

UNITS	UNIT FACTORS	APPROX. AREA IN SQUARE METRES
1	2,214	1,845.1
2	1,507	1,255.8
3	814	677.9
4	5,465	4,553.9
TOTAL		10,000
UNIT FACTORS ARE DERIVED FROM UNIT AREAS SUBJECT TO ROUNDING		

**NOTE:**

FOR ANY ENDORSEMENT, REGISTRATION MEMORANDUM, NOTIFICATION OR OTHER ENTRY THAT IS TO BE MADE ON THE PLAN, PLEASE SEE THE CONDOMINIUM ADDITIONAL SHEET (CS) WHICH IS ADDED TO THIS PLAN PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION.

**LAND TITLES OFFICE**

PLAN No. 252 0514

ENTERED AND REGISTERED

ON March 1, 2025

INSTRUMENT No. 252 056 519

Shawn Lovell

A.D. REGISTRAR N.A.L.R.D.

SHEET 1 OF 2 SHEETS

**PLAN**  
**SHOWING SURVEY OF CONDOMINIUM**  
**OF**  
**LOT 16, BLOCK 2, DESCRIPTIVE PLAN 012 0272**  
**WITHIN THE**  
**S.W.1/4 SEC.16, TWP.52, RGE.24, W.4 M.**  
**EDMONTON**  
**ALBERTA**  
**2025**

**LEGEND & ABBREVIATIONS**

- ALBERTA SURVEY CONTROL MARKERS ARE SHOWN THUS
- STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS
- STATUTORY IRON SURVEY POSTS PLACED AND MARKED 'P052' SHOWN THUS
- DISTANCES ARE IN METRES AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES ARE GRID AND ARE DERIVED FROM A LINE BETWEEN A.S.C.M.s 13680 & 135343 AND ARE BASED ON:
  - NAD83 (ORIGINAL)
  - 3TM PROJECTION
  - REFERENCE MERIDIAN 114° WEST LONGITUDE
  - 0.999813 COMBINED FACTOR
- THE GEO-REFERENCED POINT IS A FOUND STATUTORY IRON POST AT THE N.E. CORNER OF LOT A, BLOCK 3, PLAN 4187 R.S. AND IS SHOWN THUS
- THE NAD83 3TM COORDINATES OF THE GEO-REFERENCED POINT ARE: 5 928 087.77 N 34 177.75 E

- AREA TO BE REGISTERED BOUNDED THUS
- EXCLUSIVE POSSESSION AREAS ARE COMMON PROPERTY AND ARE SHOWN THUS
- THE BOUNDARY OF ANY UNIT WITH THE COMMON PROPERTY IS THE UNDECORATED INTERIOR SURFACE OF THE FLOOR, WALL OR CEILING AS THE CASE MY BE AND IS SHOWN THUS
- THE BOUNDARY BETWEEN ADJACENT UNITS IS THE CENTRE LINE OF THE DEMISING WALL AND IS SHOWN THUS
- ALL UNIT DIMENSIONS AND UNIT AREAS ARE MEASURED TO THE UNDECORATED INTERIOR SURFACE OF THE UNIT AT MAIN FLOOR LEVEL.
- PARKING STALLS DESIGNATED P3, P4, ETC. ARE EXCLUSIVE POSSESSION AREAS WHICH MAY BE LEASED TO THE OWNER OF A UNIT PURSUANT TO SECTION 50 OF THE CONDOMINIUM PROPERTY ACT.
- PARKING STALLS DESIGNATED PPD1, PPD8, PPD15, PPD16, PPD124, PPD125, PPD137, PPD138, AND PPD150 ARE COMMON PROPERTY AND ARE SHOWN THUS
- PILLARS ARE COMMON PROPERTY.

A.L.S. ALBERTA LAND SURVEYOR  
3TM NORTH AMERICAN DATUM OF 1983  
A.S.C.M. 3 DEGREE TRANSVERSE MERCATOR  
ck.m. ALBERTA SURVEY CONTROL MARKER  
c.s. CHECK MEASURED  
Fd. COUNTERSUNK  
Pl. FOUND  
Pl. PLACED  
I. STATUTORY IRON SURVEY POST  
Mkd. MARKED  
Mk. MARK  
Re-est. RE-ESTABLISHED  
PPD PARKING FOR PERSONS WITH DISABILITIES  
U.T.P. UNABLE TO POST

SEC. SECTION  
TWP. TOWNSHIP  
RGE. RANGE  
M. MERIDIAN  
N. NORTH  
S. SOUTH  
E. EAST  
W. WEST

**SURVEYOR**

NAME: N.R. RONSKO, A.L.S.  
DATES OF SURVEY: BETWEEN JUNE 7, 2024 AND FEBRUARY 20, 2025  
IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.



**REGISTERED OWNER**

2612916 ALBERTA LTD.

**LOCAL AUTHORITY**

NAME: THE CITY OF EDMONTON  
FILE NO.: CON25-0001

PLAN ACCOMPANIED BY CERTIFICATE REGARDING POST TENSIONED CABLES  
SIGNED BY

RUI NAKAO, A.A.A. ARCHITECT  
stating there are no post tensioned cables located anywhere on or within the building or the property on which the building is located.

**DEVELOPER ADDRESS:**

2431 MARTELL CRESCENT  
EDMONTON, AB. T6R 0M6

**CORPORATION ADDRESS:**

2431 MARTELL CRESCENT  
EDMONTON, AB. T6R 0M6

CALCD BY: DA/V.O.T.

DRAWN BY: DA/V.O.T.

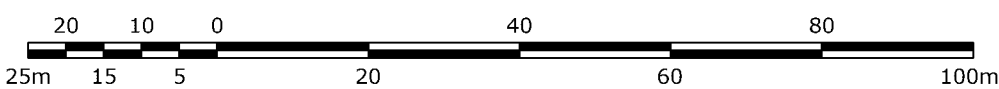
**HAGEN SURVEYS (1982) LTD.**

2107 87th AVENUE N.W., EDMONTON T 780.464.5506

FILE NUMBER

**240530**

SCALE 1:1000



**SITE PLAN**

