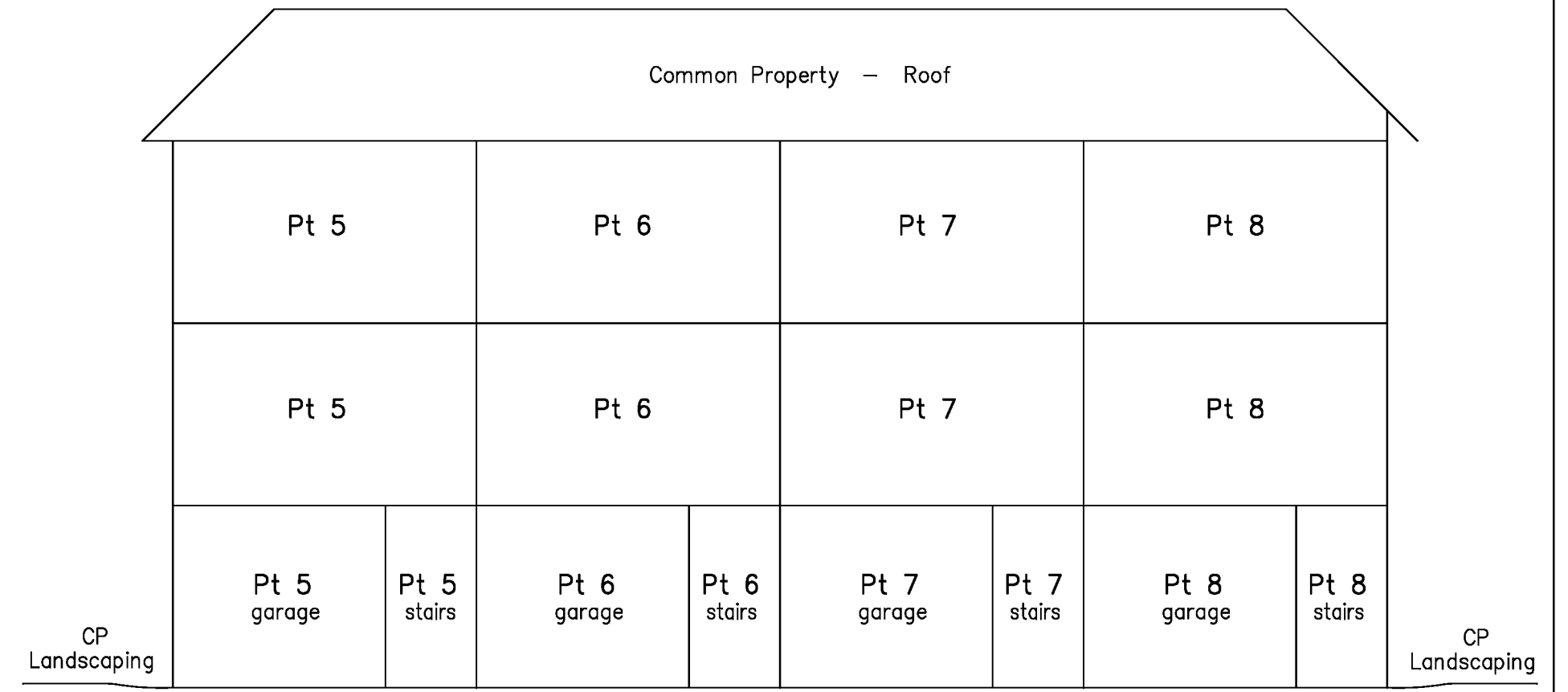
Not to Scale

**Legend**  
Pt - denotes Part of  
CP - denotes Common Property

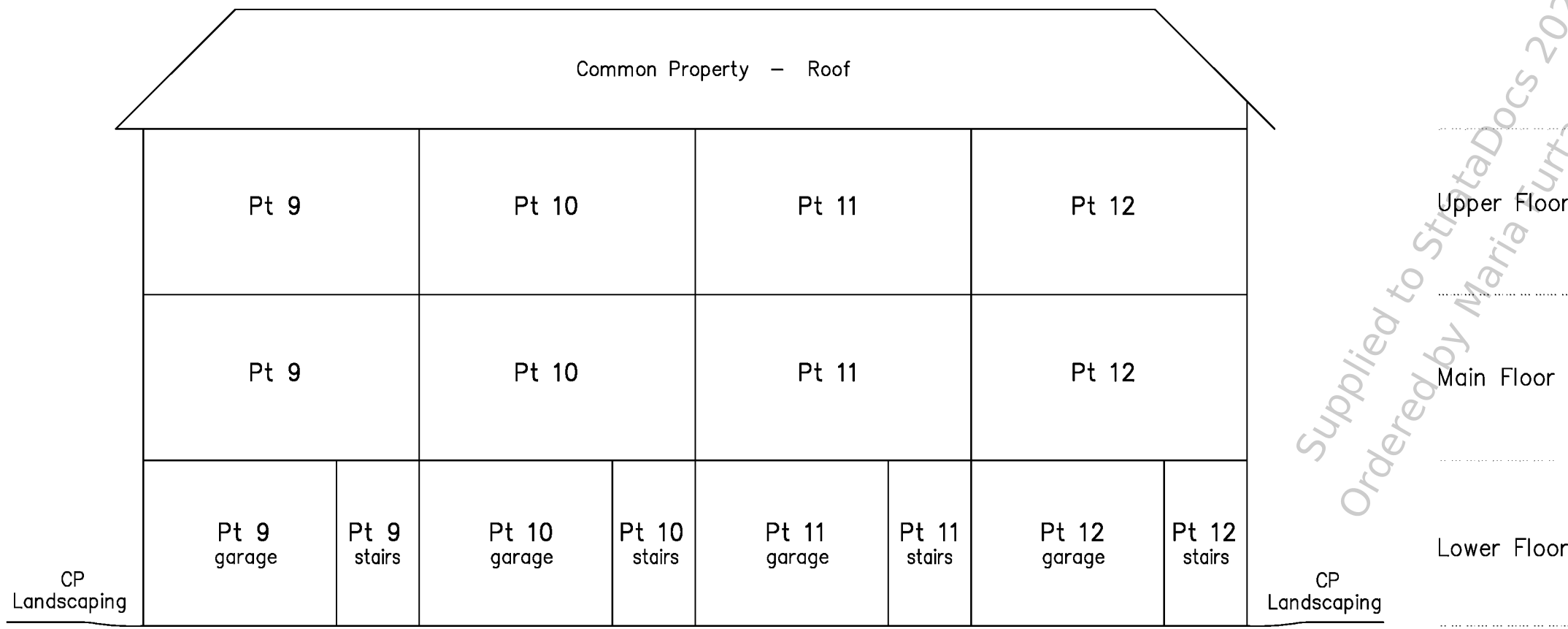
Building Sections a - A



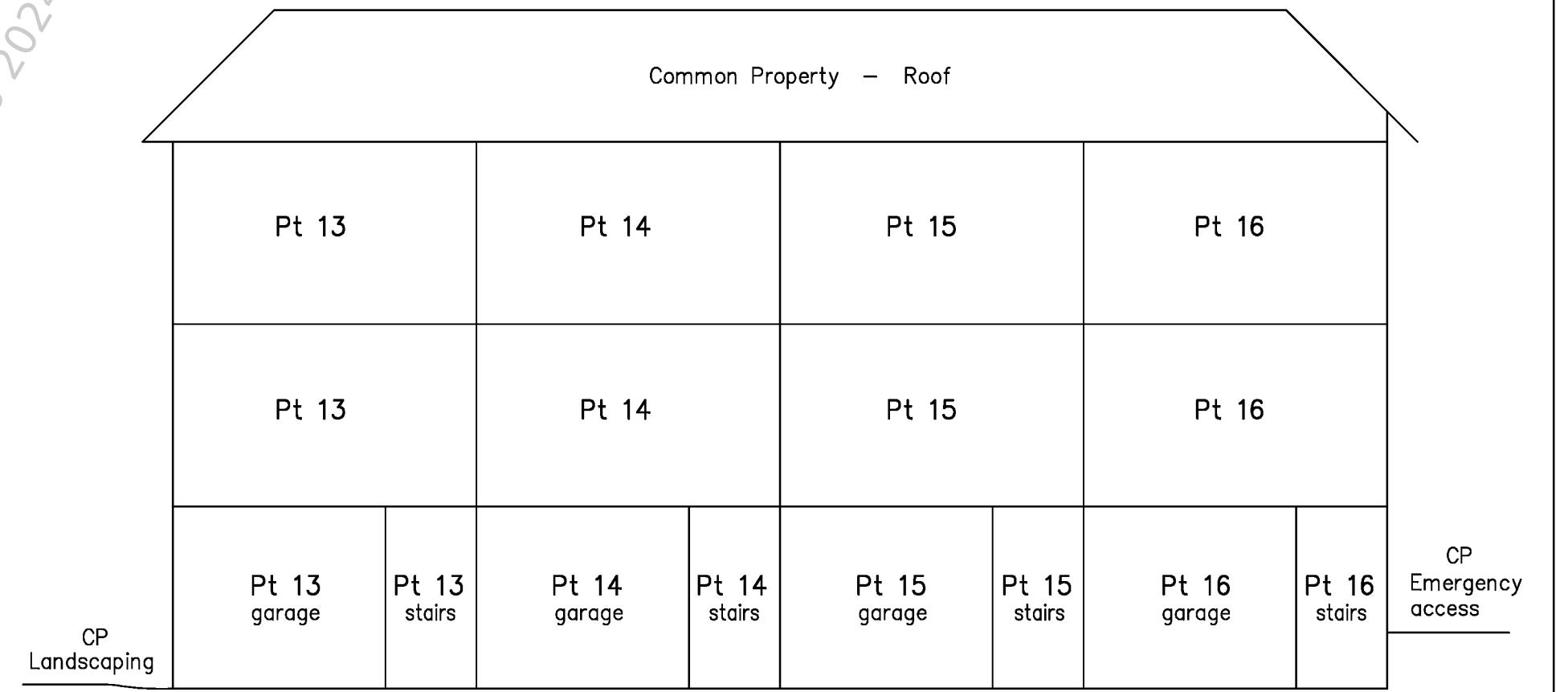
Building Sections b - B



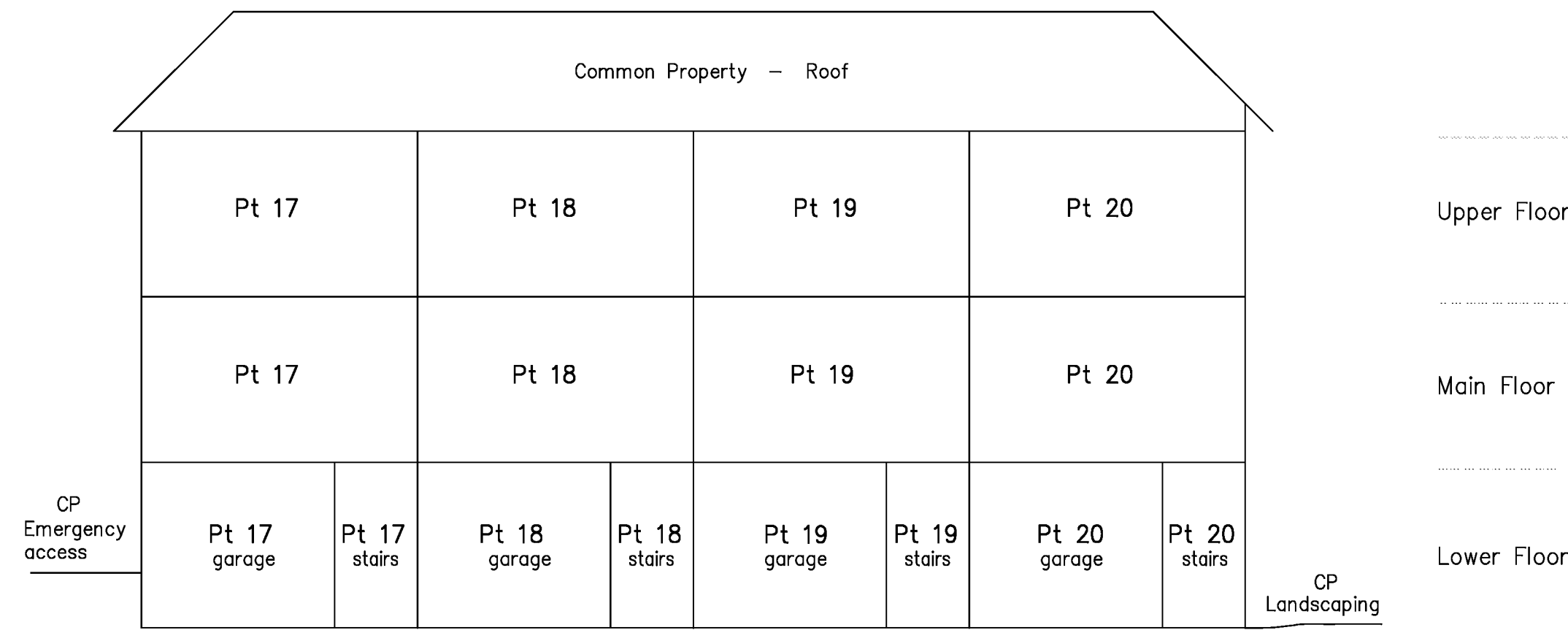
Building Sections c - C



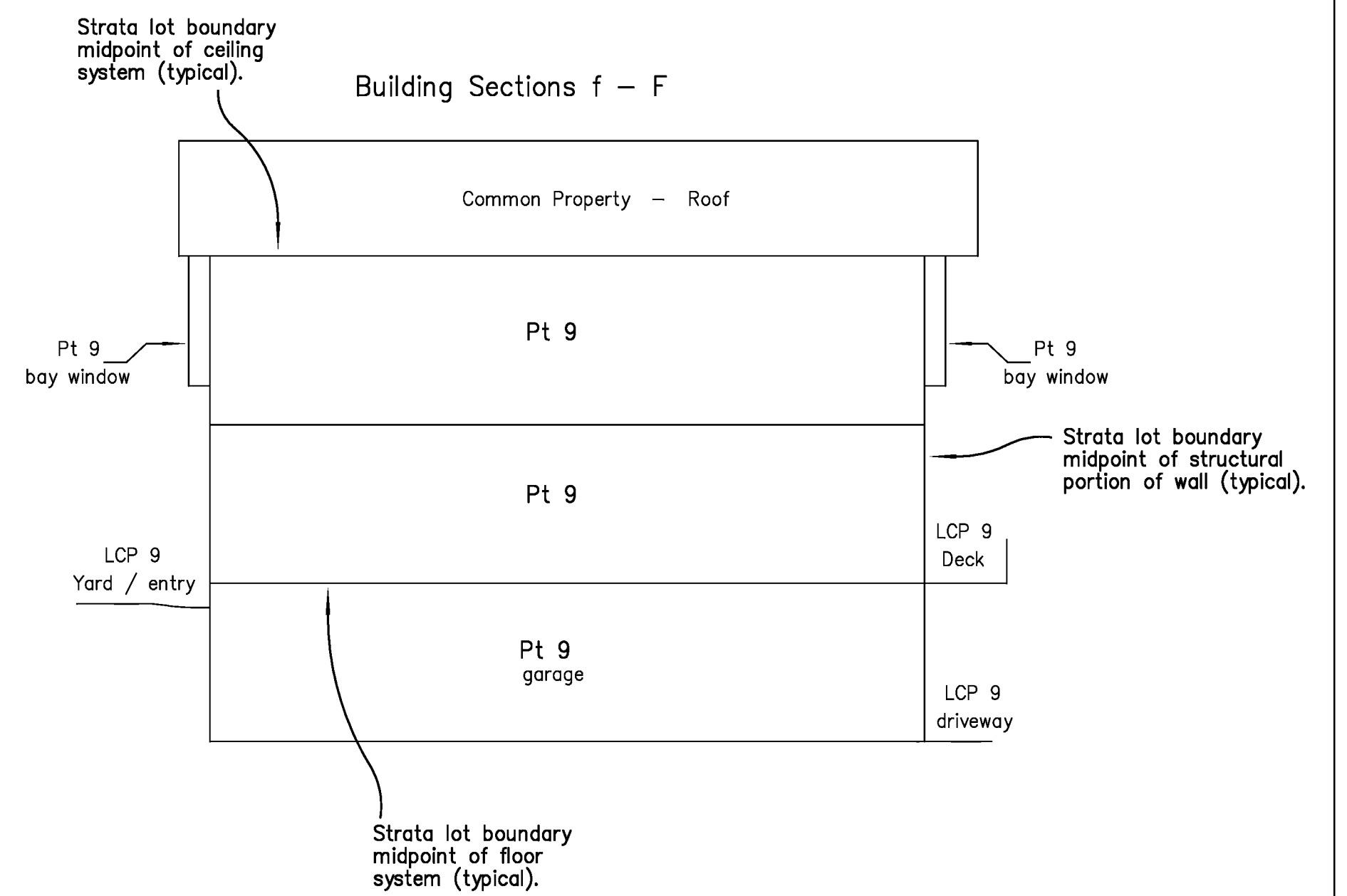
Building Sections d - D



Building Sections e - E



Building Sections f - F



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Ordered By: Maria Furtado of One Percent Realty on 2024/04/15  
Document Uploaded and Verified: 2022/02/14

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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

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Supplier to StrataDocs 2022/02/14  
Ordered by Maria Furtado 2024/04/15

Ordered By: Maria Furtado of One Percent Realty on 2024/04/15  
Document Uploaded and Verified: 2022/02/14

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

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

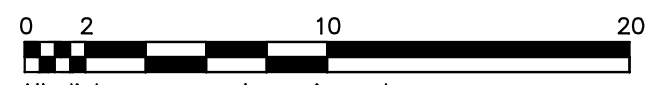
Grid bearings are derived from geodetic control monuments 12H2670 and 13H2707 and are referred to the central meridian of UTM Zone 10.

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

BCGS 92B.043



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 1:250.

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

Bear Mountain Parkway

Flint Avenue

Strata Plan  
EPS5294  
(Phase 1)

Rem 2  
Plan EPP65048  
Section 114

- 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

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Supplied to StrataDocs 2022/02/14  
Ordered by Maria Furtado 2024/04/15

Ordered By: Maria Furtado of One Percent Realty on 2024/04/15  
Document Uploaded and Verified: 2022/02/14

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	

Offsets to property lines are perpendicular thereto and are measured to building sheathing at Main Floor Level.  
All angles defect by multiples of 90 degrees unless otherwise indicated.

The buildings shown hereon are within 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

12H2670
Datum: NAD83(CSR)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

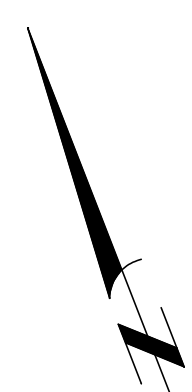
13H2707
Datum: NAD83(CSR)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,367,082.625
UTM Easting 461,886.069
Absolute accuracy 0.01m.

# 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 1:125.

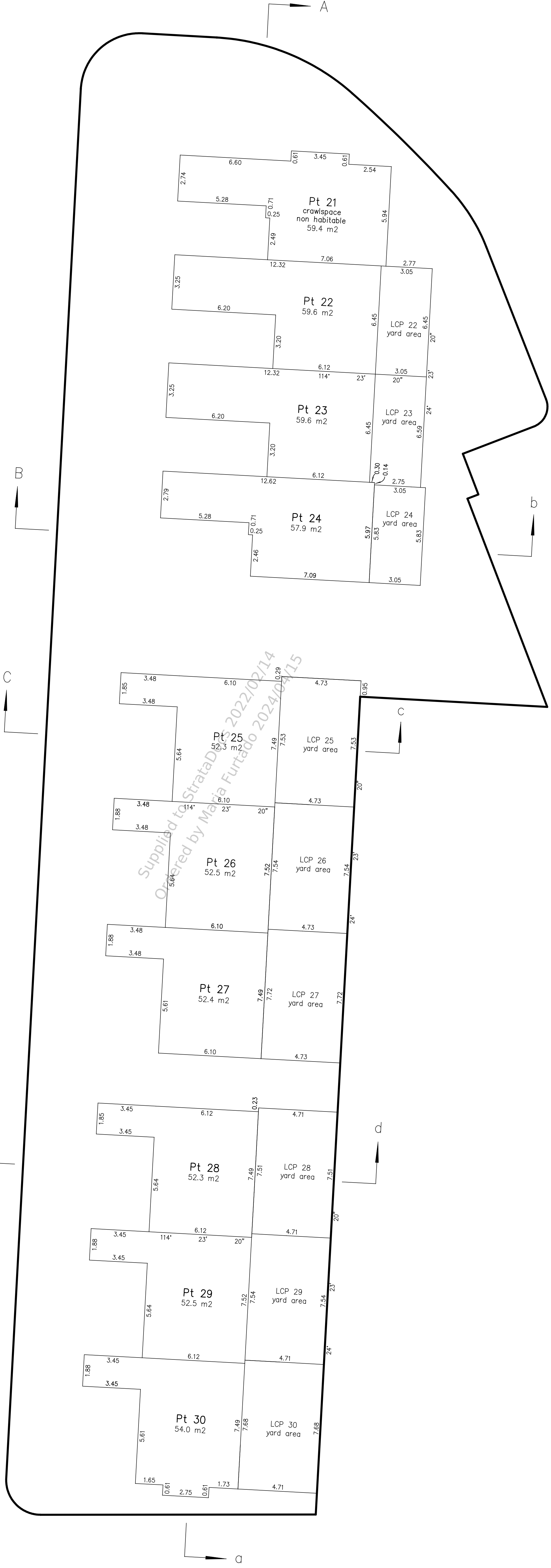
**Legend**  
Pt - denotes Part of  
LCP - denotes Limited Common Property



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.



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Document Uploaded and Verified: 2022/02/14



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 1:125.

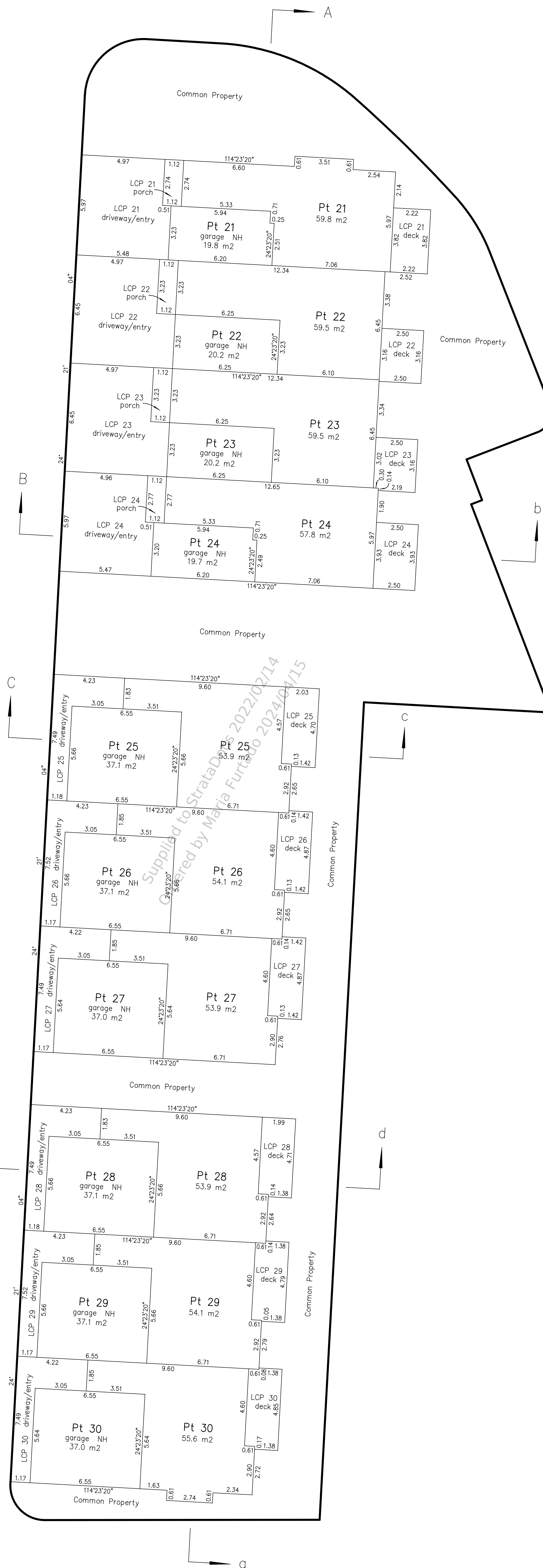
Legend

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

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.

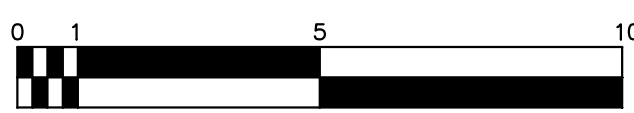


Supplied to StrataDocs 2022/02/14  
Ordered by Maria Furtado 2024/04/15

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Document Uploaded and Verified: 2022/02/14

# Upper Floor



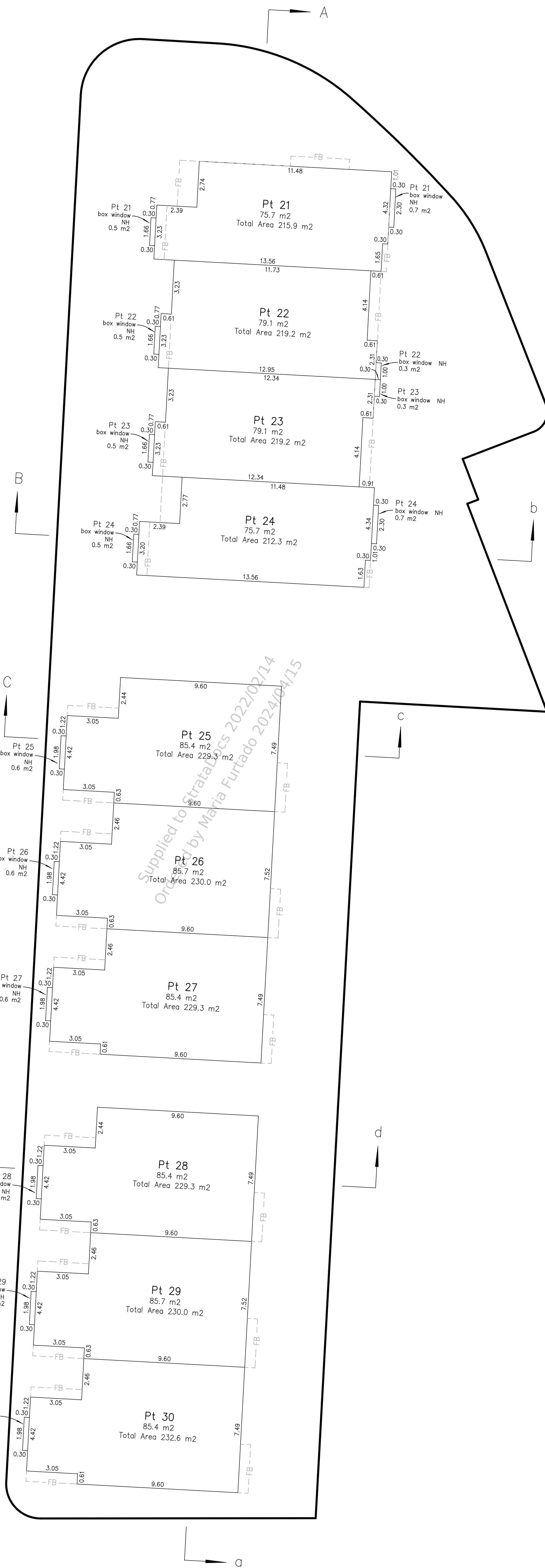
All distances are shown in metres.  
The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:125.

### Legend

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

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.



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Ordered by Maria Furtado 2024/04/15

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Ordered By: Maria Furtado of One Percent Realty on 2024/04/15  
Document Uploaded and Verified: 2022/02/14

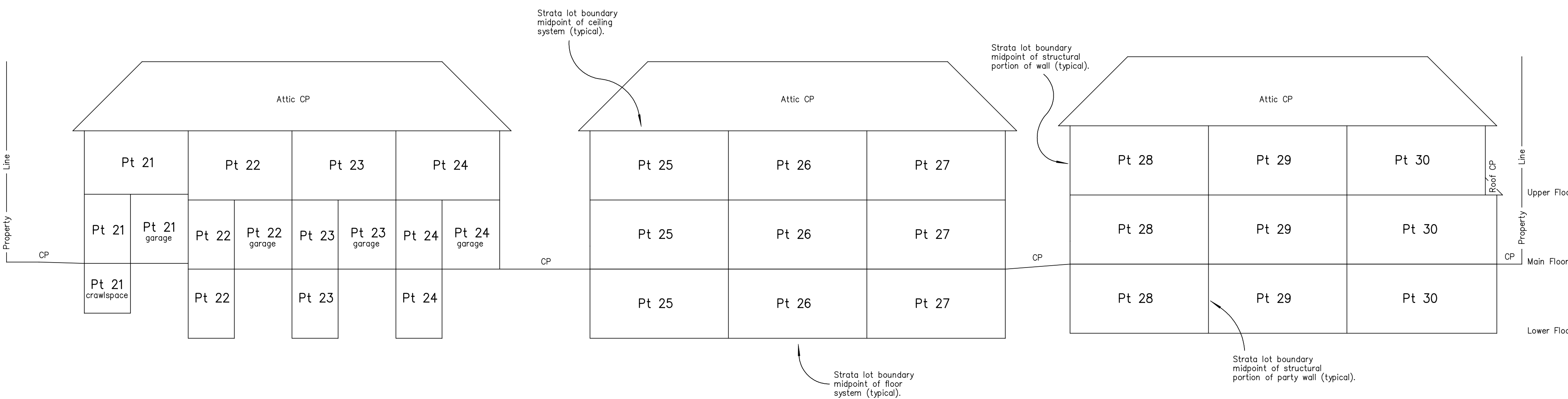
# Cross Sections

## Strata Plan EPS5294 Phase 2

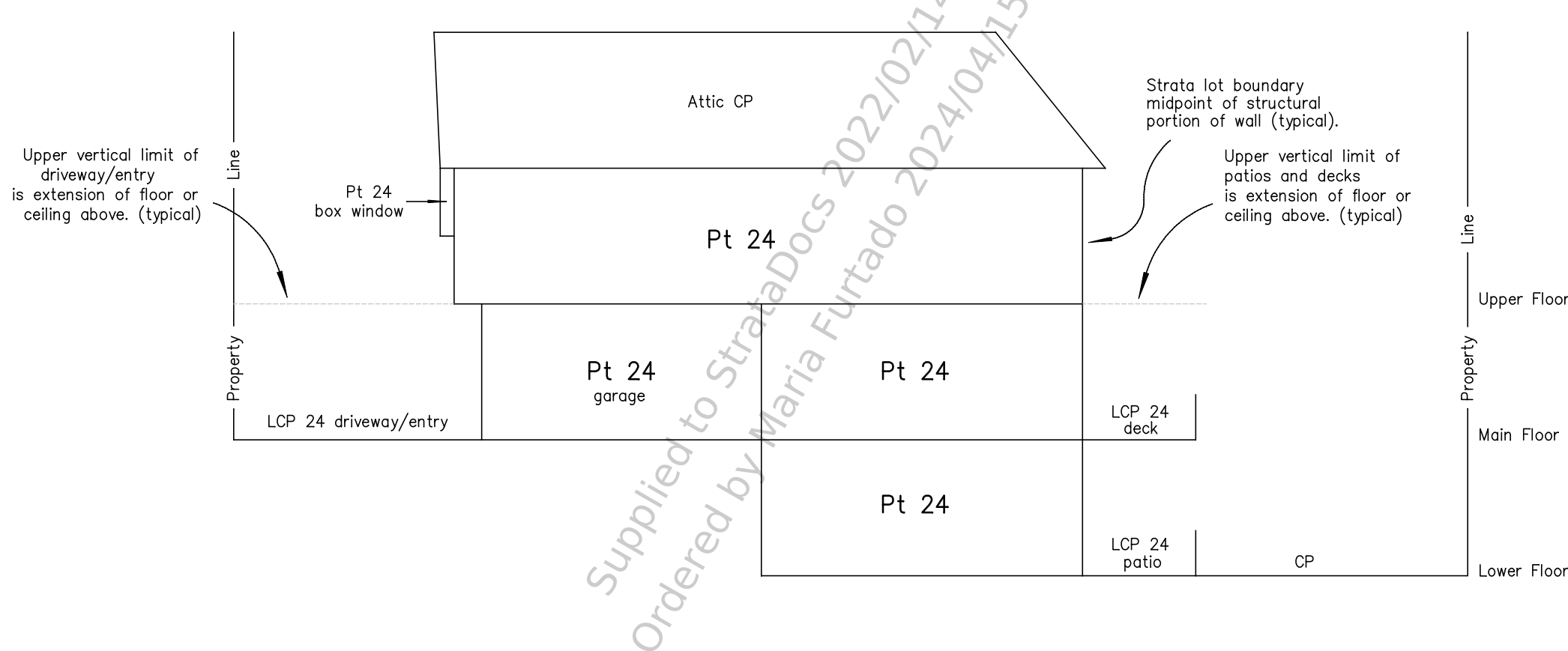
Not to Scale

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

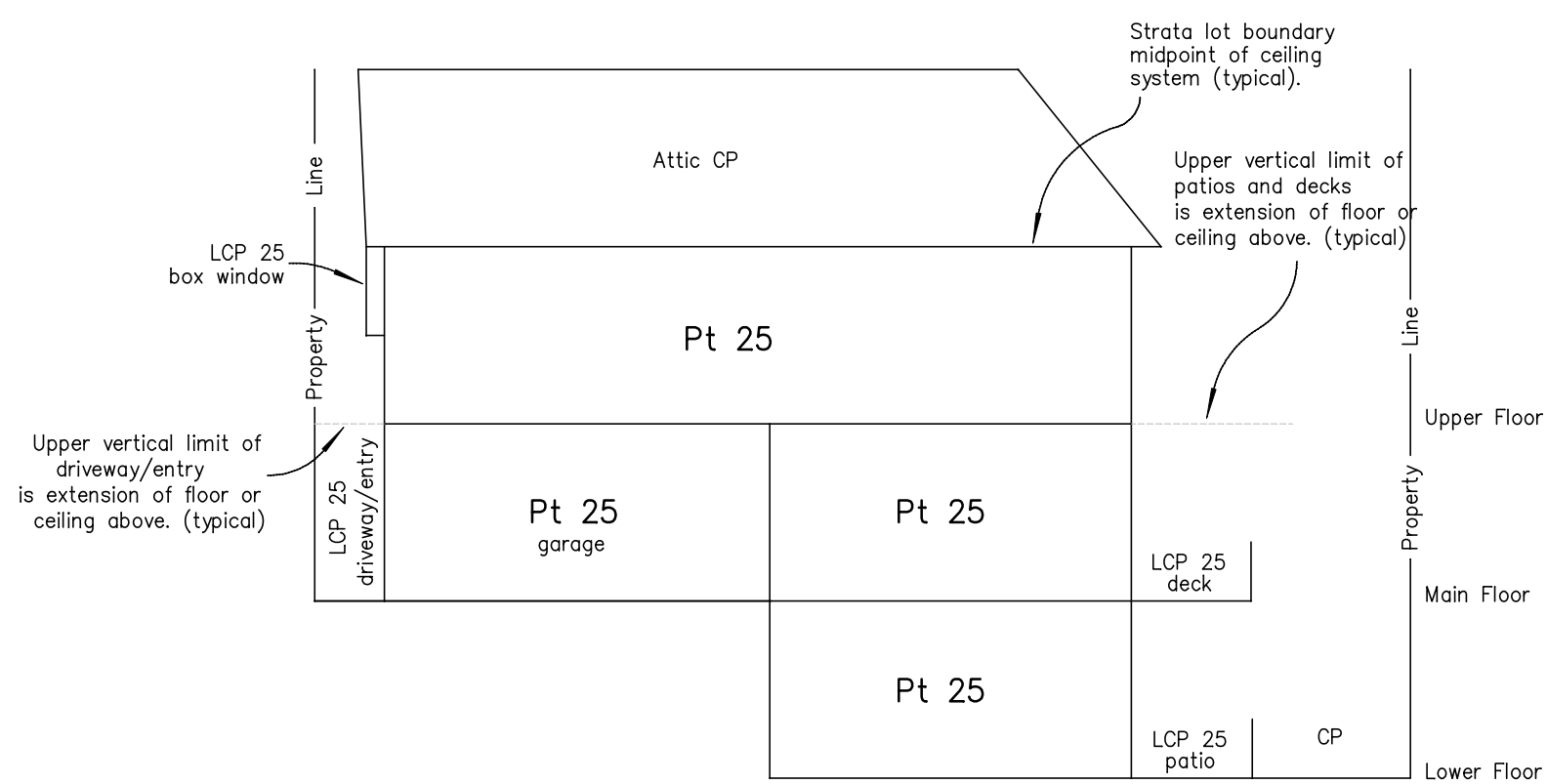
### Building Sections A - a



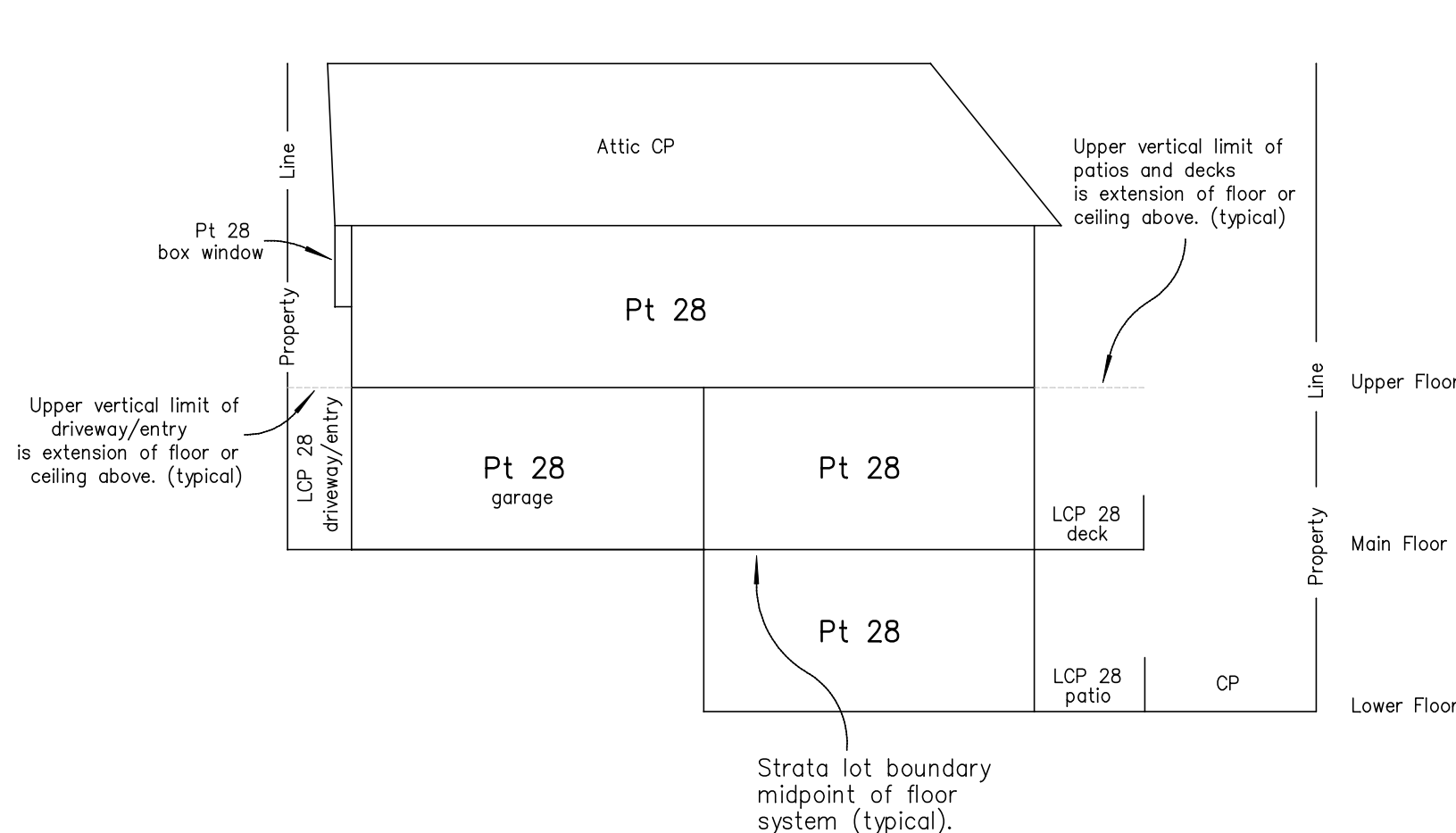
### Building Sections B - b



### Building Sections C - c



### Building Sections D - d



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Ordered by Maria Furtado 2024/04/15

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Document Uploaded and Verified: 2022/02/14

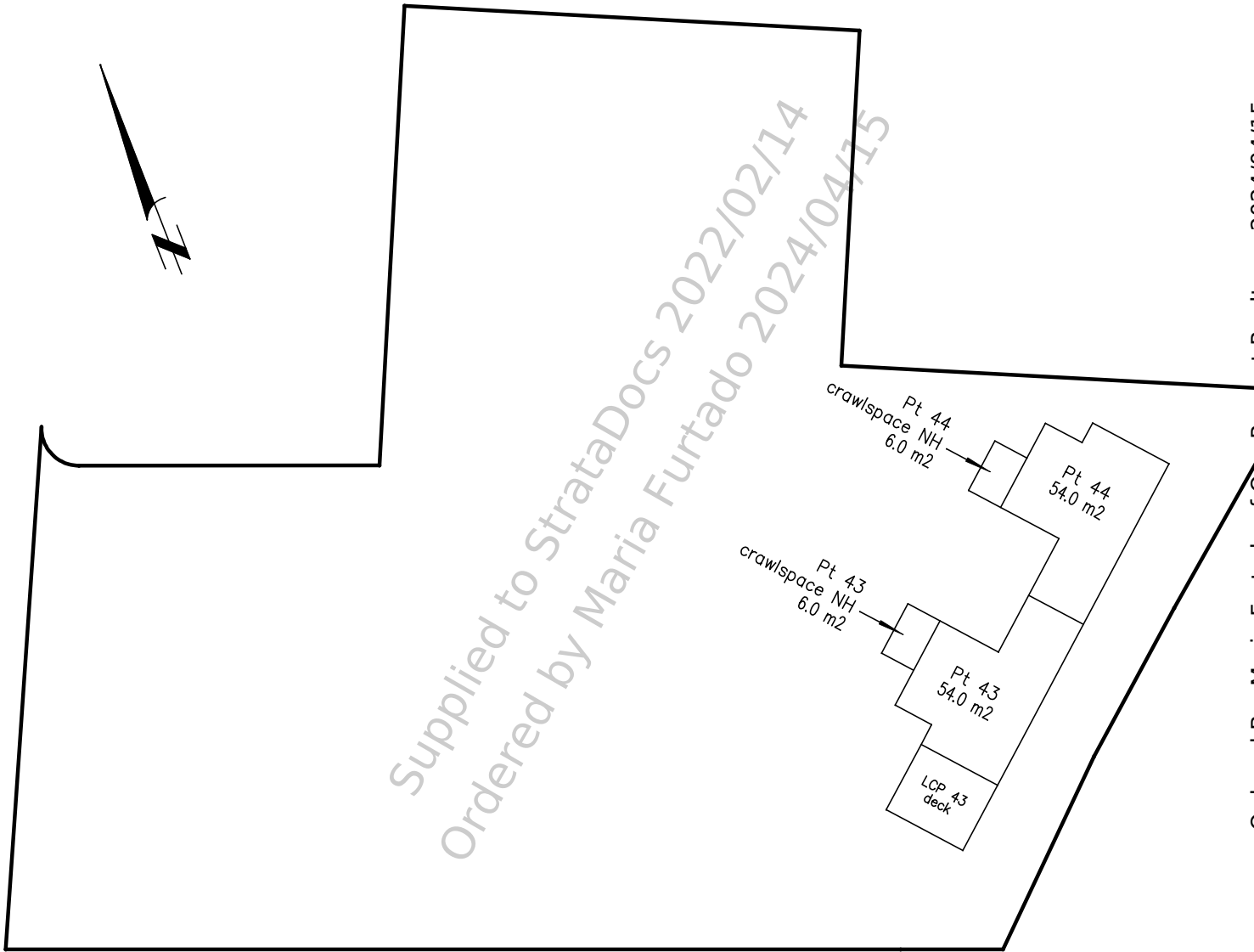


# South Point Ridge Level 1

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



Ordered By: Maria Furtado of One Percent Realty on 2024/04/15  
Document Uploaded and Verified: 2022/02/14

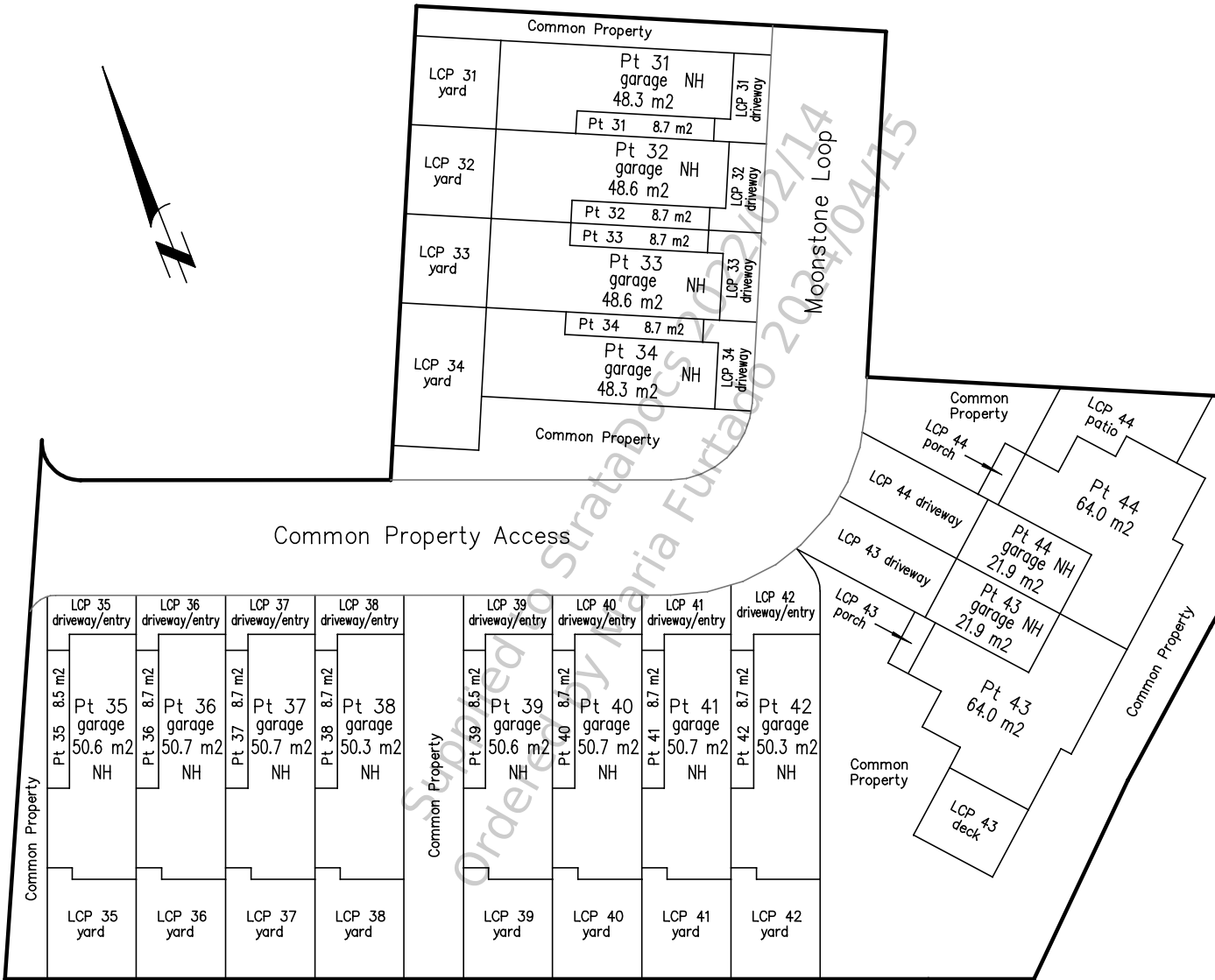
POWELL & ASSOCIATES  
BC Land Surveyors  
File: 12166-123W  
February 8, 2021

# South Point Ridge Level 2

Scale 1:350

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

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Ordered By: Maria Furtado of One Percent Realty on 2024/04/15  
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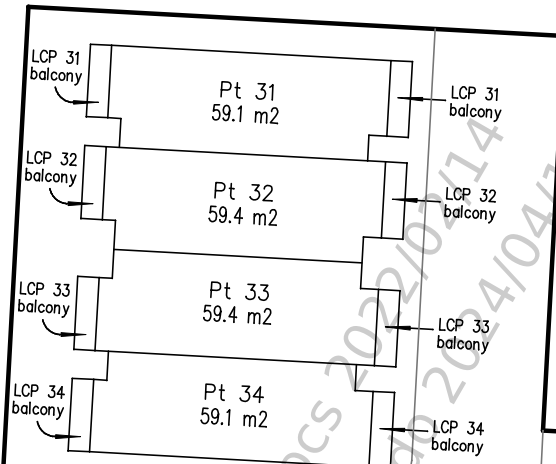
POWELL & ASSOCIATES  
BC Land Surveyors  
File: 12166-123W  
February 8, 2021

# South Point Ridge Level 3

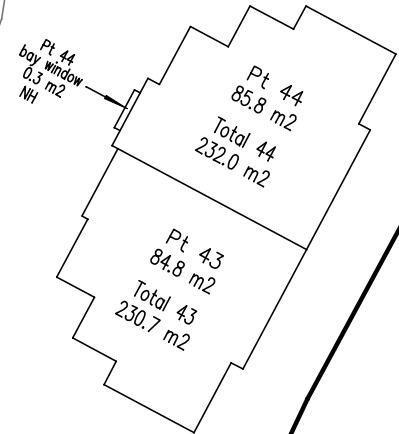
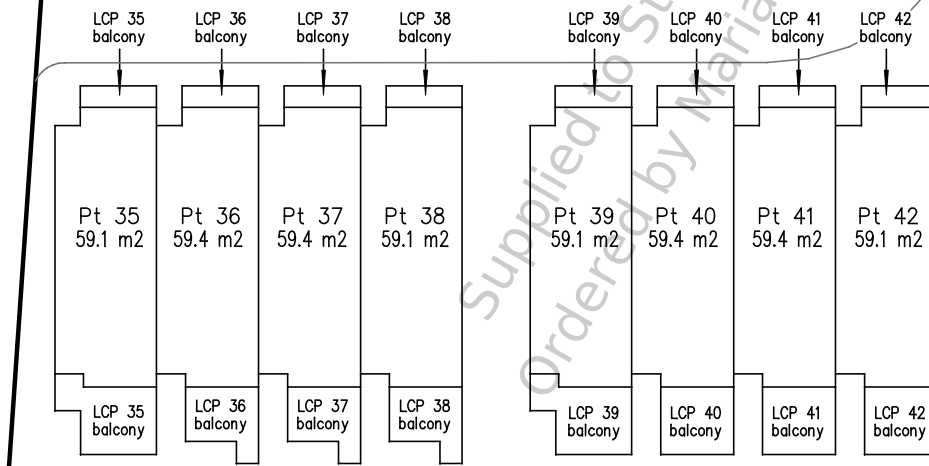
Scale 1:350

### Legend

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



### Common Property Access – Moonstone Loop



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Document Uploaded and Verified: 2022/02/14

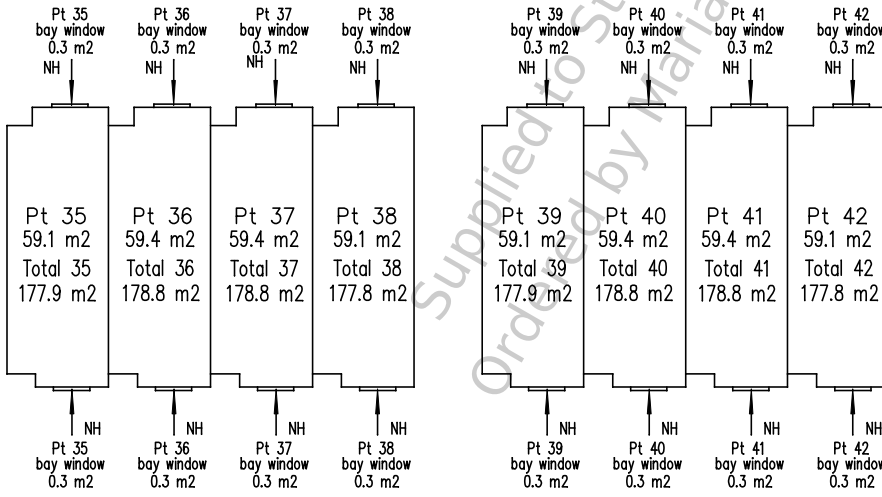
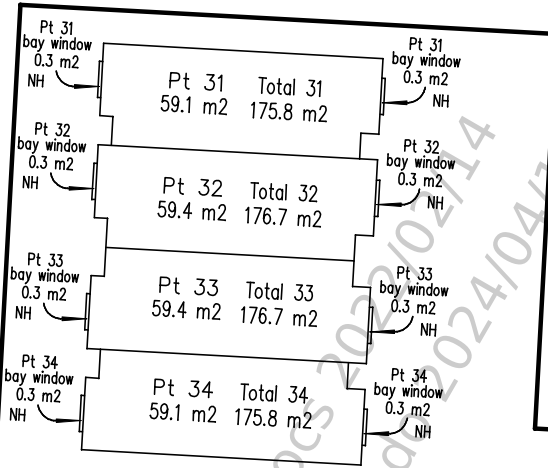
POWELL & ASSOCIATES  
BC Land Surveyors  
File: 12166-123W  
February 8, 2021

# South Point Ridge Level 4

Scale 1:350

Legend

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



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Ordered by Maria Furtado 2024/04/15

Ordered By: Maria Furtado of One Percent Realty on 2024/04/15  
Document Uploaded and Verified: 2022/02/14

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



# South Point Ridge Site Plan

Pro Forma Phased Strata Plan of  
Lot 2, Section 114, Esquimalt  
District, Plan EPP65048

Scale 1:650

Phase 4 of 5  
Sheet 1 of 4

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Flint Avenue



Bear Mountain Parkway

1  
Plan EPP98230

Park

SRW Plan  
VP88000

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

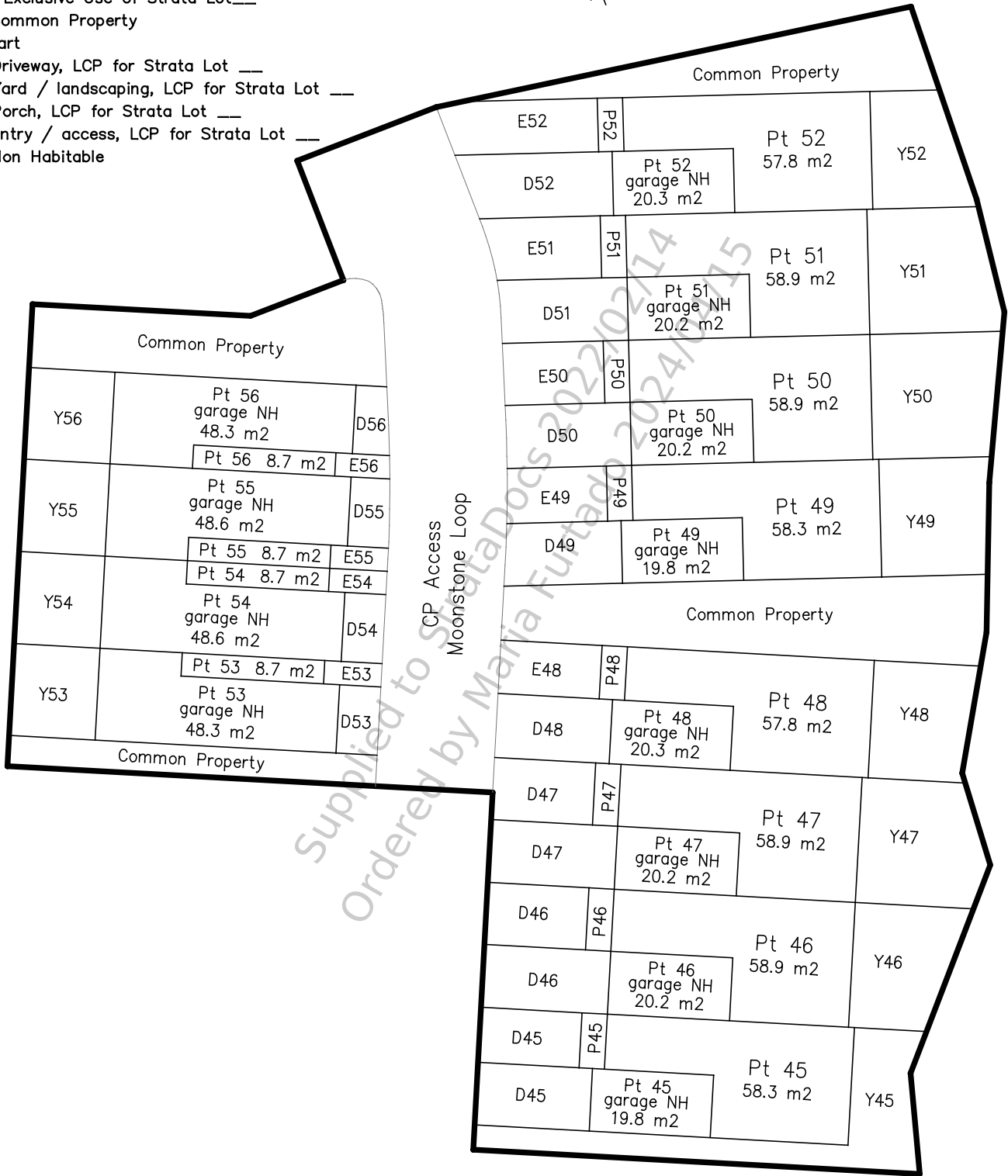
Ordered By: Maria Furtado of One Percent Realty on 2024/04/15  
Document Uploaded and Verified: 2022/02/14

# South Point Ridge Level 1

Scale 1:300



- 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



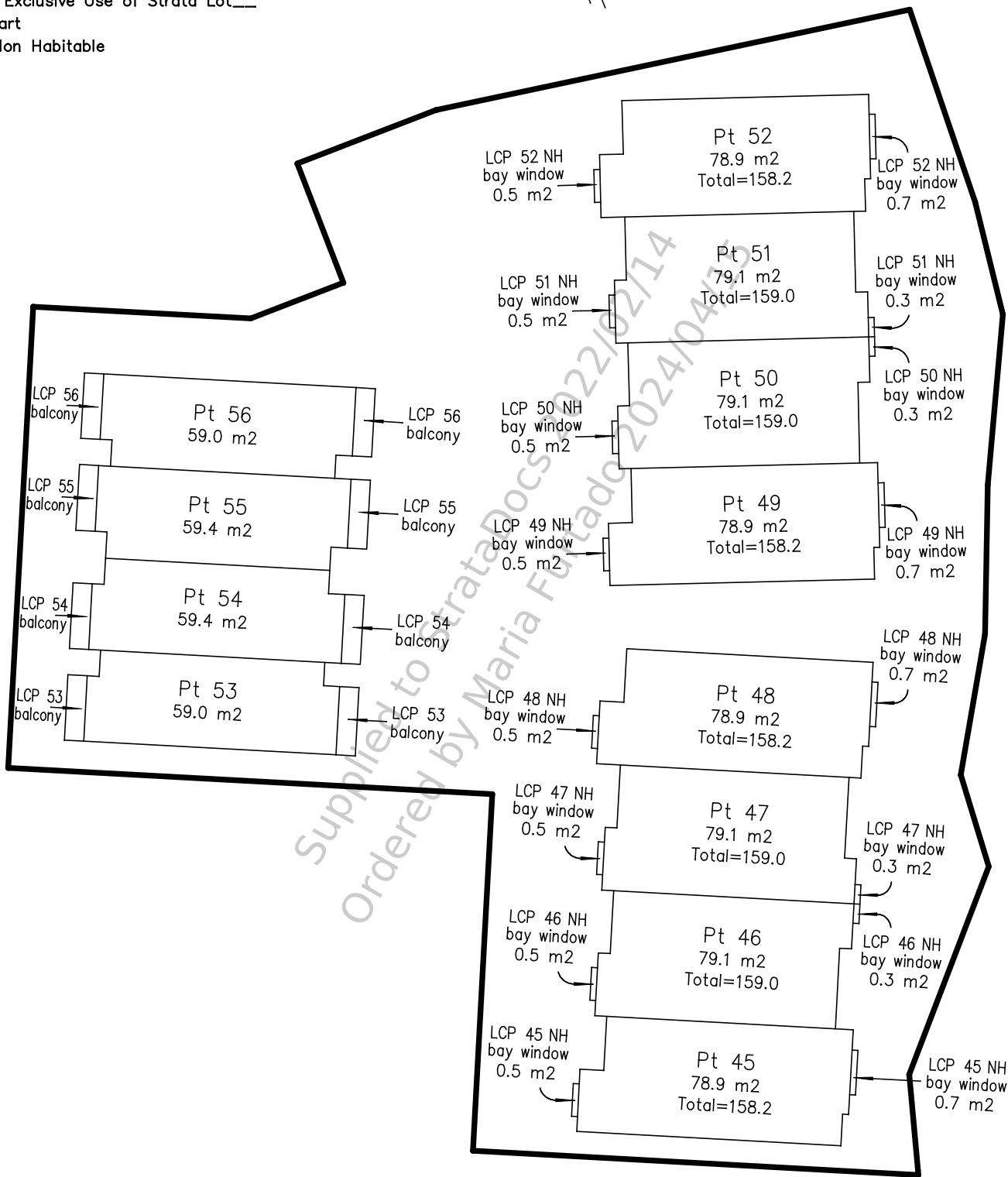
POWELL & ASSOCIATES  
BC Land Surveyors  
File: 12166-123W  
February 8, 2021

# South Point Ridge Level 2

Scale 1:300



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



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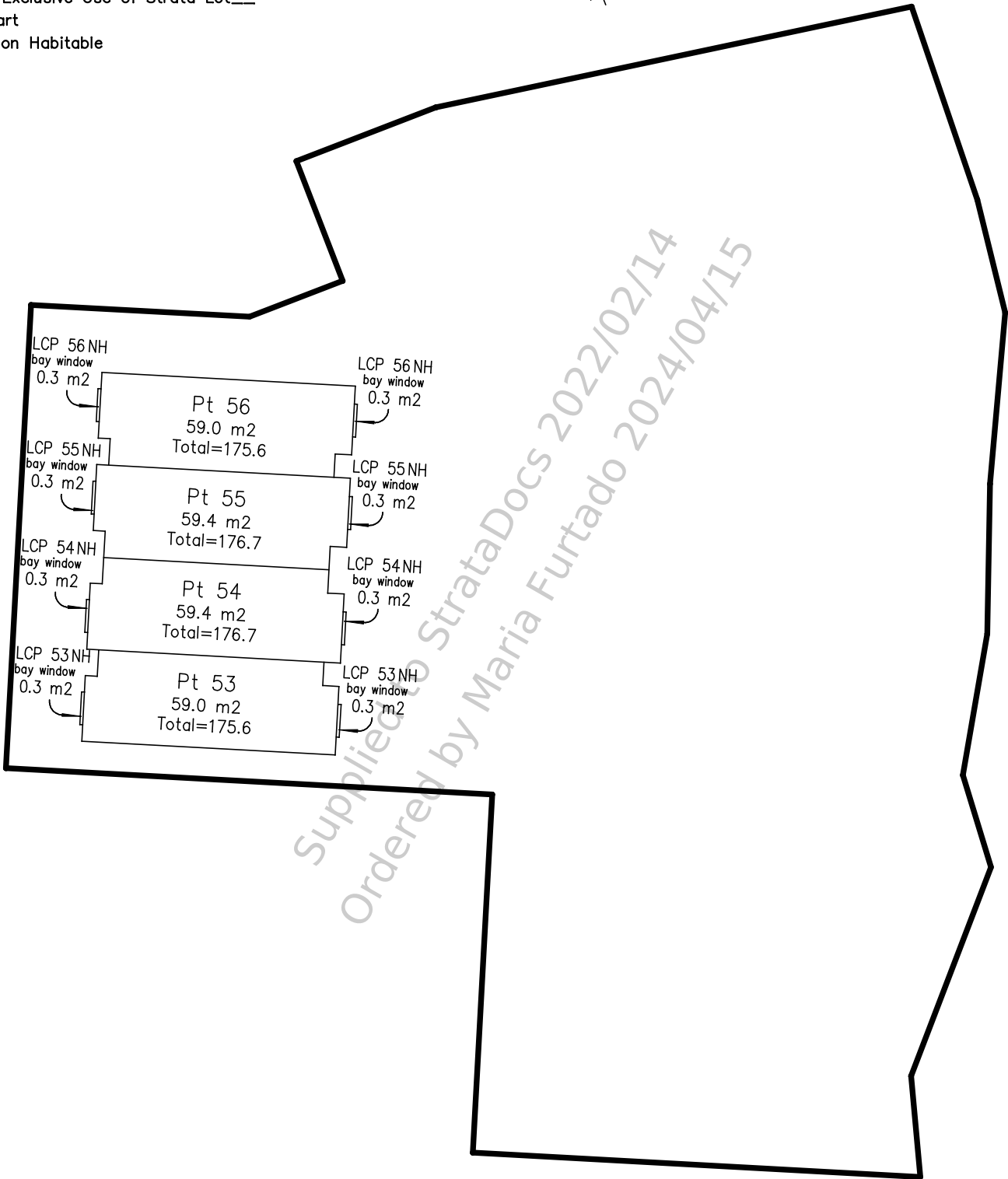
POWELL & ASSOCIATES  
BC Land Surveyors  
File: 12166-123W  
February 8, 2021

# South Point Ridge Level 3

Scale 1:300



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



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# South Point Ridge Site Plan

Pro Forma Phased Strata Plan of  
Lot 2, Section 114, Esquimalt  
District, Plan EPP65048

Scale 1:650

Phase 5 of 5  
Sheet 1 of 3

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Flint Avenue

Bear Mountain Parkway



1  
Plan EPP98230

Park

SRW Plan  
VIP88000

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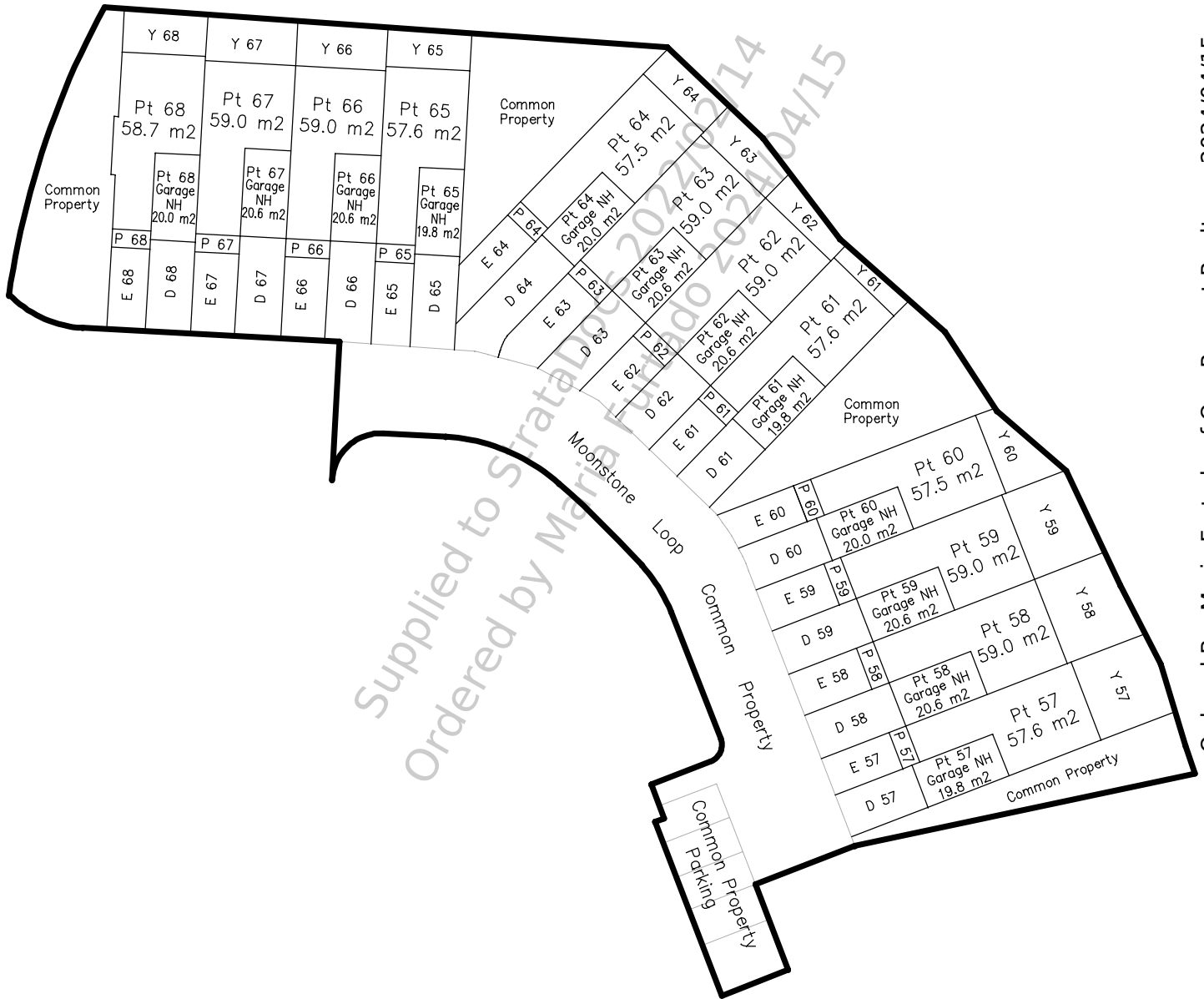
# South Point Ridge Level 1

Scale 1:450



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- 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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June 18, 2021

# South Point Ridge Level 2

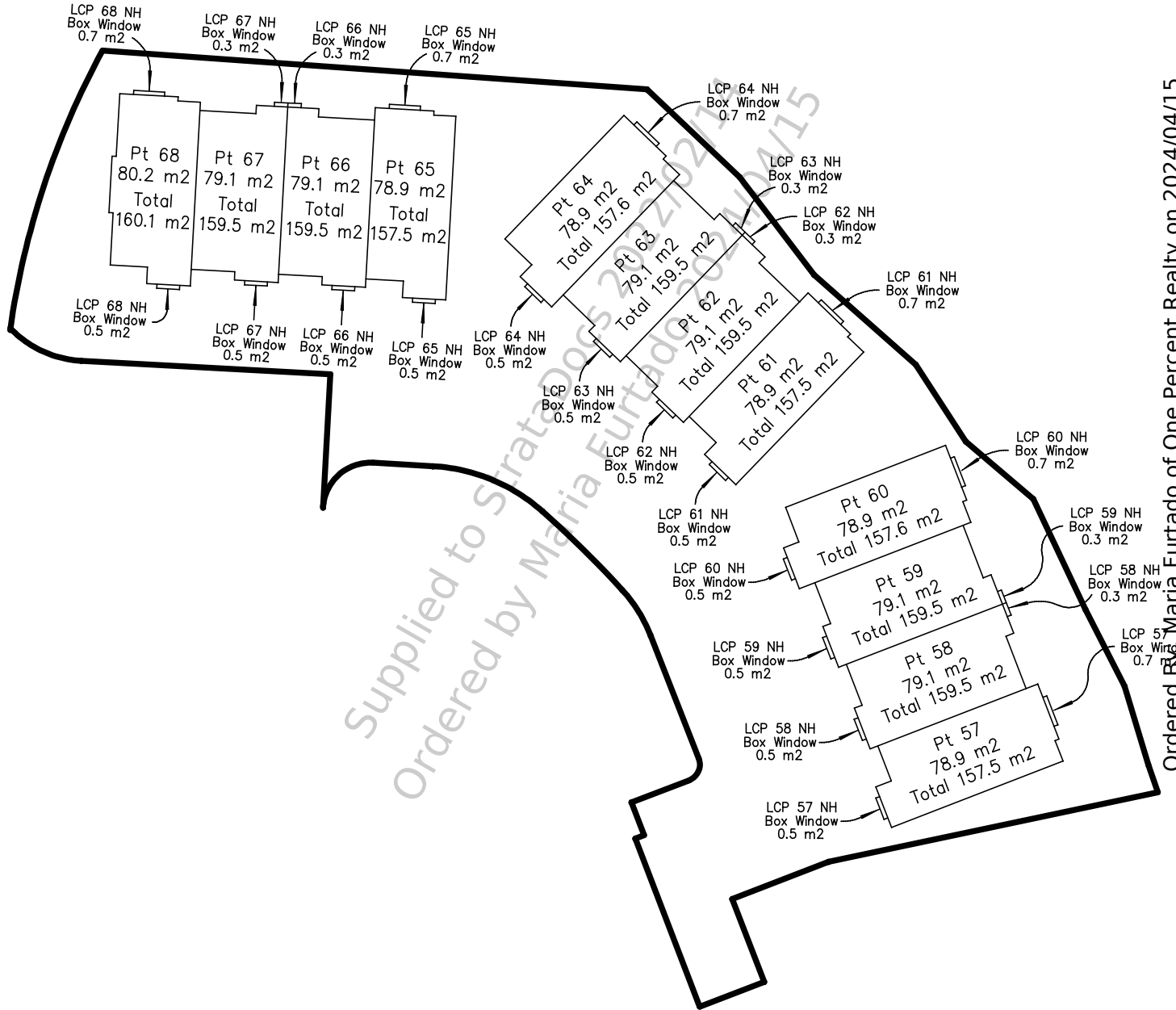
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### Legend

LCP – Limited Common Property  
for the Exclusive Use of Strata Lot\_\_\_

NH – Non Habitable

Pt – Part



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June 18, 2021