

**PHASED BARE LAND STRATA PLAN OF PART OF LOT C,
DISTRICT LOT 79, RUPERT DISTRICT, PLAN VIP71975,
EXCEPT THAT PART IN STRATA PLAN VIS5792 (PHASES 1 TO 3)
AND PLAN VIP83508.**

**BARE LAND STRATA PLAN VIS5792
PHASES 4 and 5**

BCGS 92L.056



LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of Zone 9 (129° West).

- denotes standard iron post found
- denotes standard iron post placed
- r denotes short iron post drilled into rock
- SL denotes Strata Lot
- CP denotes Common Property

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

The UTM coordinates and estimated absolute accuracy achieved are derived from dual frequency static GNSS baseline ties to the Canadian Active Control System stations at Beaver Cove.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.99988993. The average combined factor has been determined based on an ellipsoidal elevation of -2 metres.

All distances are in metres and decimals thereof.

This plan is Phases 4 and 5 of a 10 Phase Strata Plan under Section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for the Ministry of Transportation and Infrastructure.

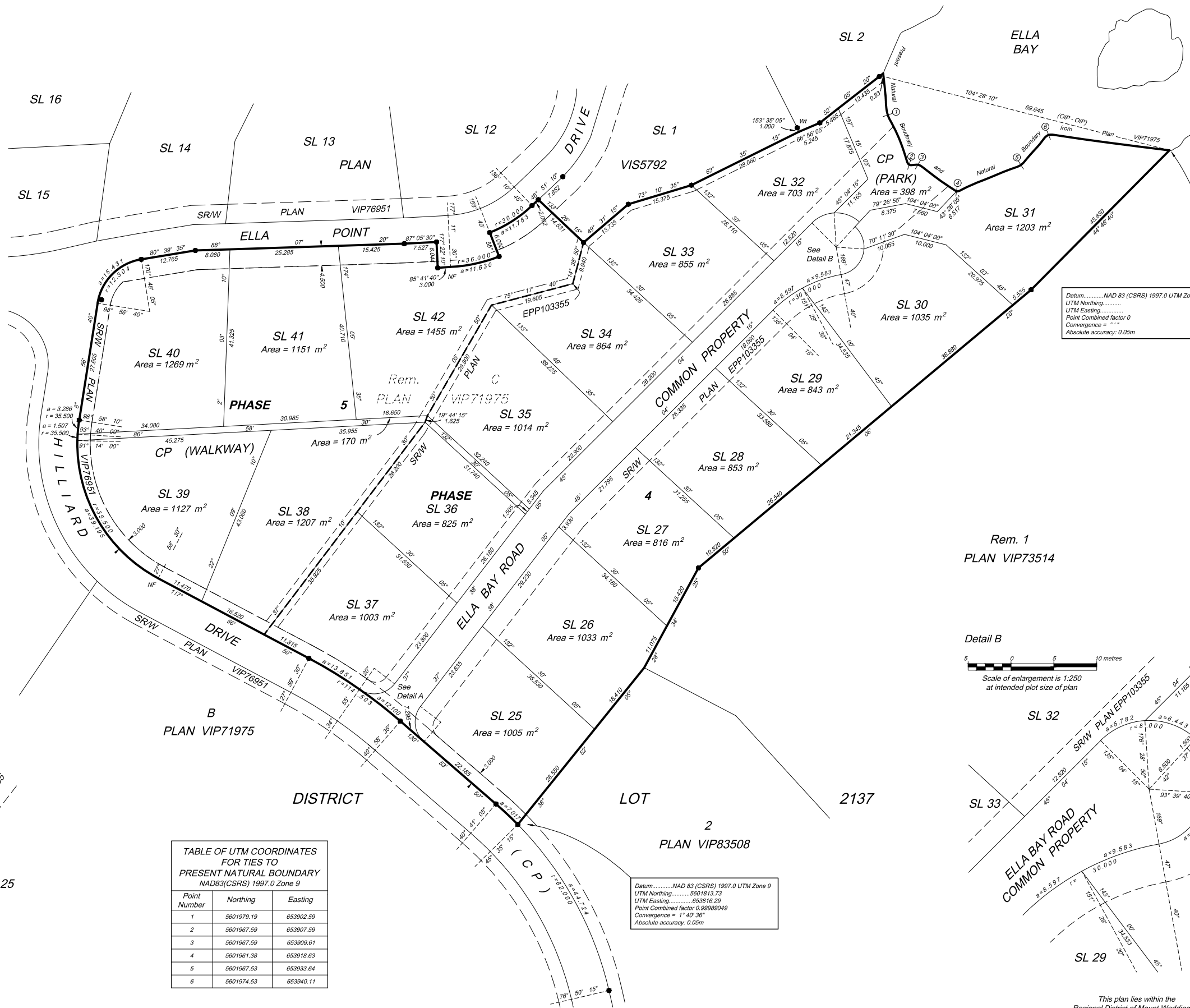
This plan need not comply with Section 8 of the Bare Land Strata Regulations 75 / 78.

ACCESS BY WATER ONLY

Address for Service of Documents:
1642B Telegraph Cove Road
Telegraph Cove, BC
V0N 3J0

Civic Addresses:

- Phase 4:**
 SL 25 -- 1001 Ella Bay Road
 SL 26 -- 1003 Ella Bay Road
 SL 27 -- 1005 Ella Bay Road
 SL 28 -- 1007 Ella Bay Road
 SL 29 -- 1009 Ella Bay Road
 SL 30 -- 1011 Ella Bay Road
 SL 31 -- 1015 Ella Bay Road
 SL 32 -- 1010 Ella Bay Road
 SL 33 -- 1008 Ella Bay Road
 SL 34 -- 1006 Ella Bay Road
 SL 35 -- 1004 Ella Bay Road
 SL 36 -- 1002 Ella Bay Road
 SL 37 -- 1000 Ella Bay Road
- Phase 5:**
 SL 38 -- 1025 Hilliard Road
 SL 39 -- 1015 Hilliard Road
 SL 40 -- 1545 Ella Point Drive
 SL 41 -- 1535 Ella Point Drive
 SL 42 -- 1525 Ella Point Drive

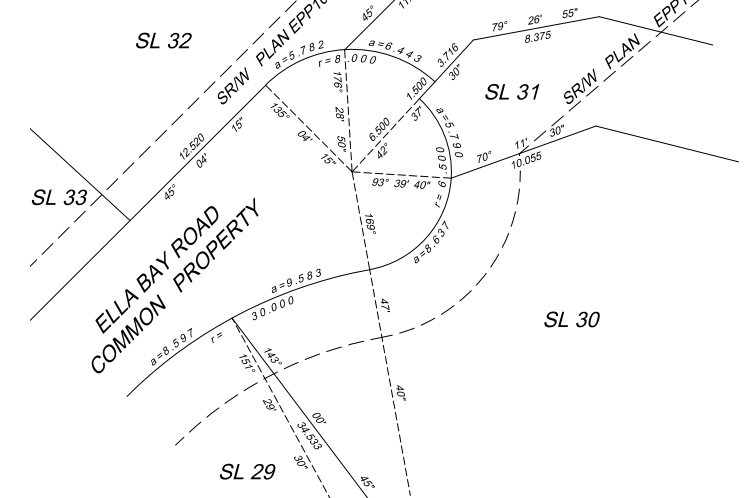
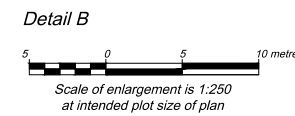
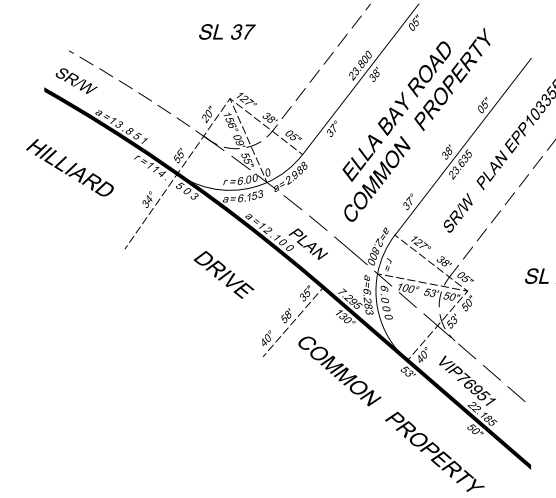
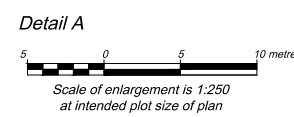


Datum: NAD 83 (CSRS) 1997.0 UTM Zone 9
 UTM Northing: 5601813.73
 UTM Easting: 653816.29
 Point Combined factor 0.99989049
 Convergence = 1° 40' 30"
 Absolute accuracy: 0.05m

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TABLE OF UTM COORDINATES FOR TIES TO PRESENT NATURAL BOUNDARY NAD83(CSRS) 1997.0 Zone 9

Point Number	Northing	Easting
1	5601979.19	653902.59
2	5601967.59	653907.59
3	5601967.59	653909.61
4	5601961.38	653918.63
5	5601967.53	653933.64
6	5601974.53	653940.11



This plan lies within the Regional District of Mount Waddington and the Courtenay Assessment Area.

The field survey represented by this plan was completed on the ____ day of ____, 2020
 Justin M. Petras, BCLS (996)