

ADDRESS OF CONDOMINIUM CORPORATION:

LUXURIA HOMES  
4515-112 AVENUE S.E.  
CALGARY, ALBERTA  
T2C 5C5

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.

REGISTRAR

LAND TITLES OFFICE

PLAN NO. \_\_\_\_\_

ENTERED AND REGISTERED

ON \_\_\_\_\_

INSTRUMENT NO: \_\_\_\_\_

A.D. REGISTRAR

TENTATIVE

PHASE 1

CITY OF CHESTERMERE, ALBERTA

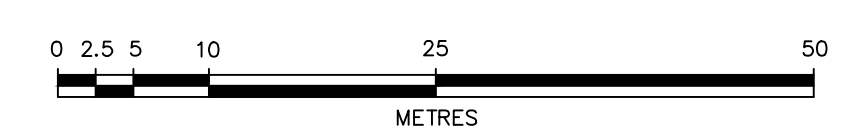
PLAN SHOWING SURVEY OF  
PHASED CONDOMINIUM DEVELOPMENT

OF  
Lot 1, Block 10, Plan 211 0413

WITHIN

N.W.1/4 Sec.9, Twp.24, Rge.28, W. 4 M.

SCALE: 1:500



AZIZ M. DHARAMSHI, A.L.S. 2021

LEGEND

Distances shown are in metres and decimals thereof.  
Statutory Iron Posts are shown thus: found ● ,  
Area referred to by this plan is outlined thus: \_\_\_\_\_ and contains 1.01 ha.  
Distances shown on curved boundaries are Arc distances.  
Bearings are copied from plan 211 0413.  
The boundaries of Unit A-I are governed by the monuments placed pursuant to the Surveys Act.  
The boundaries of Units 1-6 are as described in Section 9 (1) of the Condominium Property Act.  
All building location dimensions refer to external concrete foundation walls and are perpendicular to boundary lines.  
Areas and internal unit dimensions are an approximate indication of unit size as derived from Architectural plans, and confirmed by field measurements.  
Cross section views are examples only and do not show all ceiling heights within all units.  
Balcony areas designated B-1 etc., B-2 etc., respectively are exclusive use common Property that may be leased to the owner of a Unit pursuant to Section 50 of the Condominium Property Act.

Typical Balcony shown thus: [B-1]

The boundaries of Unit 1-6 are shown thus: \_\_\_\_\_

Unit Numbers are shown thus: UNIT A, UNIT B etc, UNIT 1, UNIT 2 etc.

The Coordinate System used for this plan is:  
Datum - North American Datum 1983  
Projection - 3° Transverse Mercator  
Reference Meridian - 114° West Longitude  
Combined Scale Factor - 0.999740

The geo-referenced point is shown thus: RP  
with observed grid coordinates of : N: 5655536.413  
E: 9946.896

ABBREVIATIONS

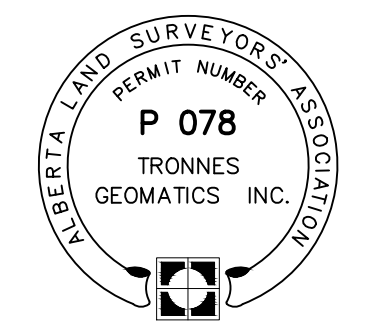
N.W.-Northwest, Sec.-Section, Twp.-Township, Rge.-Range, W.-West, M.-Meridian, R-Radius, Fd.I.-Found Iron Post, Fd.no Mk.- Found no Mark, R/W-Right of way, (r)-radial, VP-Visitor Parking, PVPD-Parking for Visitors or Persons with Disabilities, RP-Geo-Referenced Point, Δ -denotes Angle subtended by the curve, Mag-Magnetic.

POST TENSION CABLE

This plan is accompanied by a certificate regarding post tensioned cables and signed by Aziz M. Dharamshi stating there are no post tensioned cables located anywhere on or within the building or the property on which the building is located.

SURVEYOR

NAME: AZIZ M. DHARAMSHI, A.L.S.  
SURVEYED BETWEEN THE DATES OF \_\_\_\_\_, 2021  
AND \_\_\_\_\_, 2021 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

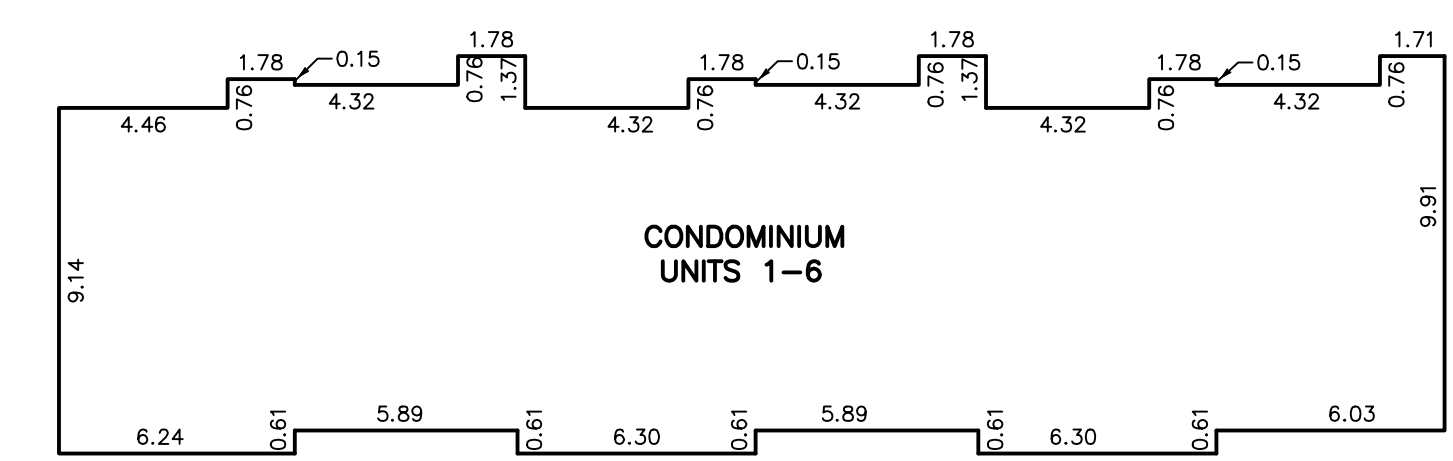
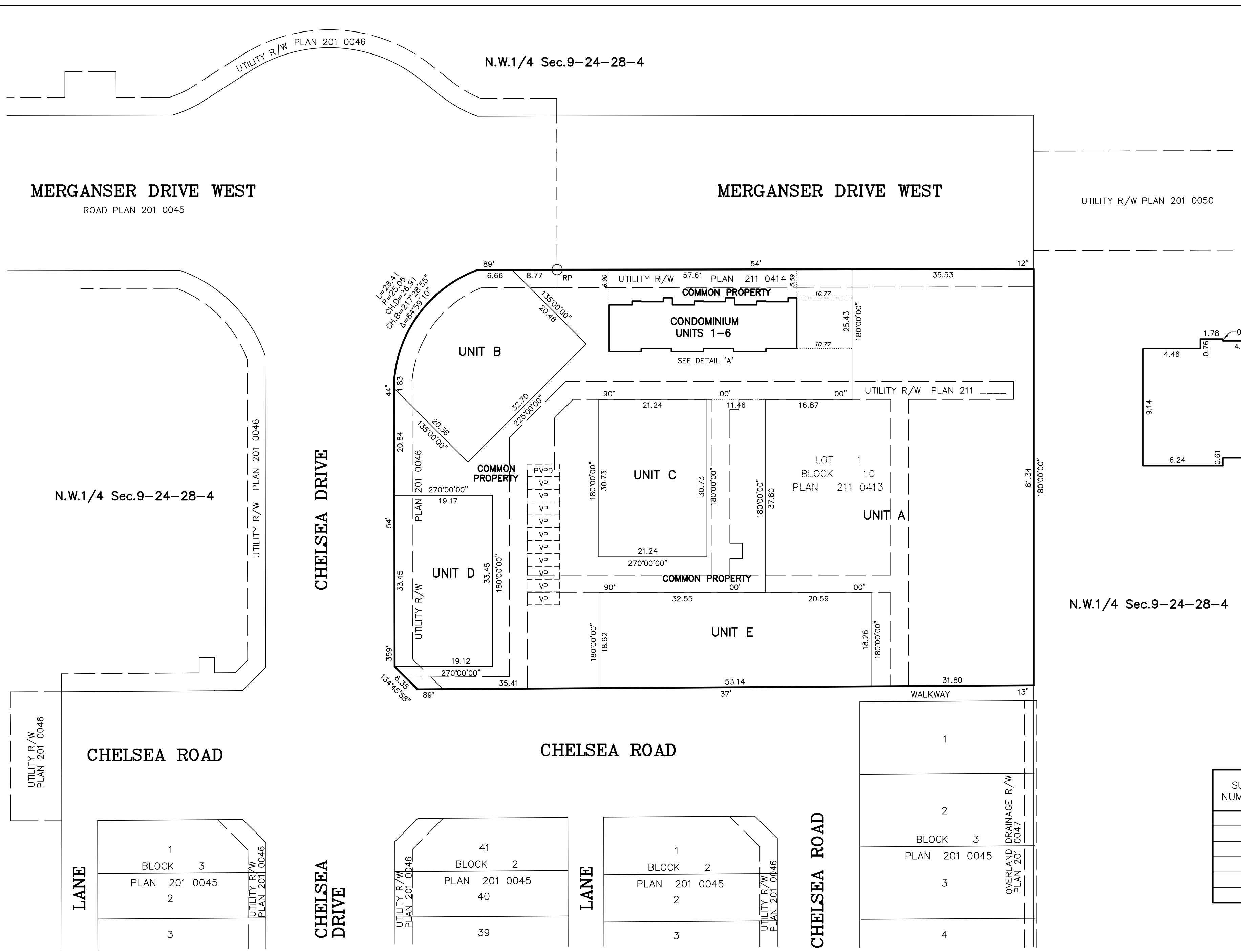


REGISTERED OWNERS

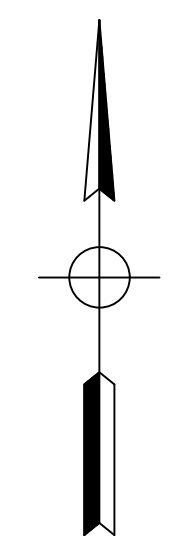
2007 UNITED LANDS CORP.

APPROVING AUTHORITY

NAME: THE CITY OF CHESTERMERE  
FILE NO.  
DATE APPROVED:

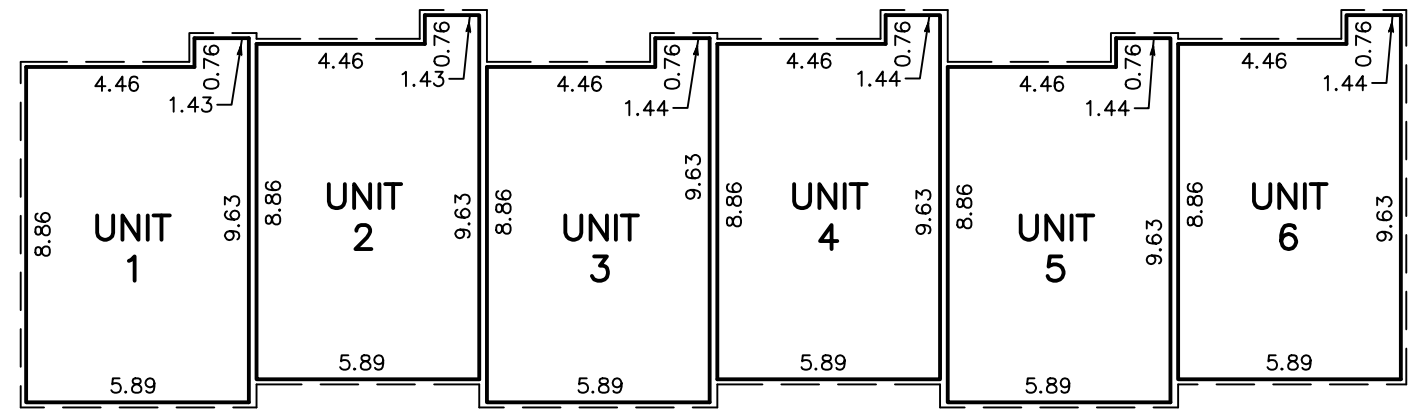


DETAIL 'A'  
SCALE: 1:200

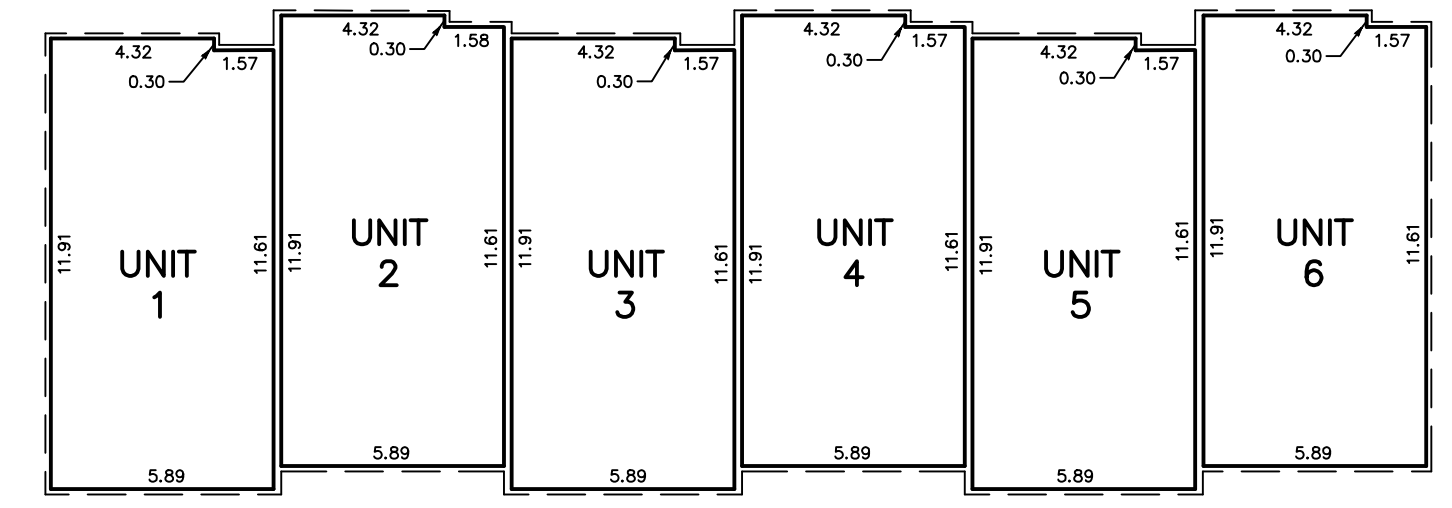


SUITE NUMBERS	UNIT NUMBERS	UNIT FACTORS	APPROXIMATE UNIT AREAS ( m <sup>2</sup> )
	1	210	178.4
	2	210	178.4
	3	210	178.4
	4	210	178.4
	5	210	178.4
	6	210	178.4
	A	4018	3297.5
	B	1050	892.0
	C	1062	897.2
	D	1050	892.0
	E	1680	1427.1
	TOTAL	10,000	

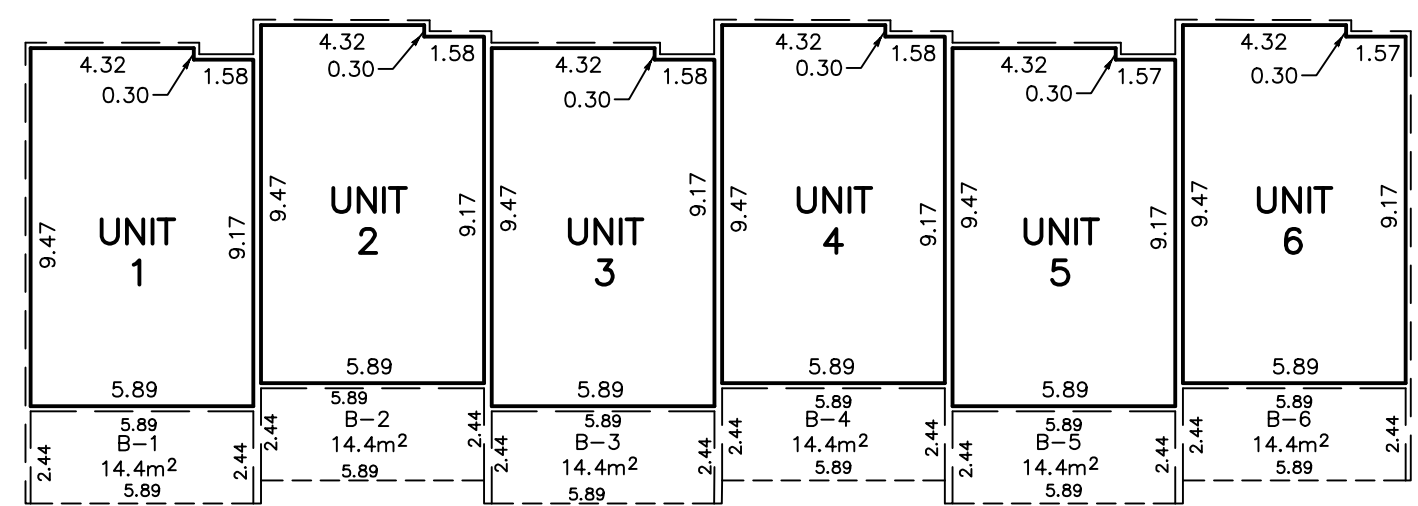
UNIT FACTORS FOR UNITS 1-6 AND LETTERED A-I UNITS REPRESENTING FUTURE PHASES HAVE BEEN ASSIGNED BASED ON THE DEVELOPERS ESTIMATE OF THE AREA OF THE UNITS IN EACH FUTURE PHASE AND WILL BE DIVIDED AMONG THE UNITS IN EACH FUTURE PHASE IN PROPORTION TO THE AREA OF THE UNITS WITHIN THAT PHASE.  
UNITS A-I ARE BARELAND UNITS (GROUND AREA)  
UNITS A-I ARE TO BE PHASED.



GROUND FLOOR  
SCALE: 1:200



UPPER FLOOR  
SCALE: 1:200



MAIN FLOOR  
SCALE: 1:200

CROSS SECTION A-A  
SCALE: 1:200

UPPER FLOOR  
MAIN FLOOR  
GROUND FLOOR

REGISTRAR  
LAND TITLES OFFICE

PLAN NO. \_\_\_\_\_

PHASE 6 ENTERED AND REGISTERED

ON \_\_\_\_\_

INSTRUMENT NO: \_\_\_\_\_

A.D. REGISTRAR

ADDRESS OF CONDOMINIUM CORPORATION:

LUXURIA HOMES  
4515-112 AVENUE S.E.  
CALGARY, ALBERTA  
T2C 5C5

NOTE

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

SUITE NUMBERS	UNIT NUMBERS	UNIT FACTORS	APPROXIMATE UNIT AREAS ( m <sup>2</sup> )
	F	1050	892.0
	G	1062	897.2
	H	893	754.1
	J	893	754.1
	TOTAL	3898	

UNIT FACTORS IN THIS PHASE ARE PROPORTIONAL TO THE AREA OF THE UNITS.

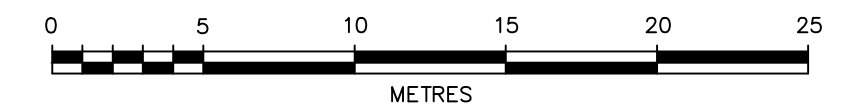
MERGANSER DRIVE WEST  
ROAD PLAN 211 0413

UTILITY R/W  
PLAN 201 0050

TENTATIVE  
CITY OF CHESTERMERE, ALBERTA

PLAN SHOWING SURVEY OF  
PHASED CONDOMINIUM DEVELOPMENT  
OF  
UNIT A AND 4018/10,000 UNDIVIDED  
SHARES IN THE COMMON PROPERTY  
IN CONDOMINIUM PLAN 211 \_\_\_\_\_  
WITHIN  
N.W.1/4 Sec.9, Twp.24, Rge.28, W. 4 M.

SCALE: 1:250



AZIZ M. DHARAMSHI, A.L.S. 2021

LEGEND

Distances shown are in metres and decimals thereof.  
Statutory Iron Posts are shown thus: found ● ,  
Area referred to by this plan is outlined thus: \_\_\_\_\_ and contains 0.060 ha.  
Bearings are copied from plan 211 \_\_\_\_\_.

The boundaries of Unit are as described in Section 9 (1) of the Condominium Property Act.  
All building location dimensions refer to external concrete foundation walls and are perpendicular to boundary lines.  
Areas and internal unit dimensions are an approximate indication of unit size as derived from Architectural plans, and confirmed by field measurements.  
Cross section views are examples only and do not show all ceiling heights within all units.  
Balcony areas designated B-27 etc., B-28 etc., respectively are exclusive use common Property that may be leased to the owner of a Unit pursuant to Section 50 of the Condominium Property Act.

Typical Balcony shown thus: [B-27]

Unit Numbers are shown thus; UNIT 27 etc., UNIT 28 etc.

The boundaries of Unit are shown thus: \_\_\_\_\_

The Coordinate System used for this plan is:  
Datum - North American Datum 1983  
Projection - 3° Transverse Mercator  
Reference Meridian - 114° West Longitude  
Combined Scale Factor - 0.999740

The geo-referenced point is shown thus; RP ○  
with observed grid coordinates of : N: 5655454.454  
E: 9919.692

ABBREVIATIONS

N.W.-Northwest, Sec.-Section, Twp.-Township, Rge.-Range, W.-West, M.-Meridian,  
Fd.I.-Found Iron Post, Fd.no Mk.- Found no Mark, R/W-Right of way,  
RP-Geo-Referenced Point, Δ -denotes Angle subtended by the curve,

POST TENSION CABLE

This plan is accompanied by a certificate regarding post tensioned cables and signed by Aziz M. Dharamshi stating there are no post tensioned cables located anywhere on or within the building or the property on which the building is located.

SURVEYOR

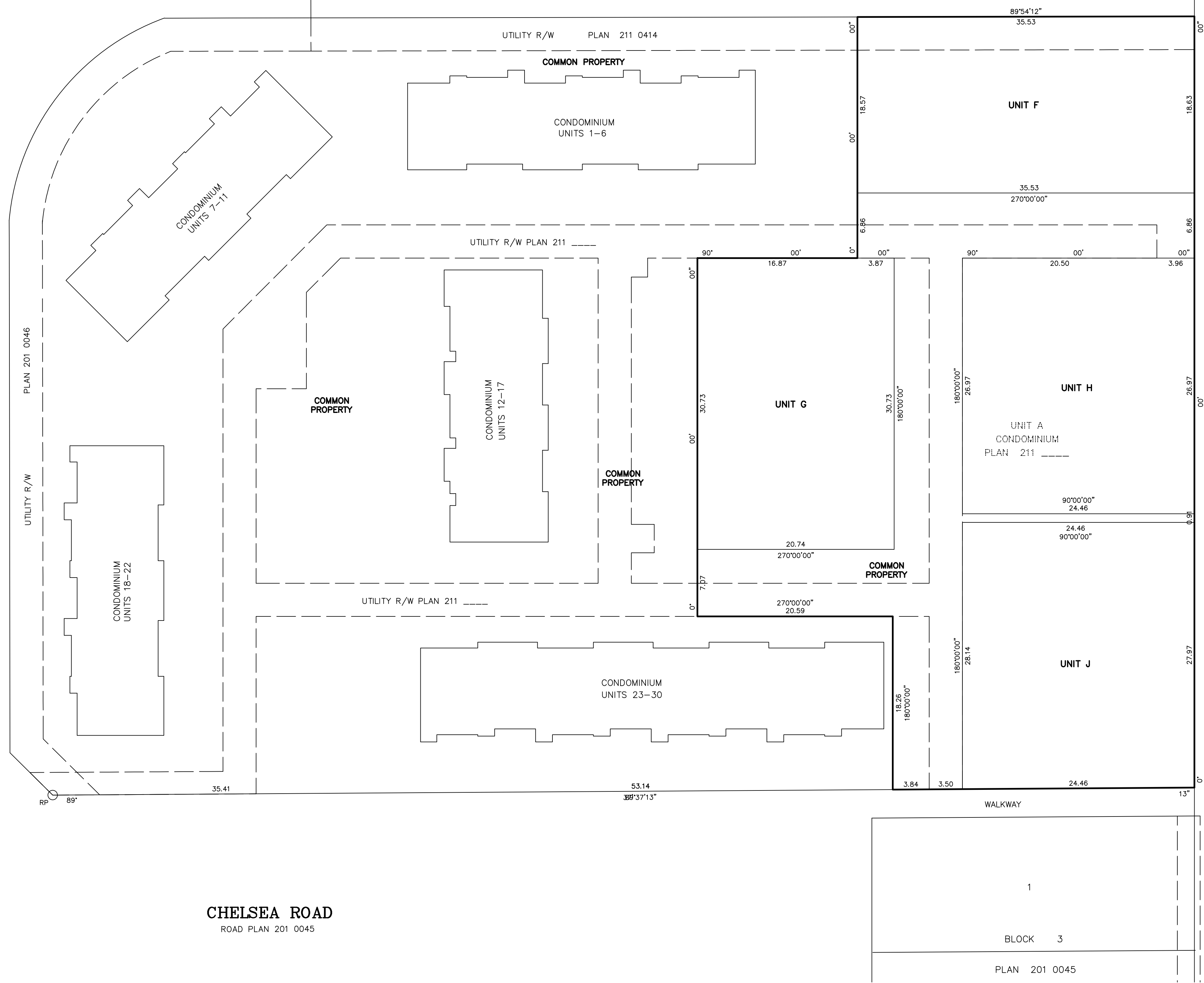
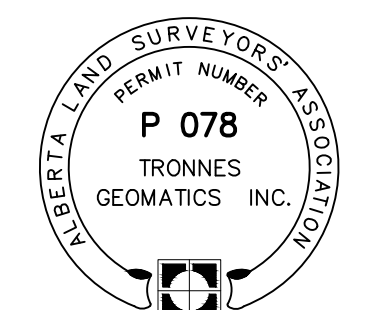
NAME: AZIZ M. DHARAMSHI, A.L.S.  
SURVEYED BETWEEN THE DATES OF \_\_\_\_\_, 2021  
AND \_\_\_\_\_, 2021 IN ACCORDANCE WITH THE  
PROVISIONS OF THE SURVEYS ACT.

REGISTERED OWNERS

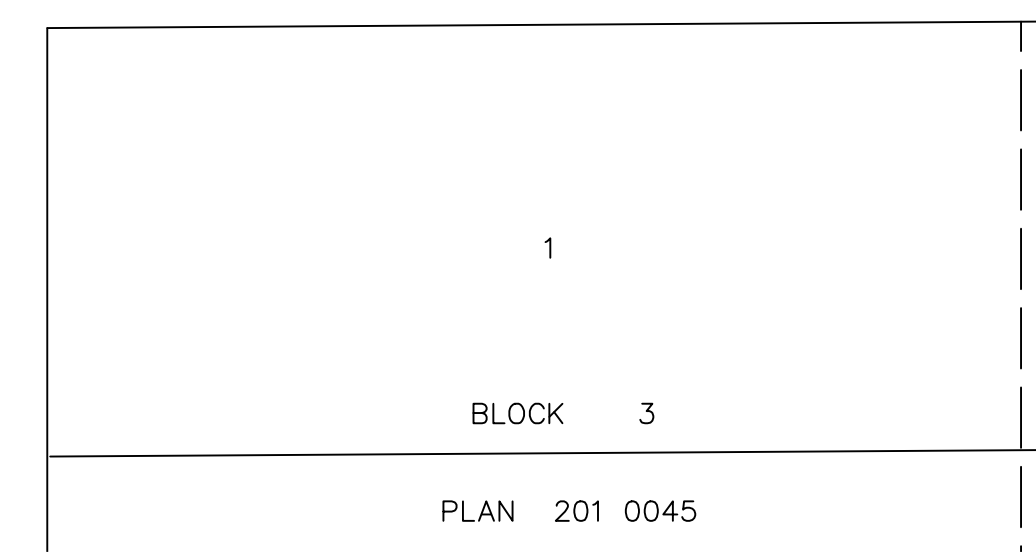
2007 UNITED LANDS CORP.

APPROVING AUTHORITY

NAME: THE CITY OF CHESTERMERE  
FILE NO.  
DATE APPROVED:



OVERLAND DRAINAGE R/W  
PLAN 201 0047



CHELSEA DRIVE  
ROAD PLAN 201 0045

CHELSEA ROAD  
ROAD PLAN 201 0045

N.W.1/4  
Sec.9-24-28-4

ADDRESS OF CONDOMINIUM CORPORATION:

LUXURIA HOMES  
4515-112 AVENUE S.E.  
CALGARY, ALBERTA  
T2C 5C5

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 (OR INSERT PLAN NUMBER) PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION.

REGISTRAR BLDG 3 SHEET 1 OF 1

LAND TITLES OFFICE

PLAN NO. \_\_\_\_\_

PHASE 3 ENTERED AND REGISTERED

ON \_\_\_\_\_

INSTRUMENT NO: \_\_\_\_\_

A.D. REGISTRAR

TENTATIVE

CITY OF CHESTERMERE, ALBERTA

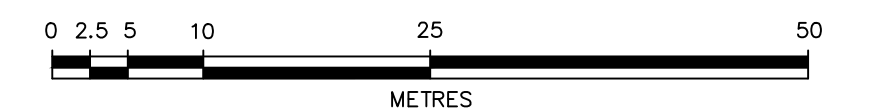
PLAN SHOWING SURVEY OF PHASED CONDOMINIUM DEVELOPMENT

OF UNIT B AND 1050/10,000 UNDIVIDED SHARES IN THE COMMON PROPERTY IN CONDOMINIUM PLAN 211 \_\_\_\_\_

WITHIN

N.W.1/4 Sec.9, Twp.24, Rge.28, W. 4 M.

SCALE: 1:500



AZIZ M. DHARAMSHI, A.L.S. 2021

LEGEND

Distances shown are in metres and decimals thereof.

Statutory Iron Posts are shown thus: found ●

Area referred to by this plan is outlined thus: \_\_\_\_\_ and contains 0.083 ha.

Distances shown on curved boundaries are Arc distances.

Bearings are copied from plan 211 \_\_\_\_\_

The boundaries of Unit are as described in Section 9 (1) of the Condominium Property Act. All building location dimensions refer to external concrete foundation walls and are perpendicular to boundary lines.

Areas and internal unit dimensions are an approximate indication of unit size as derived from Architectural plans, and confirmed by field measurements.

Cross section views are examples only and do not show all ceiling heights within all units.

Balcony areas designated B-12 etc., B-13 etc., respectively are exclusive use common Property that may be leased to the owner of a Unit pursuant to Section 50 of the Condominium Property Act.

Typical Balcony shown thus: [B-12]

Unit Numbers are shown thus: UNIT 12 etc., UNIT 13 etc.

The boundaries of Unit are shown thus: \_\_\_\_\_

The Coordinate System used for this plan is:

Datum - North American Datum 1983

Projection - 3° Transverse Mercator

Reference Meridian - 114° West Longitude

Combined Scale Factor - 0.999740

The geo-referenced point is shown thus: RP ○

with observed grid coordinates of : N: 5655536.413  
E: 9946.896

ABBREVIATIONS

N.W.-Northwest, Sec.-Section, Twp.-Township, Rge.-Range, W.-West, M.-Meridian,

Fd.I.-Found Iron Post, Fd.no Mk.- Found no Mark, R/W-Right of way,

RP-Geo-Referenced Point, Δ -denotes Angle subtended by the curve,

POST TENSION CABLE

This plan is accompanied by a certificate regarding post tensioned cables and signed by Aziz M. Dharamshi stating there are no post tensioned cables located anywhere on or within the building or the property on which the building is located.

SURVEYOR

NAME: AZIZ M. DHARAMSHI, A.L.S.

SURVEYED BETWEEN THE DATES OF \_\_\_\_\_, 2021

AND \_\_\_\_\_, 2021 IN ACCORDANCE WITH THE

PROVISIONS OF THE SURVEYS ACT.

REGISTERED OWNERS

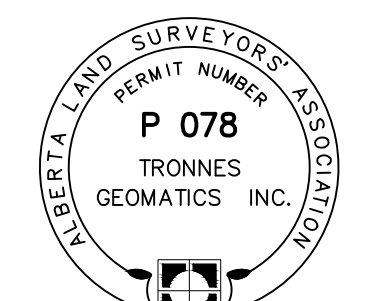
2007 UNITED LANDS CORP.

APPROVING AUTHORITY

NAME: THE CITY OF CHESTERMERE

FILE NO. \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

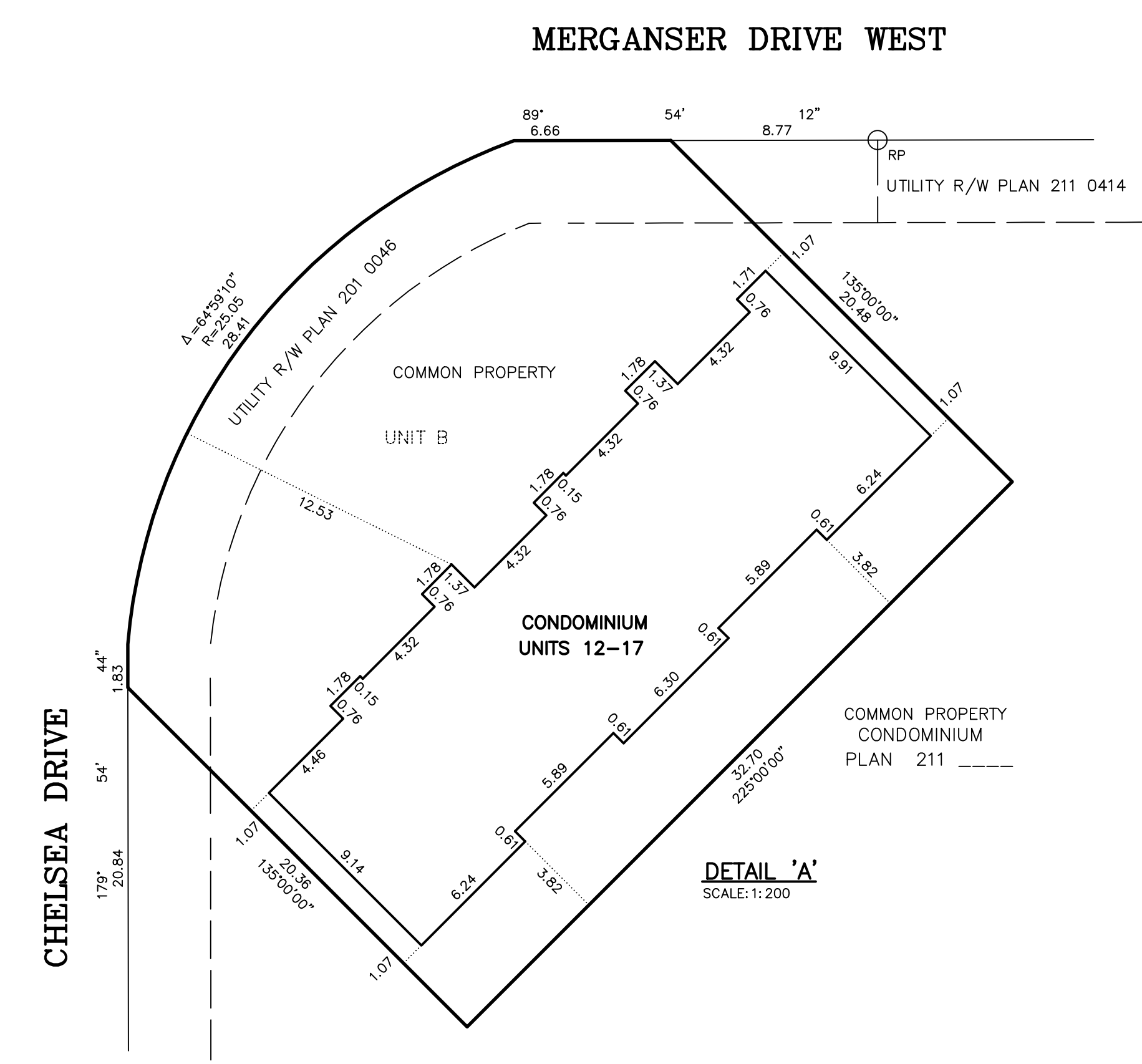
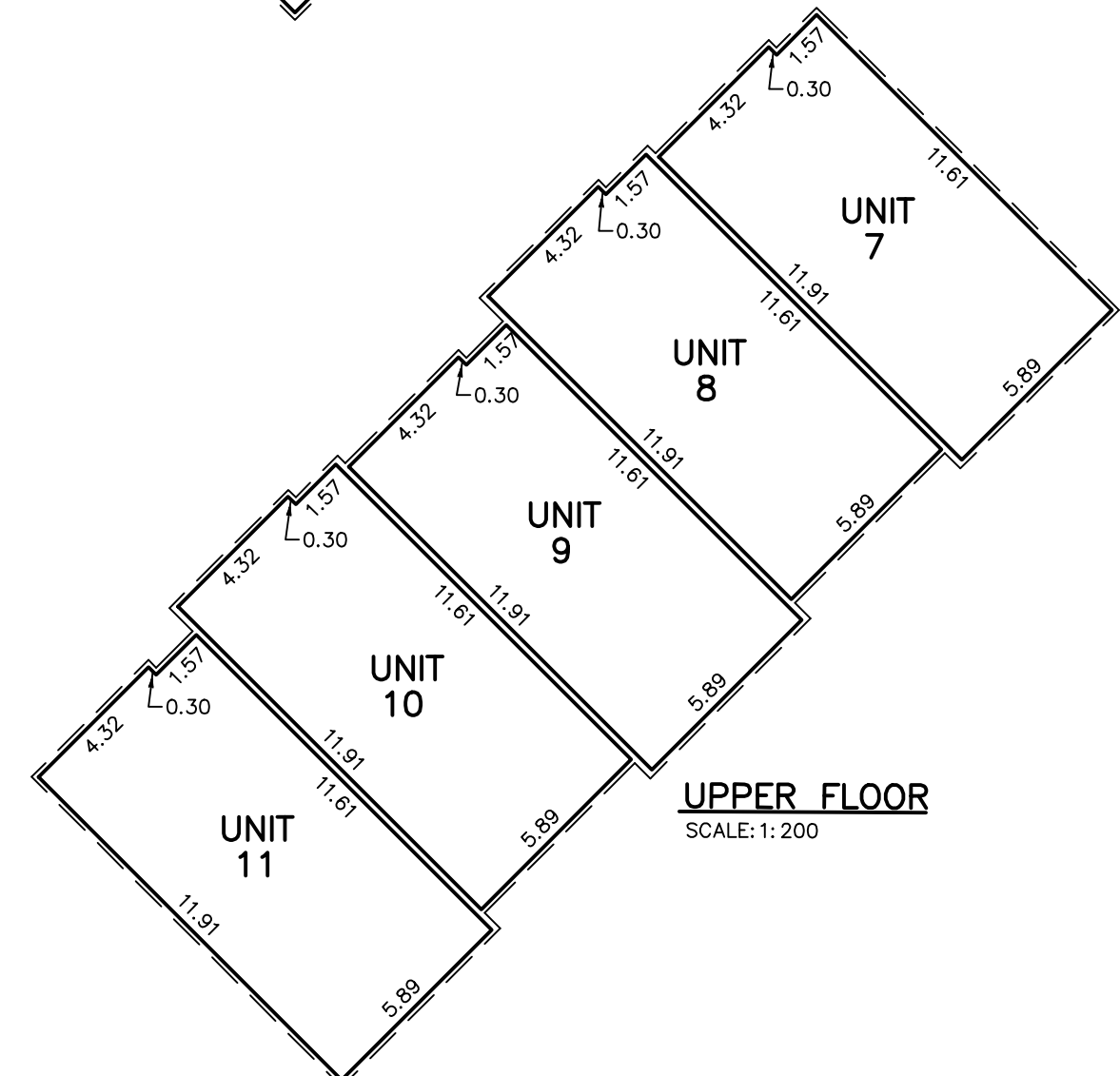
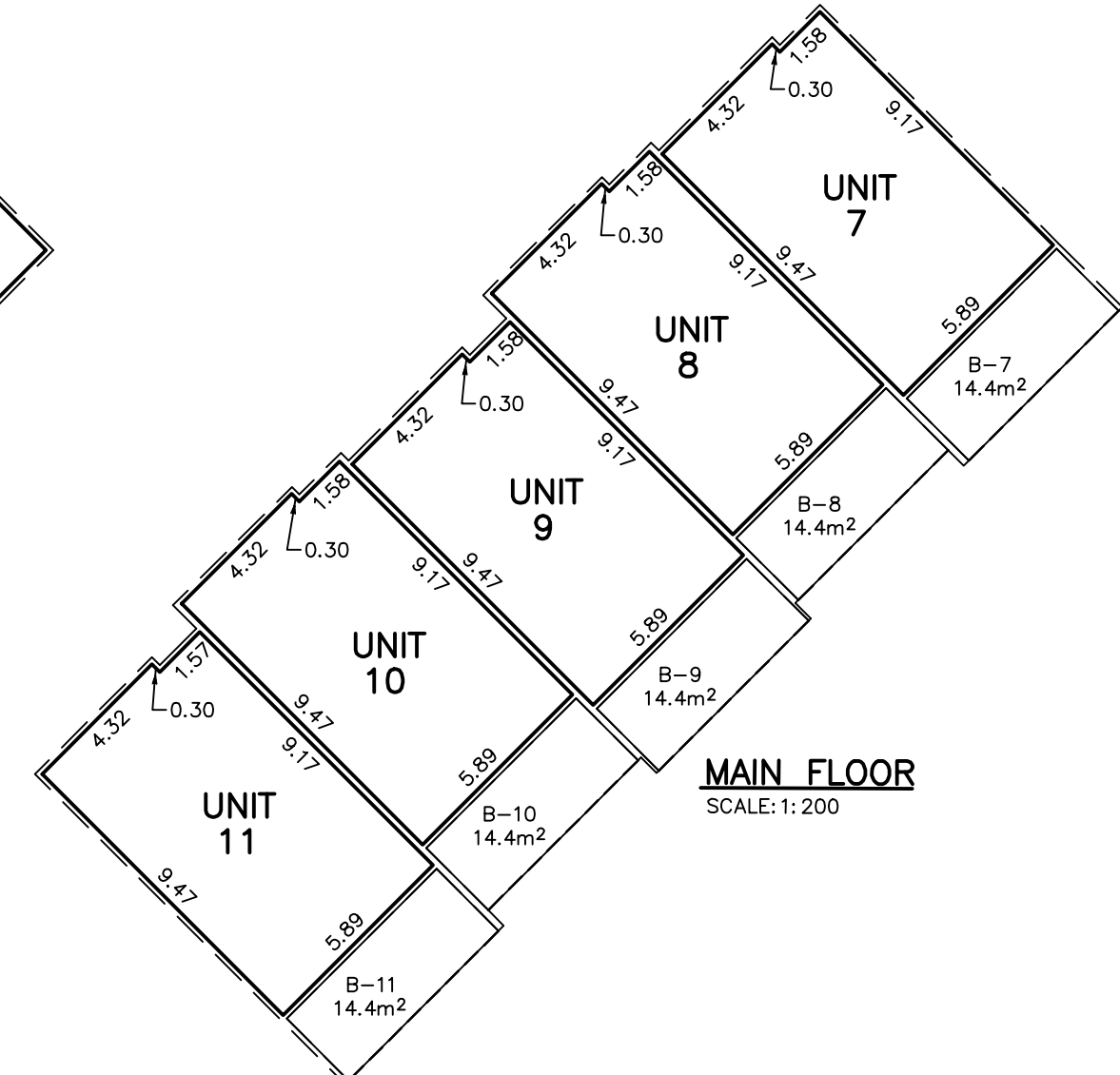
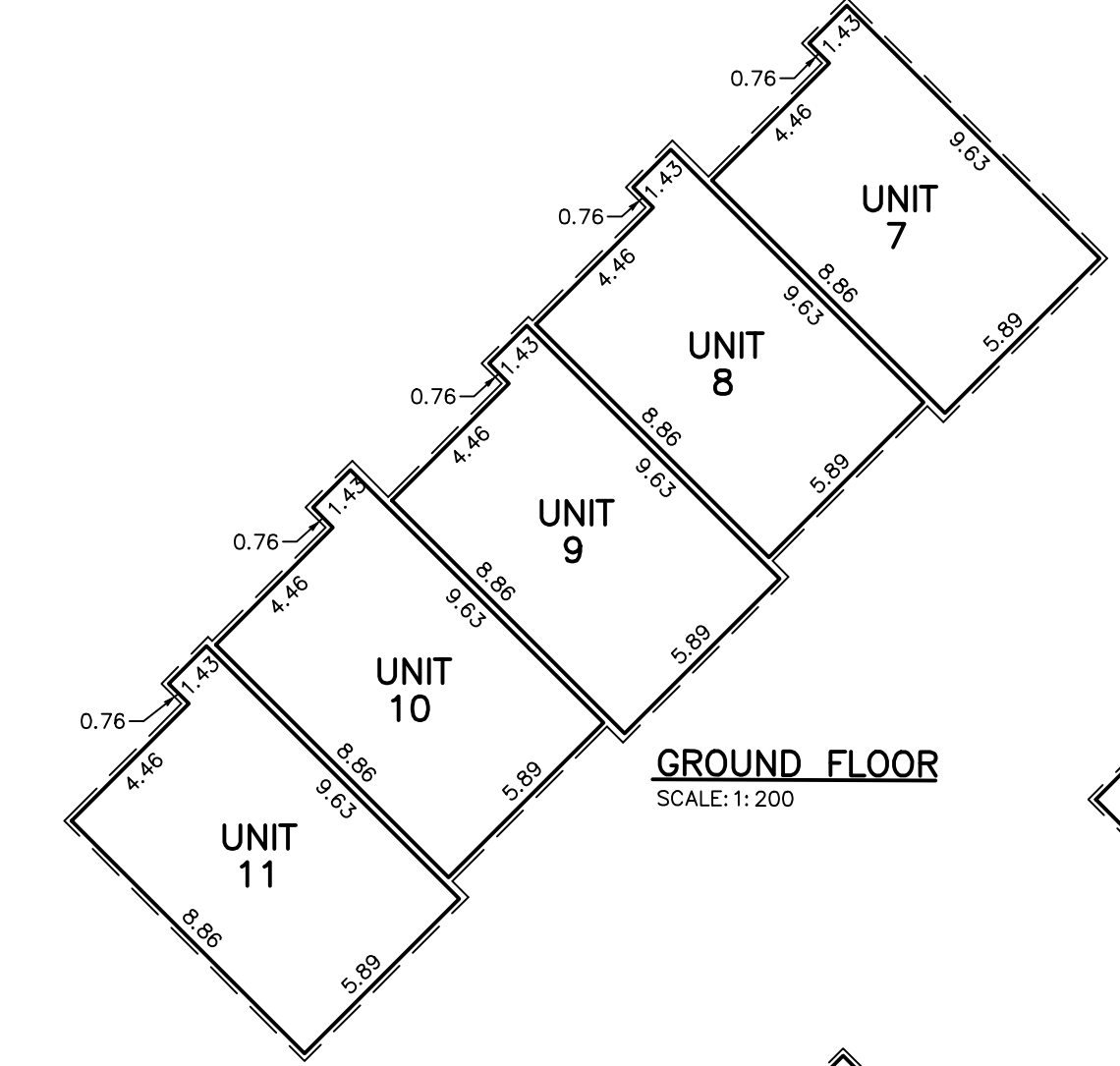
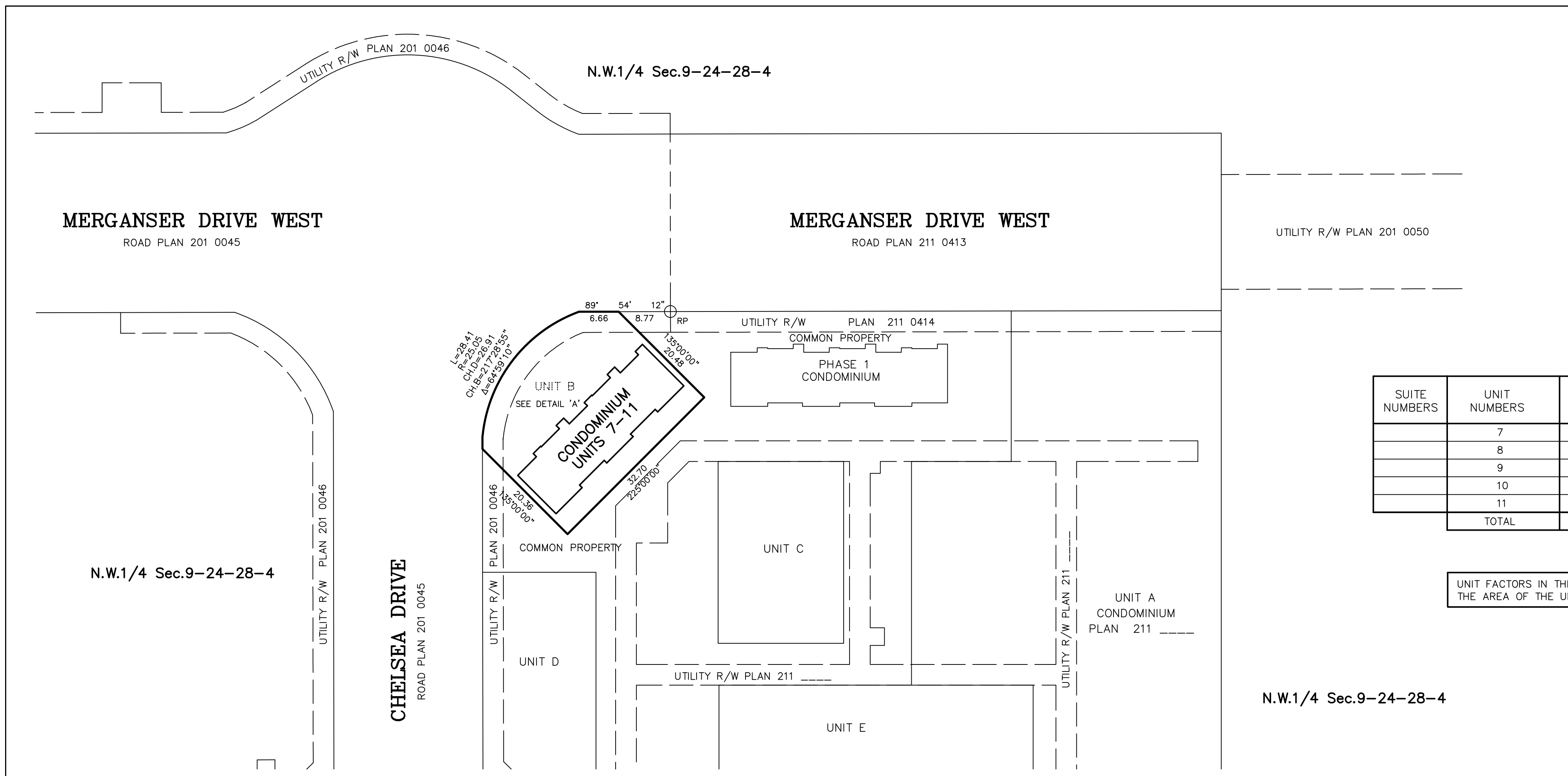
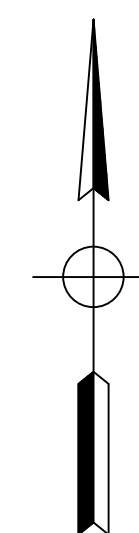


- \_\_\_\_\_ UPPER FLOOR
- \_\_\_\_\_ MAIN FLOOR
- \_\_\_\_\_ GROUND FLOOR

CROSS SECTION A-A  
SCALE: 1:200

SUITE NUMBERS	UNIT NUMBERS	UNIT FACTORS	APPROXIMATE UNIT AREAS ( m <sup>2</sup> )
	7	210	178.4
	8	210	178.4
	9	210	178.4
	10	210	178.4
	11	210	178.4
	TOTAL	1050	

UNIT FACTORS IN THIS PHASE ARE PROPORTIONAL TO THE AREA OF THE UNITS.



**ADDRESS OF CONDOMINIUM CORPORATION:**

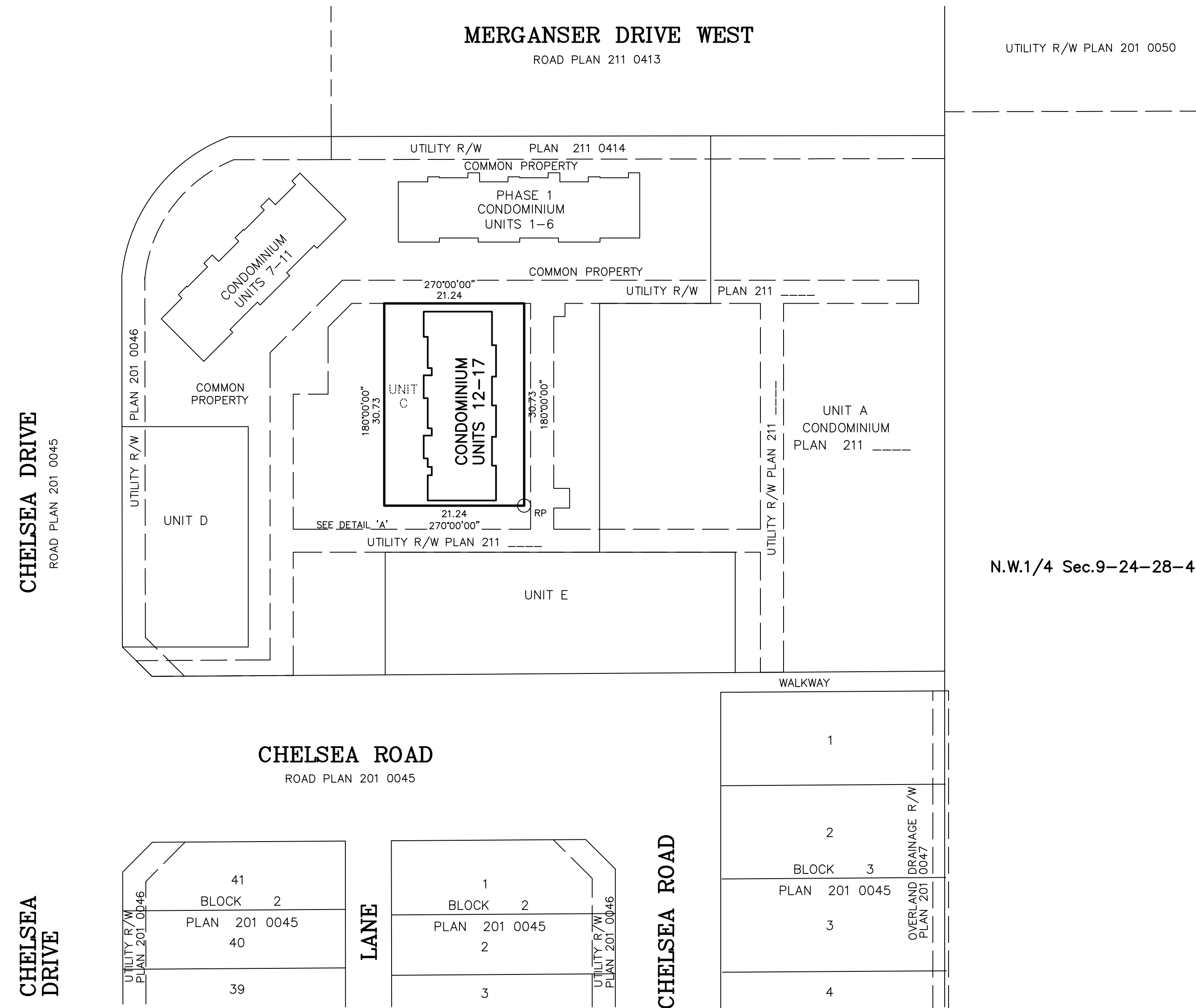
LUXURIA HOMES  
4515-112 AVENUE S.E.  
CALGARY, ALBERTA  
T2C 5C5

**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.

**REGISTRAR** BLDG 9 SHEET 1 OF 1

LAND TITLES OFFICE  
PLAN NO. \_\_\_\_\_  
PHASE 10 ENTERED AND REGISTERED  
ON \_\_\_\_\_  
INSTRUMENT NO: \_\_\_\_\_  
A.D. REGISTRAR



SUITE NUMBERS	UNIT NUMBERS	UNIT FACTORS	APPROXIMATE UNIT AREAS ( m <sup>2</sup> )
	12	193	162.5
	13	169	143.1
	14	169	143.1
	15	169	143.1
	16	169	143.1
	17	193	162.5
	<b>TOTAL</b>	<b>1062</b>	

UNIT FACTORS IN THIS PHASE ARE PROPORTIONAL TO THE AREA OF THE UNITS.

N.W.1/4 Sec.9-24-28-4

**TENTATIVE**  
**CITY OF CHESTERMERE, ALBERTA**

PLAN SHOWING SURVEY OF  
**PHASED CONDOMINIUM DEVELOPMENT**  
OF  
**UNIT C AND 1062/10,000 UNDIVIDED SHARES IN THE COMMON PROPERTY IN CONDOMINIUM PLAN 211**  
WITHIN  
**N.W.1/4 Sec.9, Twp.24, Rge.28, W. 4 M.**

SCALE: 1:500

AZIZ M. DHARAMSHI, A.L.S. 2021

**LEGEND**

Distances shown are in metres and decimals thereof.  
Statutory Iron Posts are shown thus; found ●  
Area referred to by this plan is outlined thus; \_\_\_\_\_ and contains 0.063 ha.  
Bearings are copied from plan 211 \_\_\_\_\_  
The boundaries of Unit are as described in Section 9 (1) of the Condominium Property Act.  
All building location dimensions refer to external concrete foundation walls and are perpendicular to boundary lines.  
Areas and internal unit dimensions are an approximate indication of unit size as derived from Architectural plans, and confirmed by field measurements.  
Cross section views are examples only and do not show all ceiling heights within all units.  
Balcony areas designated B-48 etc., B-48 etc., respectively are exclusive use common Property that may be leased to the owner of a Unit pursuant to Section 50 of the Condominium Property Act.

- \_\_\_\_\_ UPPER FLOOR
- \_\_\_\_\_ MAIN FLOOR
- \_\_\_\_\_ GROUND FLOOR

**CROSS SECTION A-A**  
SCALE: 1:200

Typical Balcony shown thus:   
Unit Numbers are shown thus; UNIT 48 etc., UNIT 49 etc.

The boundaries of Unit are shown thus; \_\_\_\_\_

The Coordinate System used for this plan is:  
Datum - North American Datum 1983  
Projection - 3° Transverse Mercator  
Reference Meridian - 114° West Longitude  
Combined Scale Factor - 0.999740

The geo-referenced point is shown thus;   
with observed grid coordinates of : N: 5655480.370  
E: 9976.177

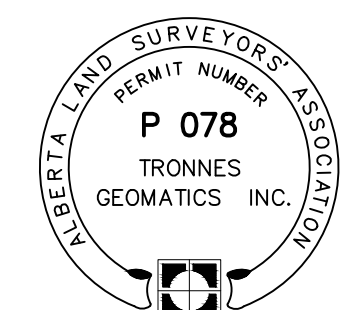
**ABBREVIATIONS**  
N.W.-Northwest, Sec.-Section, Twp.-Township, Rge.-Range, W.-West, M.-Meridian,  
Fd.I.-Found Iron Post, Fd.no Mk.- Found no Mark, R/W-Right of way,  
RP-Geo-Referenced Point.

**POST TENSION CABLE**

This plan is accompanied by a certificate regarding post tensioned cables and signed by Aziz M. Dharamshi stating there are no post tensioned cables located anywhere on or within the building or the property on which the building is located.

**SURVEYOR**

NAME: AZIZ M. DHARAMSHI, A.L.S.  
SURVEYED BETWEEN THE DATES OF \_\_\_\_\_, 2021  
AND \_\_\_\_\_, 2021 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

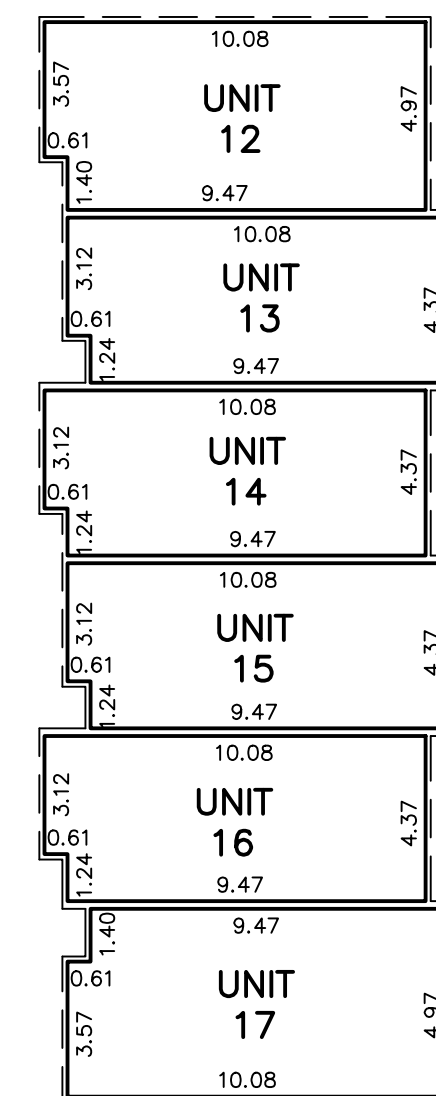
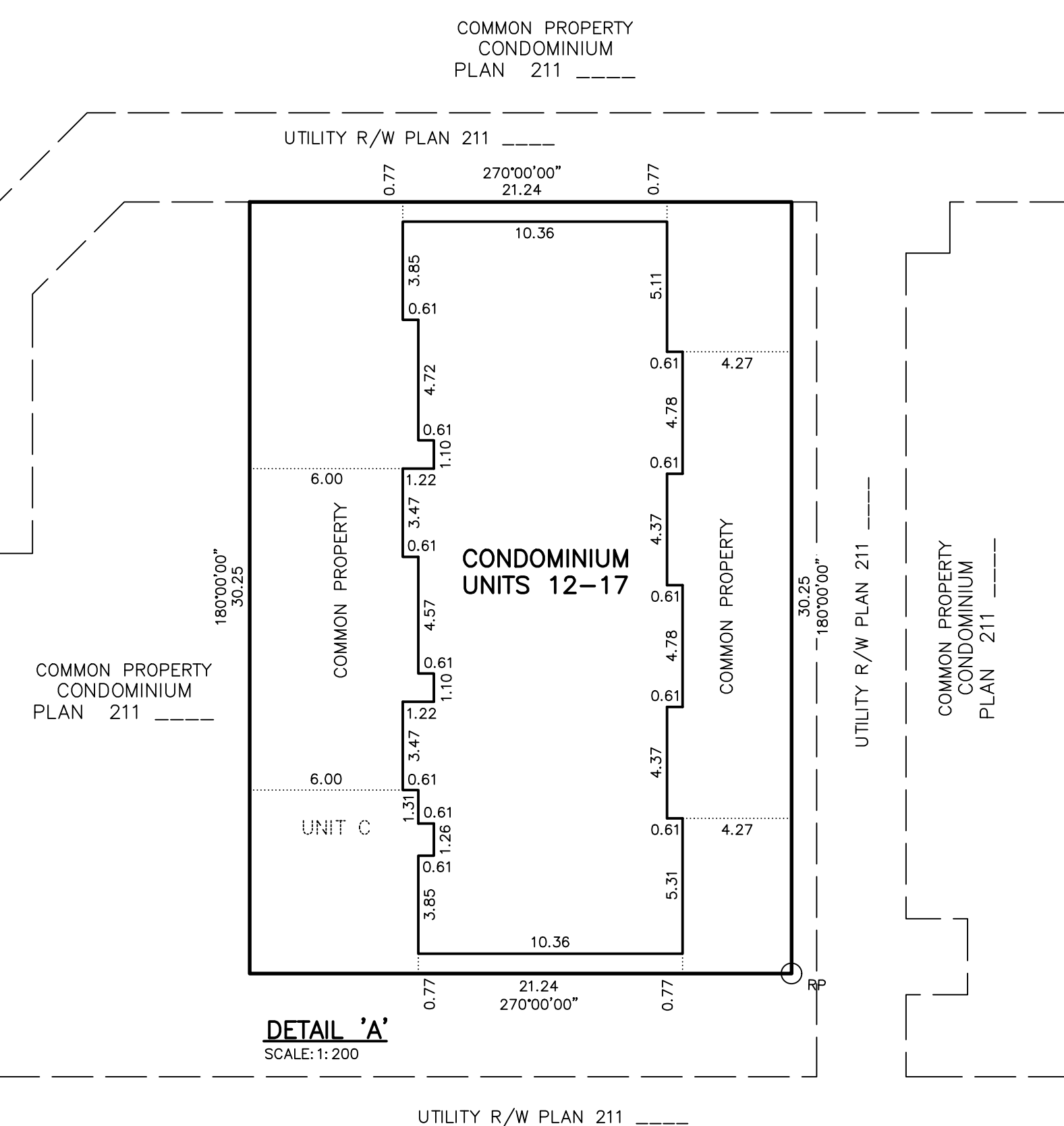


**REGISTERED OWNERS**

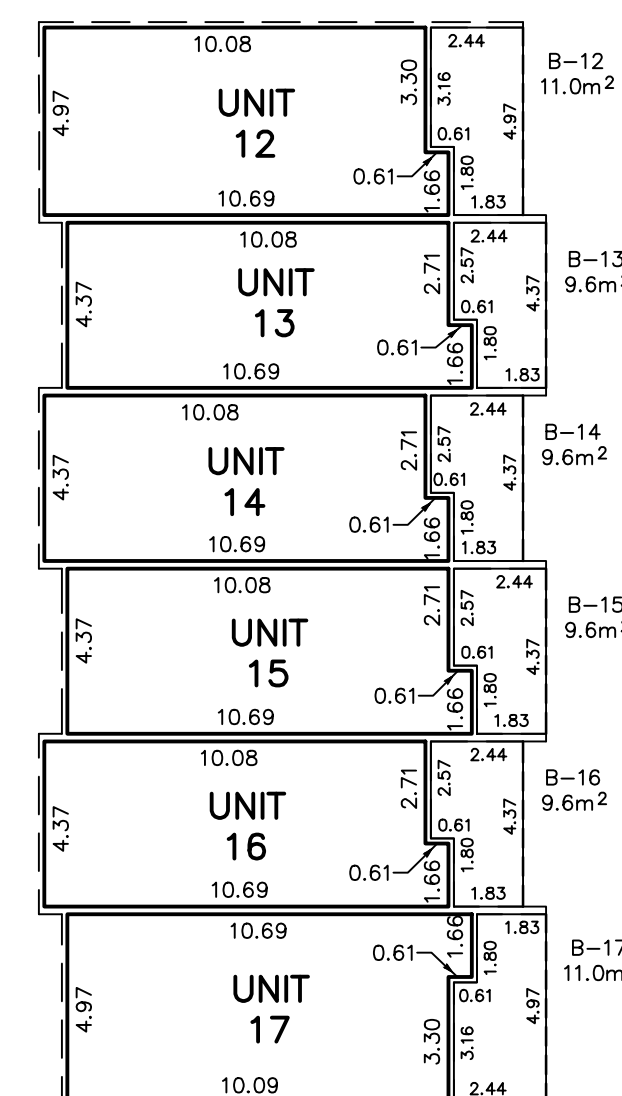
2007 UNITED LANDS CORP.

**APPROVING AUTHORITY**

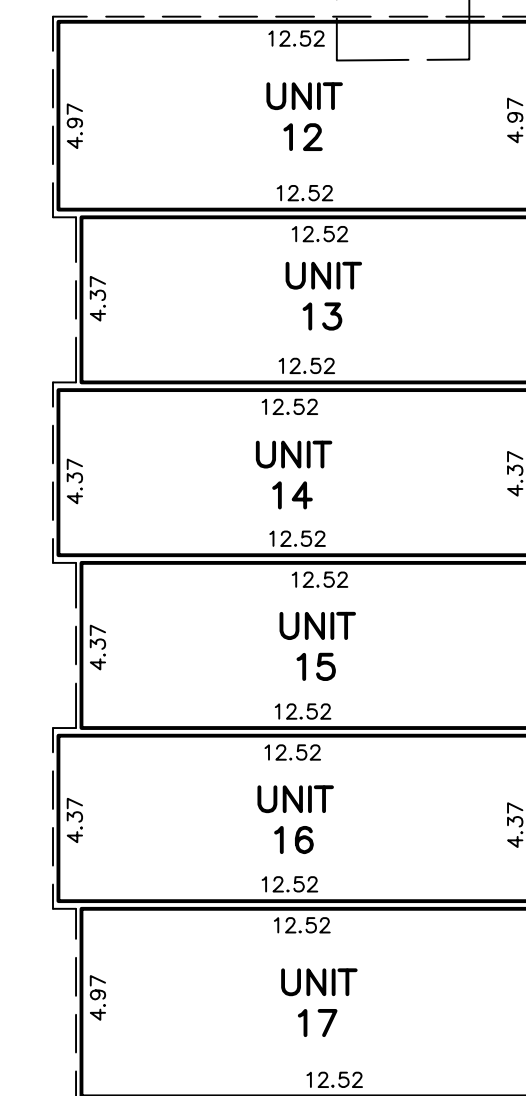
NAME: THE CITY OF CHESTERMERE  
FILE NO.  
DATE APPROVED:



**GROUND FLOOR**  
SCALE: 1:200



**MAIN FLOOR**  
SCALE: 1:200



**UPPER FLOOR**  
SCALE: 1:200

**MERGANSER DRIVE WEST**  
ROAD PLAN 201 0045

**MERGANSER DRIVE WEST**  
ROAD PLAN 211 0413

UTILITY R/W PLAN 201 0050

**ADDRESS OF CONDOMINIUM CORPORATION:**

LUXURIA HOMES  
4515-112 AVENUE S.E.  
CALGARY, ALBERTA  
T2C 5C5

**NOTE**

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**REGISTRAR** BLDG 4 SHEET 1 OF 1

LAND TITLES OFFICE

PLAN NO. \_\_\_\_\_

PHASE 4 ENTERED AND REGISTERED

ON \_\_\_\_\_

INSTRUMENT NO: \_\_\_\_\_

A.D. REGISTRAR

**TENTATIVE**

**CITY OF CHESTERMERE, ALBERTA**

PLAN SHOWING SURVEY OF  
**PHASED CONDOMINIUM DEVELOPMENT**

OF  
**UNIT D AND 1050/10,000 UNDIVIDED SHARES IN THE COMMON PROPERTY IN CONDOMINIUM PLAN 211 \_\_\_\_\_**

WITHIN

**N.W.1/4 Sec.9, Twp.24, Rge.28, W. 4 M.**

SCALE: 1:500

AZIZ M. DHARAMSHI, A.L.S. 2021

**LEGEND**

Distances shown are in metres and decimals thereof.

Statutory Iron Posts are shown thus; found

Area referred to by this plan is outlined thus; and contains 0.064 ha.

Distances shown on curved boundaries are Arc distances.

Bearings are copied from plan 211 \_\_\_\_\_

The boundaries of Unit are as described in Section 9 (1) of the Condominium Property Act. All building location dimensions refer to external concrete foundation walls and are perpendicular to boundary lines

Areas and internal unit dimensions are an approximate indication of unit size as derived from Architectural plans, and confirmed by field measurements

Cross section views are examples only and do not show all ceiling heights within all units. Balcony areas designated B-17 etc., B-18 etc., respectively are exclusive use common Property that may be leased to the owner of a Unit pursuant to Section 50 of the Condominium Property Act.

Typical Balcony shown thus: [B-17]

Unit Numbers are shown thus; UNIT 17 etc., UNIT 18 etc.

The boundaries of Unit are shown thus;

The Coordinate System used for this plan is:

Datum - North American Datum 1983  
Projection - 3° Transverse Mercator  
Reference Meridian - 114° West Longitude  
Combined Scale Factor - 0.999740

The geo-referenced point is shown thus;

with observed grid coordinates of : N: 5655536.413  
E: 9946.896

**ABBREVIATIONS**

N.W.-Northwest, Sec.-Section, Twp.-Township, Rge.-Range, W.-West, M.-Meridian,

Fd.I.-Found Iron Post, Fd.no Mk.- Found no Mark, R/W-Right of way,

RP-Geo-Referenced Point, Δ -denotes Angle subtended by the curve,

**POST TENSION CABLE**

This plan is accompanied by a certificate regarding post tensioned cables and signed by Aziz M. Dharamshi stating there are no post tensioned cables located anywhere on or within the building or the property on which the building is located.

**SURVEYOR**

NAME: AZIZ M. DHARAMSHI, A.L.S.  
SURVEYED BETWEEN THE DATES OF \_\_\_\_\_, 2021  
AND \_\_\_\_\_, 2021 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

**REGISTERED OWNERS**

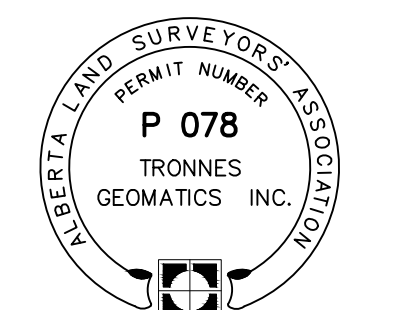
2007 UNITED LANDS CORP.

**APPROVING AUTHORITY**

NAME: THE CITY OF CHESTERMERE

FILE NO.

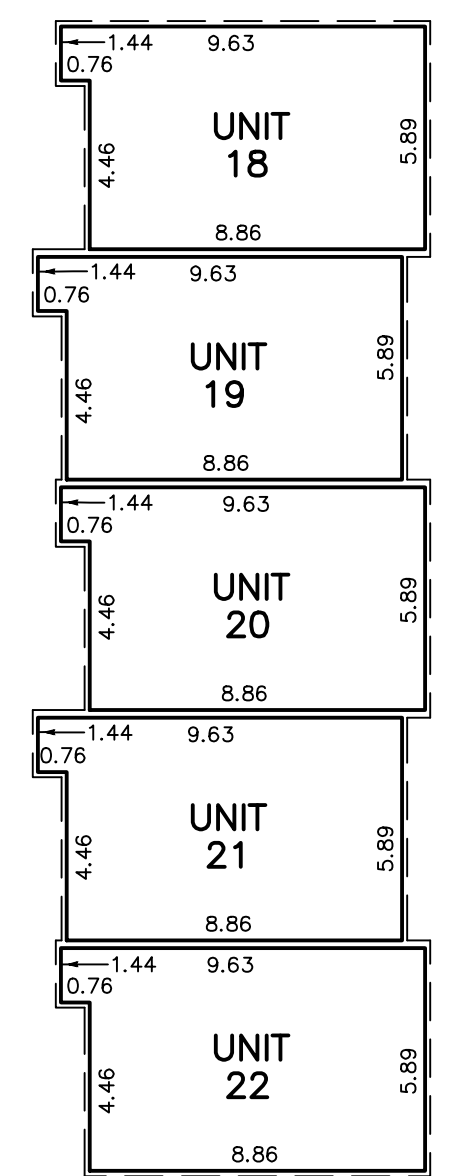
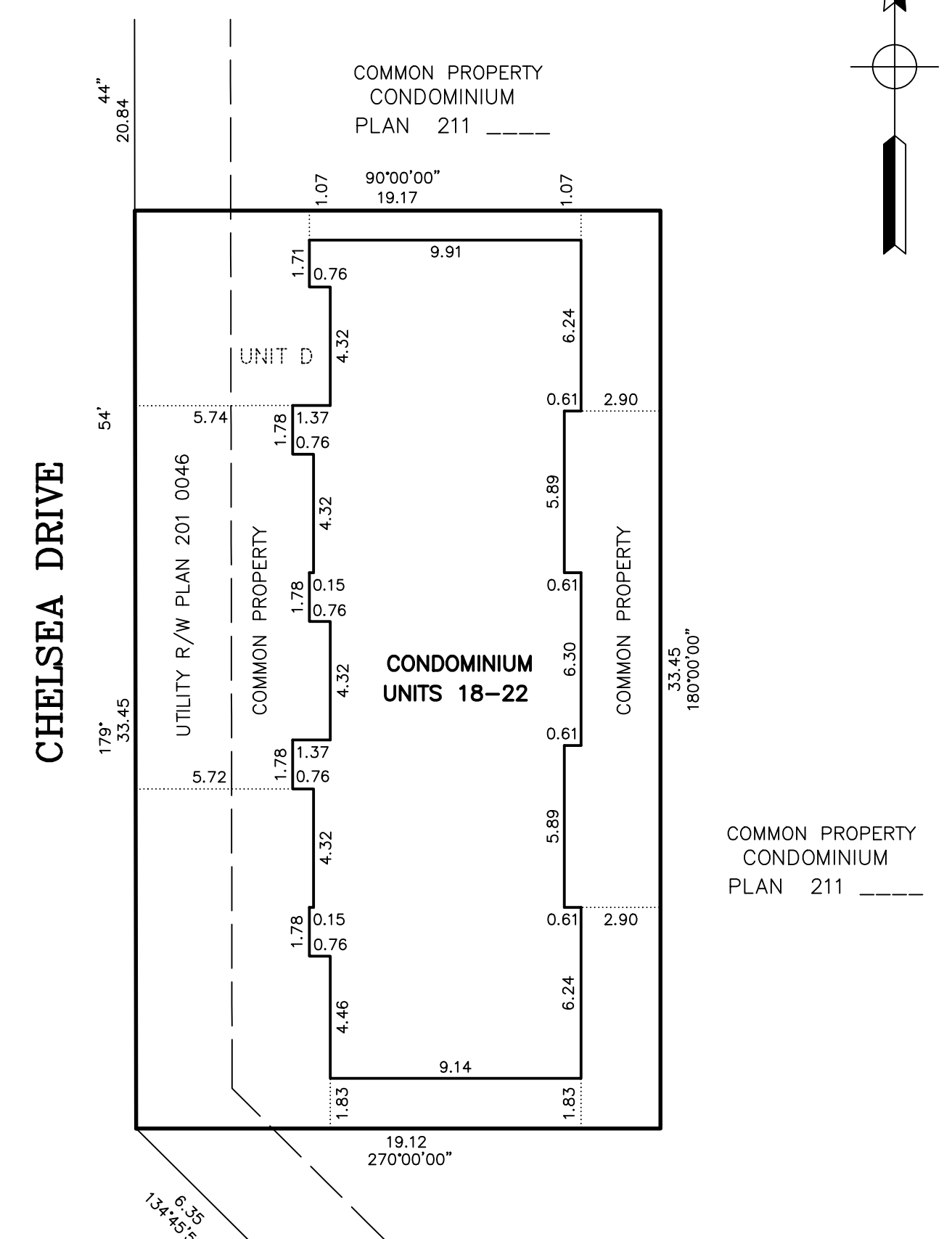
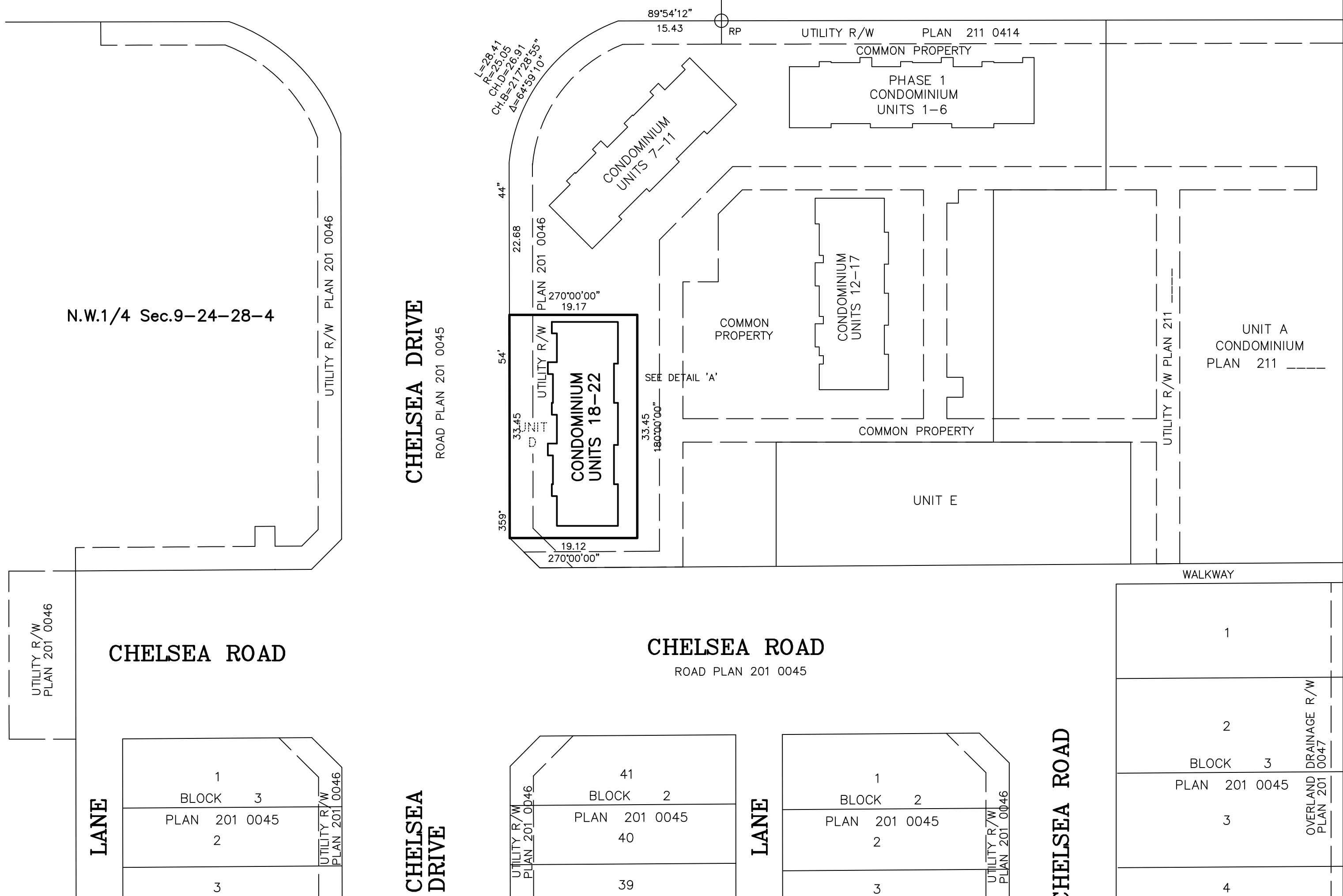
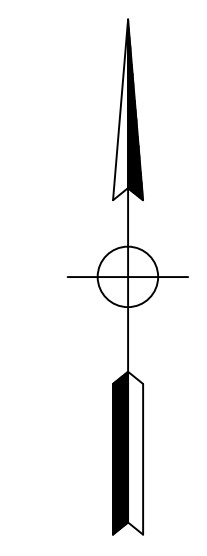
DATE APPROVED:



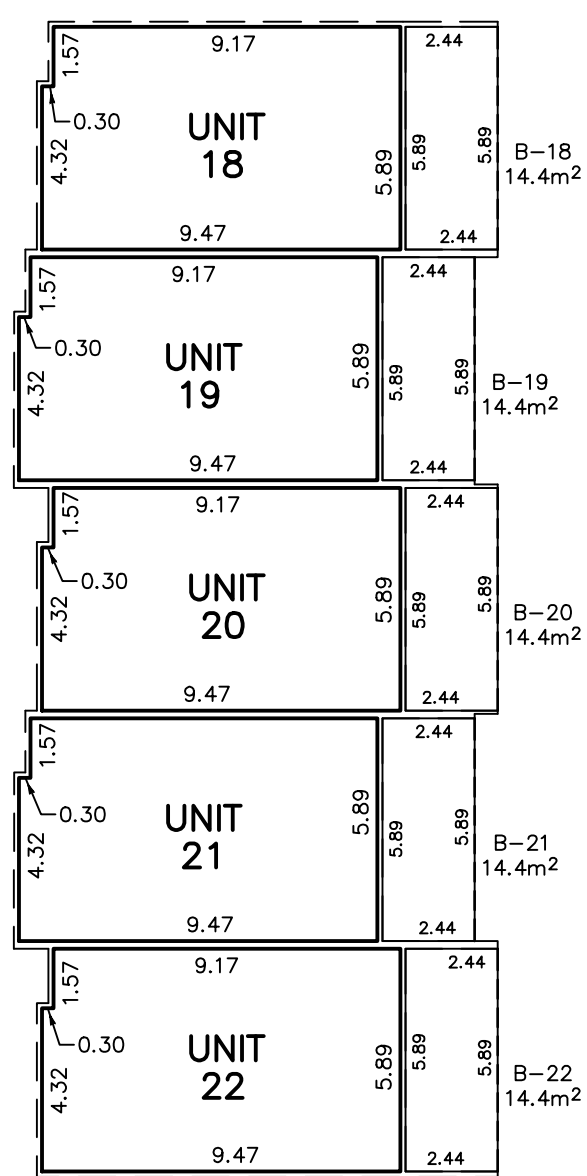
SUITE NUMBERS	UNIT NUMBERS	UNIT FACTORS	APPROXIMATE UNIT AREAS ( m <sup>2</sup> )
	18	210	178.4
	19	210	178.4
	20	210	178.4
	21	210	178.4
	22	210	178.4
	TOTAL	1050	

UNIT FACTORS IN THIS PHASE ARE PROPORTIONAL TO THE AREA OF THE UNITS.

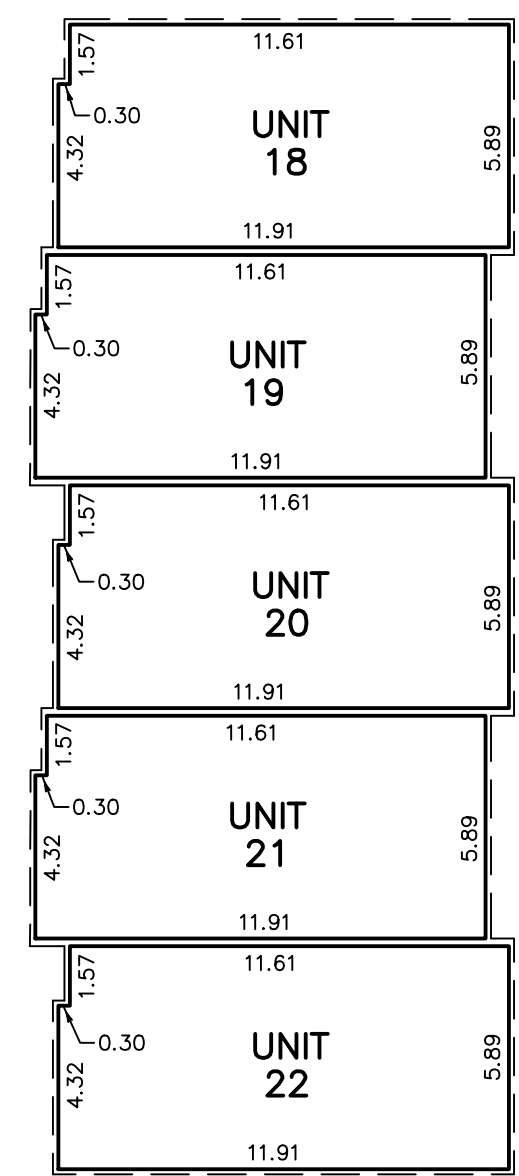
N.W.1/4 Sec.9-24-28-4



**GROUND FLOOR**  
SCALE: 1:200

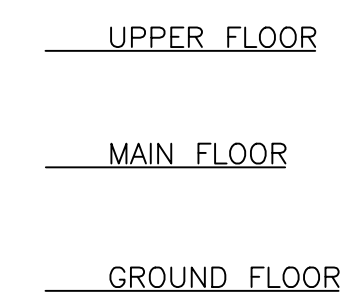


**MAIN FLOOR**  
SCALE: 1:200



**UPPER FLOOR**  
SCALE: 1:200

**CROSS SECTION A-A**  
SCALE: 1:200



**MERGANSER DRIVE WEST**  
ROAD PLAN 201 0045

**MERGANSER DRIVE WEST**  
ROAD PLAN 211 0413

UTILITY R/W PLAN 201 0050

**ADDRESS OF CONDOMINIUM CORPORATION:**

LUXURIA HOMES  
4515-112 AVENUE S.E.  
CALGARY, ALBERTA  
T2C 5C5

**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.

**REGISTRAR** BLDG 5 SHEET 1 OF 1

LAND TITLES OFFICE

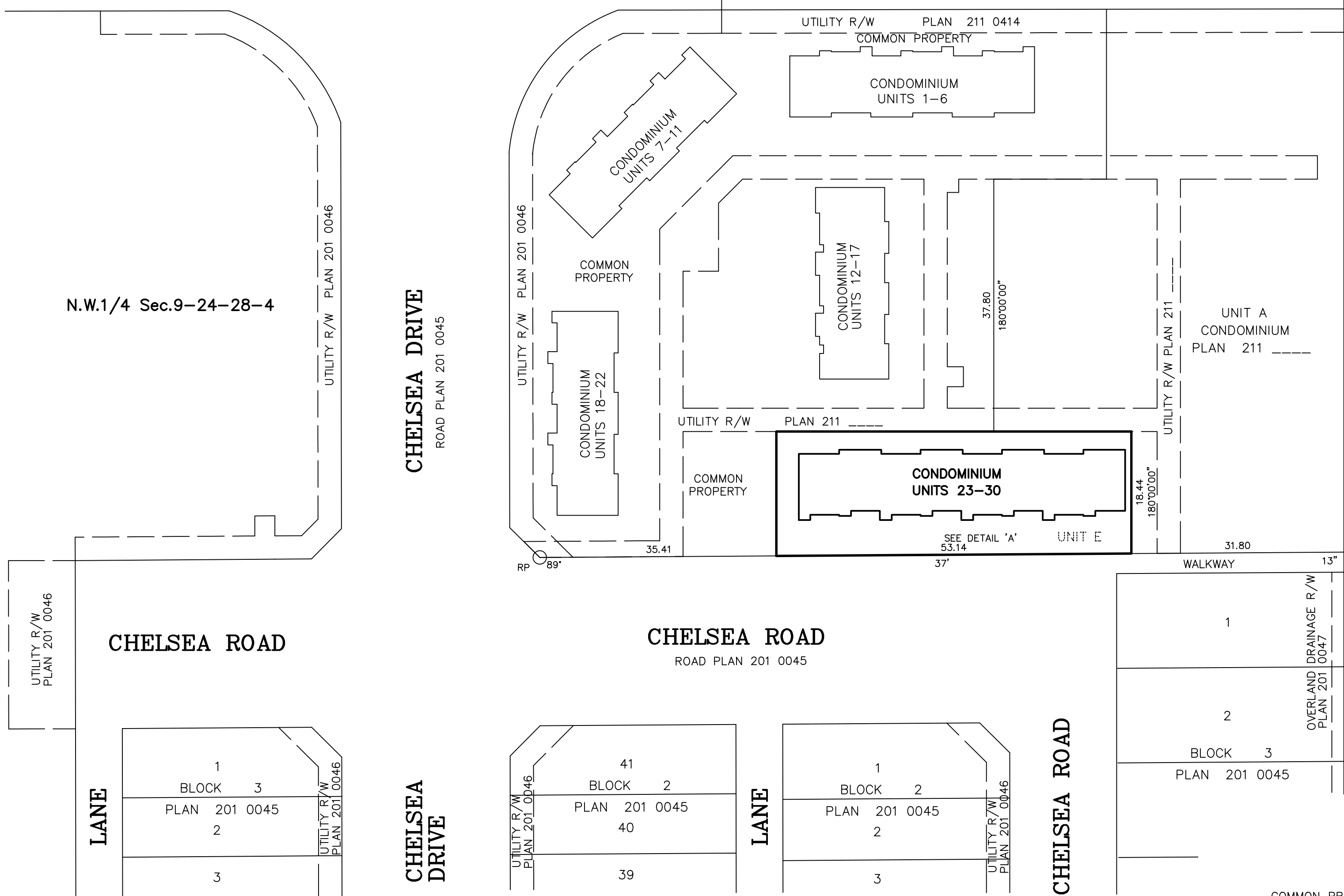
PLAN NO. \_\_\_\_\_

PHASE 6 ENTERED AND REGISTERED

ON \_\_\_\_\_

INSTRUMENT NO: \_\_\_\_\_

A.D. REGISTRAR



SUITE NUMBERS	UNIT NUMBERS	UNIT FACTORS	APPROXIMATE UNIT AREAS ( m <sup>2</sup> )
	23	210	178.4
	24	210	178.4
	25	210	178.4
	26	210	178.4
	27	210	178.4
	28	210	178.4
	29	210	178.4
	30	210	178.4
	TOTAL	1680	

UNIT FACTORS IN THIS PHASE ARE PROPORTIONAL TO THE AREA OF THE UNITS.

N.W.1/4 Sec.9-24-28-4

**TENTATIVE**

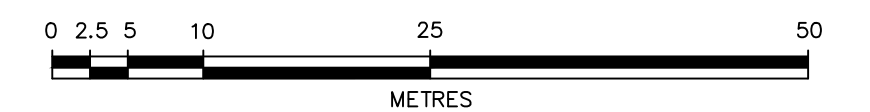
**CITY OF CHESTERMERE, ALBERTA**

PLAN SHOWING SURVEY OF  
**PHASED CONDOMINIUM DEVELOPMENT**  
OF  
**UNIT E AND 1680/10,000 UNDIVIDED SHARES IN THE COMMON PROPERTY IN CONDOMINIUM PLAN 211**

WITHIN

**N.W.1/4 Sec.9, Twp.24, Rge.28, W. 4 M.**

SCALE: 1:500



AZIZ M. DHARAMSHI, A.L.S. 2021

**LEGEND**

Distances shown are in metres and decimals thereof.

Statutory Iron Posts are shown thus: found ●

Area referred to by this plan is outlined thus: \_\_\_\_\_ and contains 0.060 ha.

Bearings are copied from plan 211 \_\_\_\_\_

The boundaries of Unit are as described in Section 9 (1) of the Condominium Property Act. All building location dimensions refer to external concrete foundation walls and are perpendicular to boundary lines. Areas and internal unit dimensions are an approximate indication of unit size as derived from Architectural plans, and confirmed by field measurements. Cross section views are examples only and do not show all ceiling heights within all units. Balcony areas designated B-27 etc., B-28 etc., respectively are exclusive use common Property that may be leased to the owner of a Unit pursuant to Section 50 of the Condominium Property Act.

Typical Balcony shown thus: [B-27]

Unit Numbers are shown thus: UNIT 27 etc., UNIT 28 etc.

The boundaries of Unit are shown thus: \_\_\_\_\_

The Coordinate System used for this plan is:

Datum - North American Datum 1983  
Projection - 3° Transverse Mercator  
Reference Meridian - 114° West Longitude  
Combined Scale Factor - 0.999740

The geo-referenced point is shown thus:

with observed grid coordinates of : N: 5655454.454  
E: 9919.692

**ABBREVIATIONS**

N.W.-Northwest, Sec.-Section, Twp.-Township, Rge.-Range, W.-West, M.-Meridian,  
Fd.I.-Found Iron Post, Fd.no Mk.- Found no Mark, R/W-Right of way,  
RP-Geo-Referenced Point, Δ-denotes Angle subtended by the curve,

**POST TENSION CABLE**

This plan is accompanied by a certificate regarding post tensioned cables and signed by Aziz M. Dharamshi stating there are no post tensioned cables located anywhere on or within the building or the property on which the building is located.

**SURVEYOR**

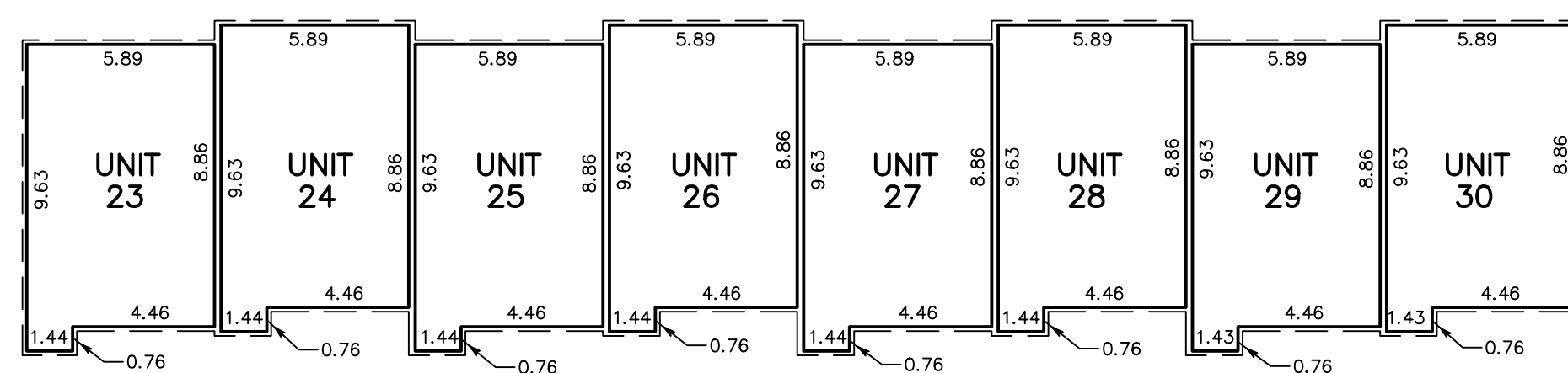
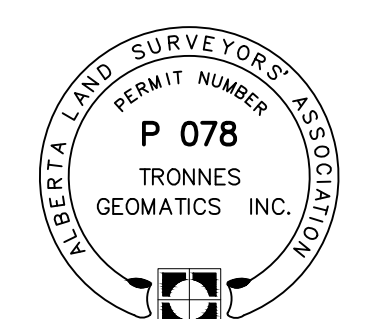
NAME: AZIZ M. DHARAMSHI, A.L.S.  
SURVEYED BETWEEN THE DATES OF \_\_\_\_\_, 2021  
AND \_\_\_\_\_, 2021 IN ACCORDANCE WITH THE  
PROVISIONS OF THE SURVEYS ACT.

**REGISTERED OWNERS**

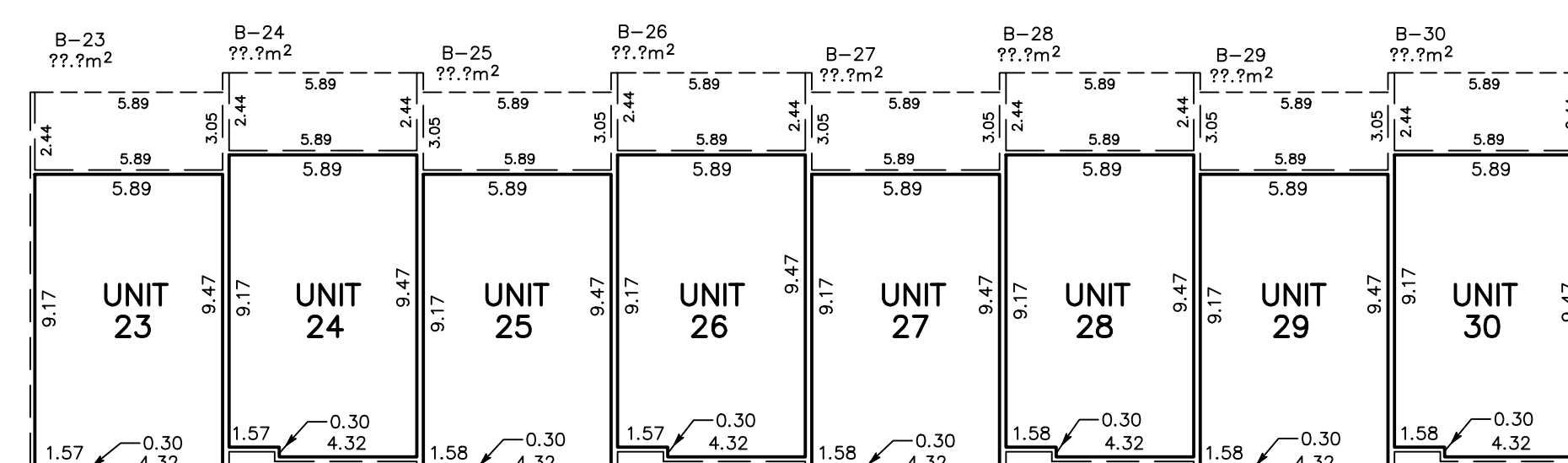
2007 UNITED LANDS CORP.

**SUBDIVISION AUTHORITY**

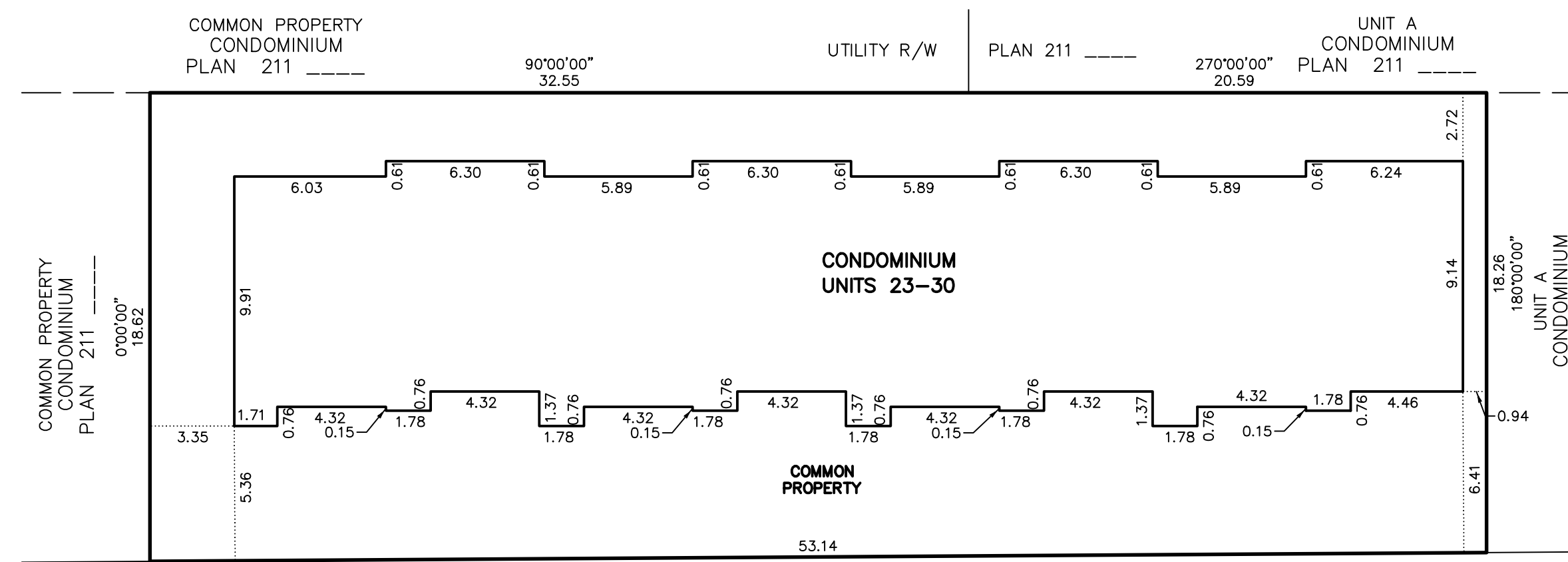
NAME: THE CITY OF CHESTERMERE  
FILE NO.  
DATE APPROVED:



**GROUND FLOOR**  
SCALE: 1:200



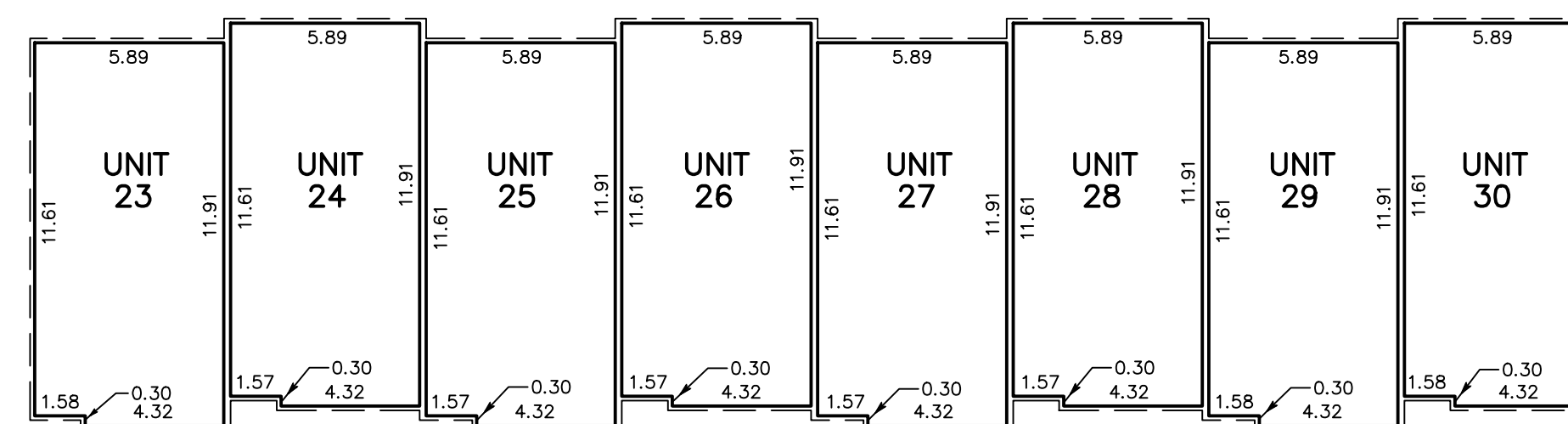
**MAIN FLOOR**  
SCALE: 1:200



**CHELSEA ROAD**  
ROAD PLAN 201 0045

**DETAIL 'A'**  
SCALE: 1:200

**UPPER FLOOR**  
SCALE: 1:200



ADDRESS OF CONDOMINIUM CORPORATION:

LUXURIA HOMES  
4515-112 AVENUE S.E.  
CALGARY, ALBERTA  
T2C 5C5

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.

REGISTRAR

LAND TITLES OFFICE

PLAN NO. \_\_\_\_\_

PHASE 2 ENTERED AND REGISTERED

ON \_\_\_\_\_

INSTRUMENT NO: \_\_\_\_\_

A.D. REGISTRAR

MERGANSER DRIVE WEST

ROAD PLAN 201 0045

MERGANSER DRIVE WEST

ROAD PLAN 211 0413

UTILITY R/W PLAN 201 0050

N.W.1/4 Sec.9-24-28-4

N.W.1/4 Sec.9-24-28-4

CHELSEA DRIVE

ROAD PLAN 201 0045

CHELSEA ROAD

CHELSEA ROAD

ROAD PLAN 201 0045

WALKWAY  
1  
BLOCK 3  
PLAN 201 0045

OVERLAND DRAINAGE R/W  
PLAN 201 0047

SUITE NUMBERS	UNIT NUMBERS	UNIT FACTORS	APPROXIMATE UNIT AREAS ( m <sup>2</sup> )
	31	210	178.4
	32	210	178.4
	33	210	178.4
	34	210	178.4
	35	210	178.4
	TOTAL	1050	

UNIT FACTORS IN THIS PHASE ARE PROPORTIONAL TO THE AREA OF THE UNITS.

TENTATIVE

CITY OF CHESTERMERE, ALBERTA

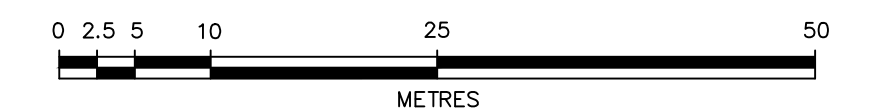
PLAN SHOWING SURVEY OF PHASED CONDOMINIUM DEVELOPMENT

OF UNIT F AND 1050/10,000 UNDIVIDED SHARES IN THE COMMON PROPERTY IN CONDOMINIUM PLAN 211

WITHIN

N.W.1/4 Sec.9, Twp.24, Rge.28, W. 4 M.

SCALE: 1:500



AZIZ M. DHARAMSHI, A.L.S. 2021

LEGEND

Distances shown are in metres and decimals thereof. Statutory Iron Posts are shown thus: found ●

Area referred to by this plan is outlined thus: \_\_\_\_\_ and contains 0.061 ha. Bearings are copied from plan 211 \_\_\_\_\_

The boundaries of Unit are as described in Section 9 (1) of the Condominium Property Act. All building location dimensions refer to external concrete foundation walls and are perpendicular to boundary lines. Areas and internal unit dimensions are an approximate indication of unit size as derived from Architectural plans, and confirmed by field measurements. Cross section views are examples only and do not show all ceiling heights within all units. Balcony areas designated B-7 etc., B-8 etc., respectively are exclusive use common Property that may be leased to the owner of a Unit pursuant to Section 50 of the Condominium Property Act.

Typical Balcony shown thus: [B-7]

Unit Numbers are shown thus: UNIT 7 etc., UNIT 8 etc.

The boundaries of Unit are shown thus: \_\_\_\_\_

The Coordinate System used for this plan is:  
Datum - North American Datum 1983  
Projection - 3° Transverse Mercator  
Reference Meridian - 114° West Longitude  
Combined Scale Factor - 0.999740

The geo-referenced point is shown thus: RP  
with observed grid coordinates of : N: 5655536.413  
E: 9946.896

ABBREVIATIONS

N.W.-Northwest, Sec.-Section, Twp.-Township, Rge.-Range, W.-West, M.-Meridian, Fd.l.-Found Iron Post, Fd.no Mk.- Found no Mark, R/W-Right of way, RP-Geo-Referenced Point,

POST TENSION CABLE

This plan is accompanied by a certificate regarding post tensioned cables and signed by Aziz M. Dharamshi stating there are no post tensioned cables located anywhere on or within the building or the property on which the building is located.

SURVEYOR

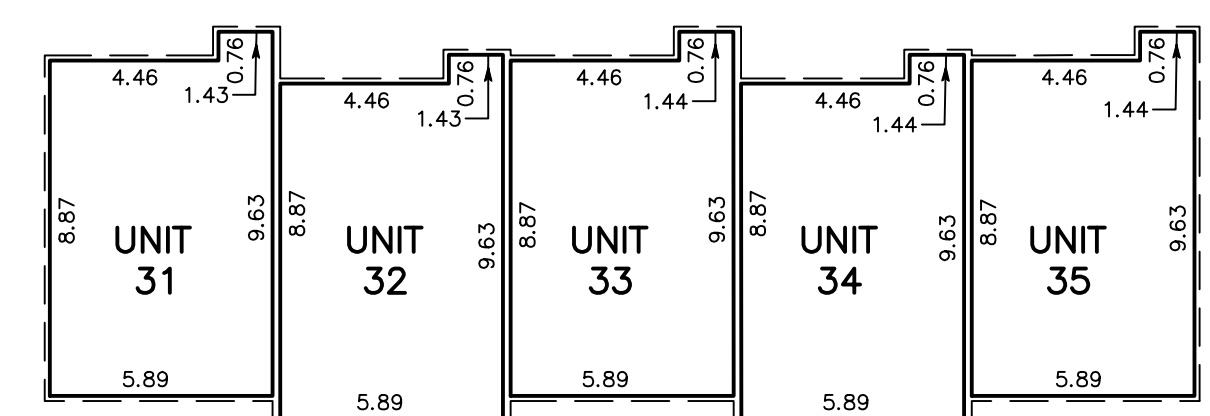
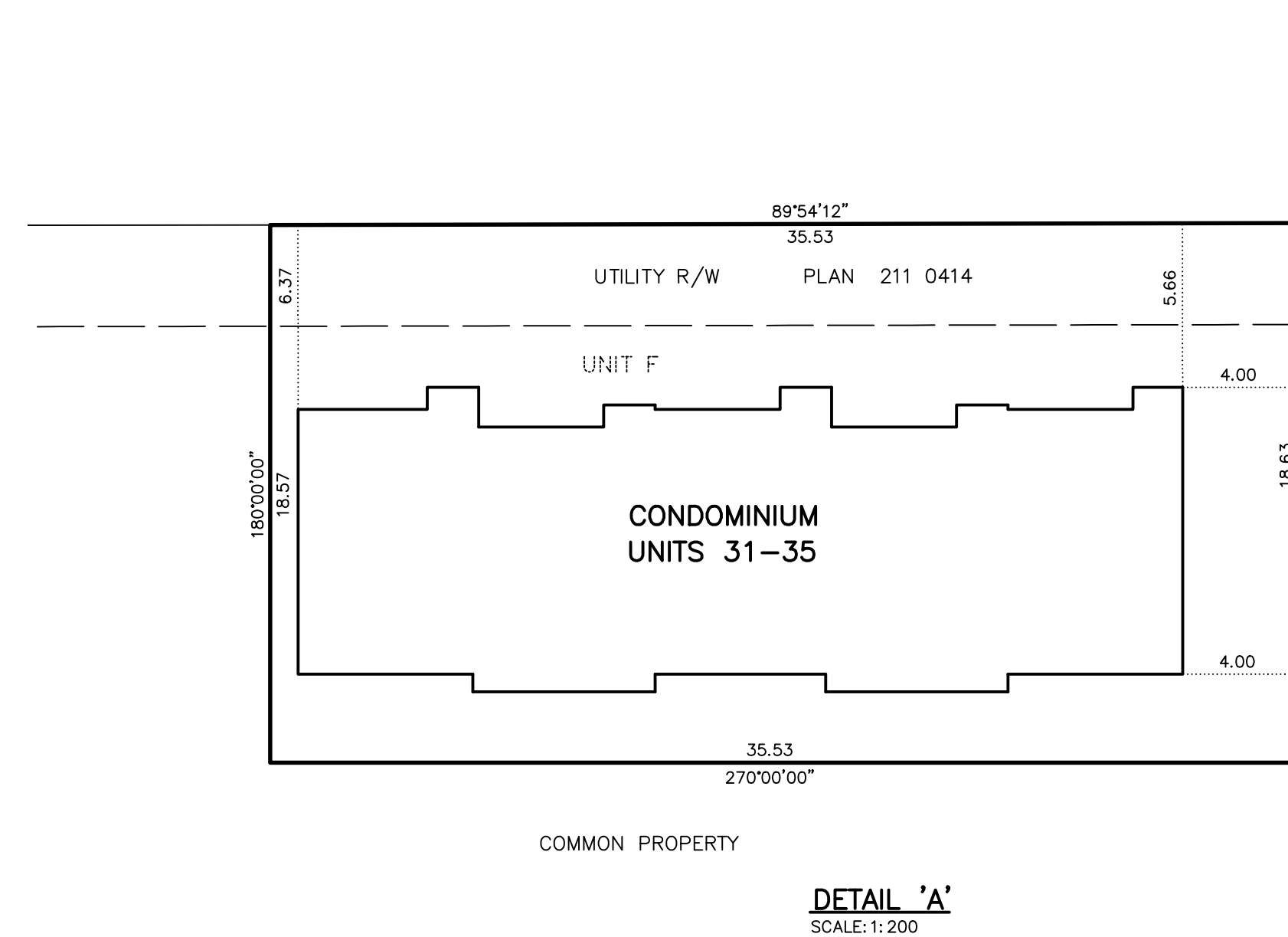
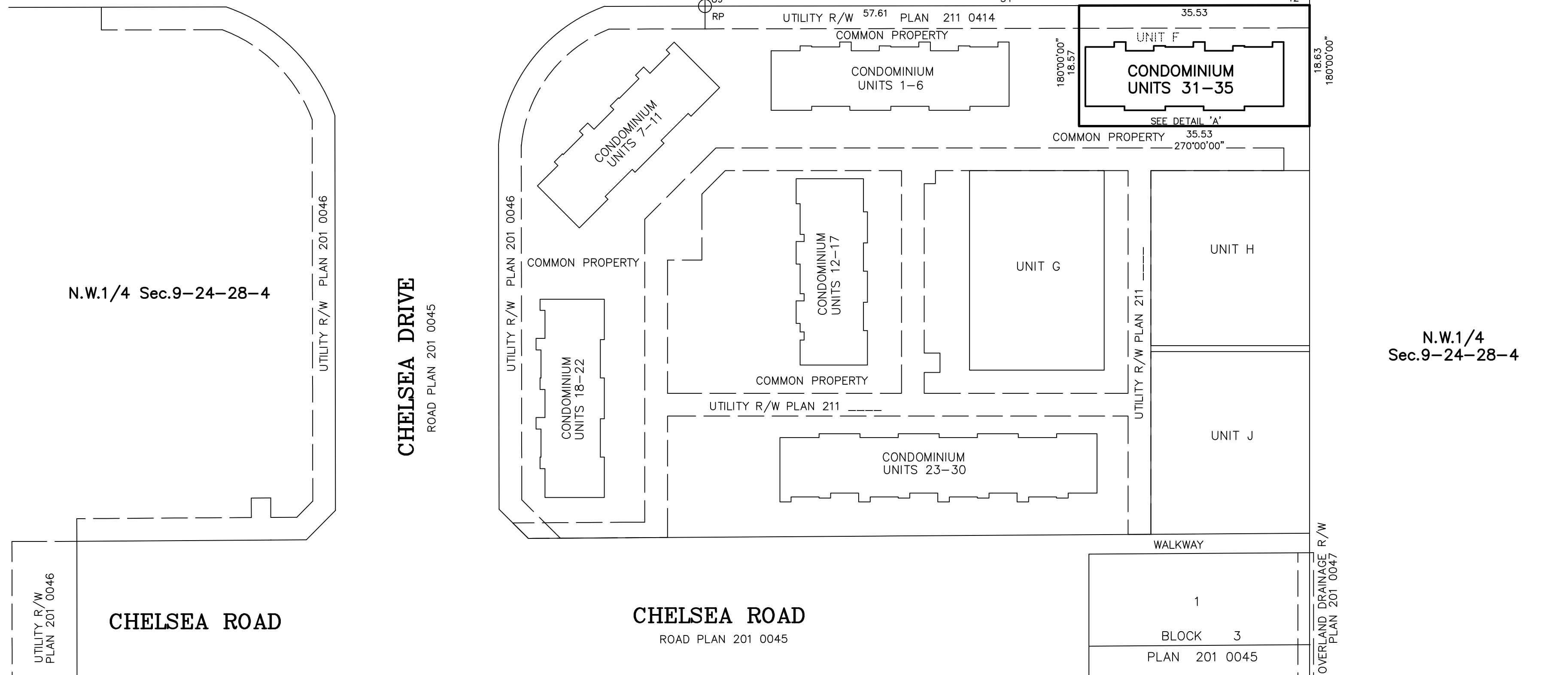
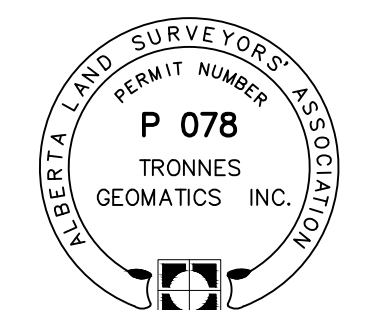
NAME: AZIZ M. DHARAMSHI, A.L.S.  
SURVEYED BETWEEN THE DATES OF \_\_\_\_\_, 2021  
AND \_\_\_\_\_, 2021 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

REGISTERED OWNERS

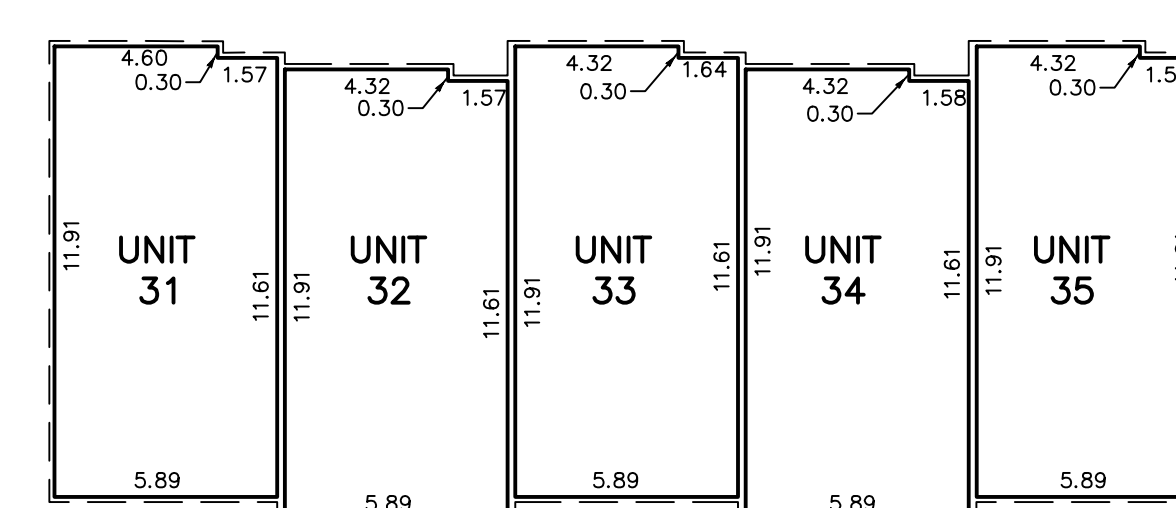
2007 UNITED LANDS CORP.

APPROVING AUTHORITY

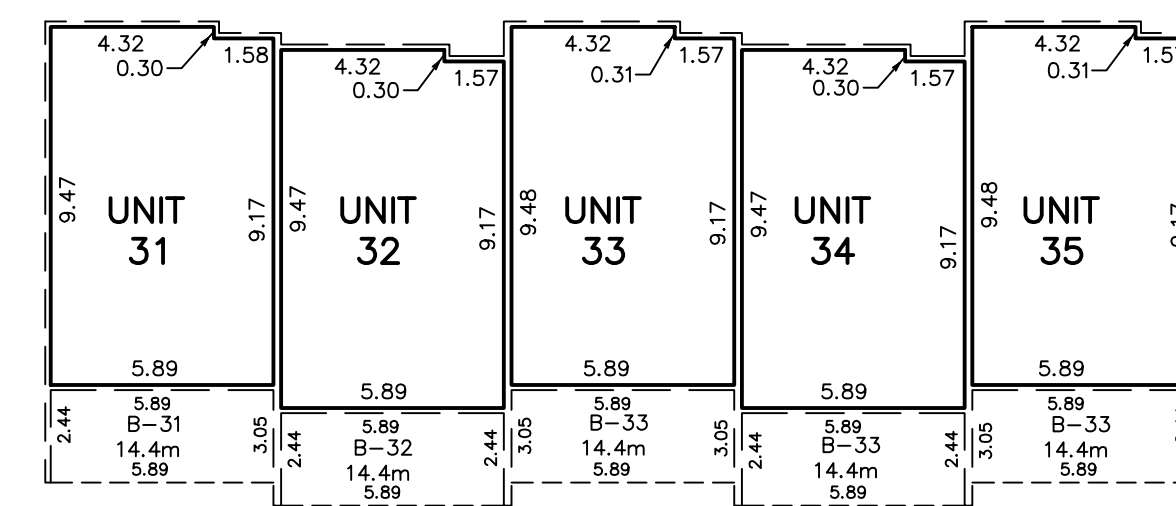
NAME: THE CITY OF CHESTERMERE  
FILE NO.  
DATE APPROVED:



SCALE: 1:200



UPPER FLOOR  
SCALE: 1:200



MAIN FLOOR  
SCALE: 1:200

UPPER FLOOR  
MAIN FLOOR  
GROUND FLOOR

CROSS SECTION A-A  
SCALE: 1:200

ADDRESS OF CONDOMINIUM CORPORATION:

LUXURIA HOMES  
4515-112 AVENUE S.E.  
CALGARY, ALBERTA  
T2C 5C5

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.

REGISTRAR

LAND TITLES OFFICE

PLAN NO. \_\_\_\_\_

PHASE 9 ENTERED AND REGISTERED

ON \_\_\_\_\_

INSTRUMENT NO: \_\_\_\_\_

A.D. REGISTRAR

MERGANSER DRIVE WEST

ROAD PLAN 211 0413

UTILITY R/W PLAN 201 0050

UTILITY R/W PLAN 211 0414

COMMON PROPERTY

CONDOMINIUM UNITS 1-6

CONDOMINIUM UNITS 31-36

SEE DETAIL 'A'

90°00'00"

20.74

COMMON PROPERTY

CONDOMINIUM UNITS 12-17

30.73

180°00'00"

CONDOMINIUM UNITS 36-41

UNIT G

30.73

180°00'00"

20.74

270°00'00"

UTILITY R/W PLAN 211

UNIT H

UTILITY R/W PLAN 211

CONDOMINIUM UNITS 23-30

UTILITY R/W PLAN 211

UNIT J

WALKWAY

1

2

BLOCK 3

PLAN 201 0045

3

4

OVERLAYS DRAINAGE R/W PLAN 201 0047

N.W.1/4 Sec.9-24-28-4

CHELSEA DRIVE  
ROAD PLAN 201 0045

UTILITY R/W PLAN 201 0046

COMMON PROPERTY

CONDOMINIUM UNITS 7-11

COMMON PROPERTY

CONDOMINIUM UNITS 18-22

CHELSEA ROAD

ROAD PLAN 201 0045

CHELSEA DRIVE

UTILITY R/W PLAN 201 0046

BLOCK 2

PLAN 201 0045

41

40

39

LANE

BLOCK 2

PLAN 201 0045

1

2

3

CHELSEA ROAD

COMMON PROPERTY CONDOMINIUM PLAN 211

UTILITY R/W PLAN 211

90°00'00"

20.74

1.25

5.31

10.36

3.85

0.61

0.126

0.61

11.31

6.00

0.61

0.110

4.57

0.61

3.47

6.00

0.61

4.78

0.61

3.77

0.61

5.11

3.85

10.36

0.77

20.74

270°00'00"

0.77

UTILITY R/W PLAN 211

DETAIL 'A'

SCALE: 1:200

SUITE NUMBERS	UNIT NUMBERS	UNIT FACTORS	APPROXIMATE UNIT AREAS ( m <sup>2</sup> )
	36	193	162.5
	37	169	143.1
	38	169	143.1
	39	169	143.1
	40	169	143.1
	41	193	162.5
	TOTAL	1062	

UNIT FACTORS IN THIS PHASE ARE PROPORTIONAL TO THE AREA OF THE UNITS.

TENTATIVE

CITY OF CHESTERMERE, ALBERTA

PLAN SHOWING SURVEY OF PHASED CONDOMINIUM DEVELOPMENT OF

UNIT G AND 1062/10,000 UNDIVIDED SHARES IN THE COMMON PROPERTY IN CONDOMINIUM PLAN 211

WITHIN

N.W.1/4 Sec.9, Twp.24, Rge.28, W. 4 M.

SCALE: 1:500



AZIZ M. DHARAMSHI, A.L.S. 2021

LEGEND

Distances shown are in metres and decimals thereof.

Statutory Iron Posts are shown thus: found

Area referred to by this plan is outlined thus: and contains 0.063 ha.

Bearings are copied from plan 211

The boundaries of Unit are as described in Section 9 (1) of the Condominium Property Act.

All building location dimensions refer to external concrete foundation walls and are perpendicular to boundary lines.

Areas and internal unit dimensions are an approximate indication of unit size as derived from Architectural plans, and confirmed by field measurements.

Cross section views are examples only and do not show all ceiling heights within all units.

Balcony areas designated B-42 etc., B-43 etc., respectively are exclusive use common Property that may be leased to the owner of a Unit pursuant to Section 50 of the Condominium Property Act.

Typical Balcony shown thus:



Unit Numbers are shown thus: UNIT 42 etc., UNIT 43 etc.

The boundaries of Unit are shown thus:

The Coordinate System used for this plan is:  
 Datum - North American Datum 1983  
 Projection - 3° Transverse Mercator  
 Reference Meridian - 114° West Longitude  
 Combined Scale Factor - 0.999740

The geo-referenced point is shown thus:  
 with observed grid coordinates of : N: 5655480.370  
 E: 10008.367

ABBREVIATIONS

N.W.-Northwest, Sec.-Section, Twp.-Township, Rge.-Range, W.-West, M.-Meridian,  
 F.d.l.-Found Iron Post, F.d.no Mk.- Found no Mark, R/W-Right of way,  
 RP-Geo-Referenced Point.

POST TENSION CABLE

This plan is accompanied by a certificate regarding post tensioned cables and signed by Aziz M. Dharamshi stating there are no post tensioned cables located anywhere on or within the building or the property on which the building is located.

SURVEYOR

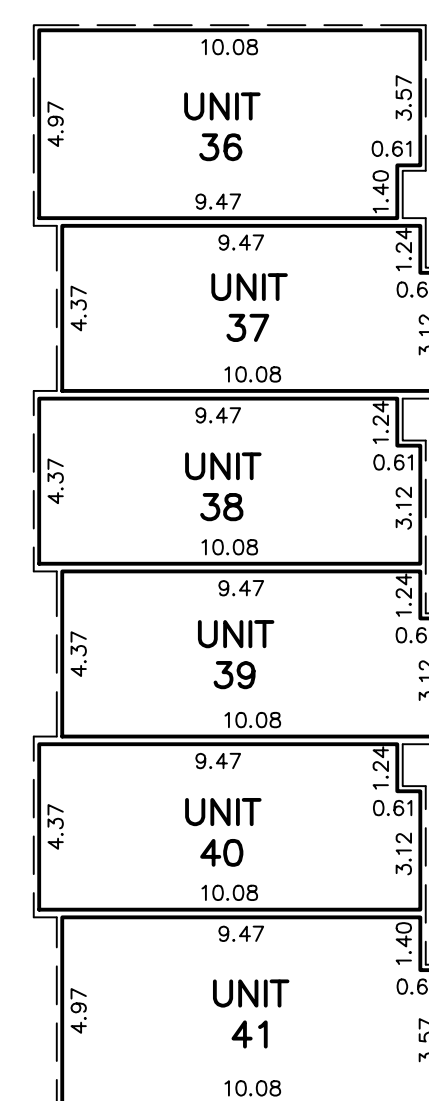
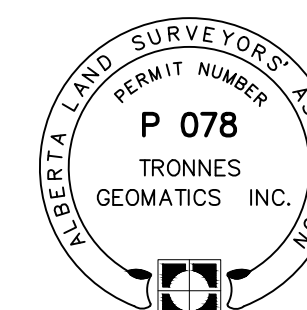
NAME: AZIZ M. DHARAMSHI, A.L.S.  
 SURVEYED BETWEEN THE DATES OF \_\_\_\_\_, 2021  
 AND \_\_\_\_\_, 2021 IN ACCORDANCE WITH THE  
 PROVISIONS OF THE SURVEYS ACT.

REGISTERED OWNERS

2007 UNITED LANDS CORP.

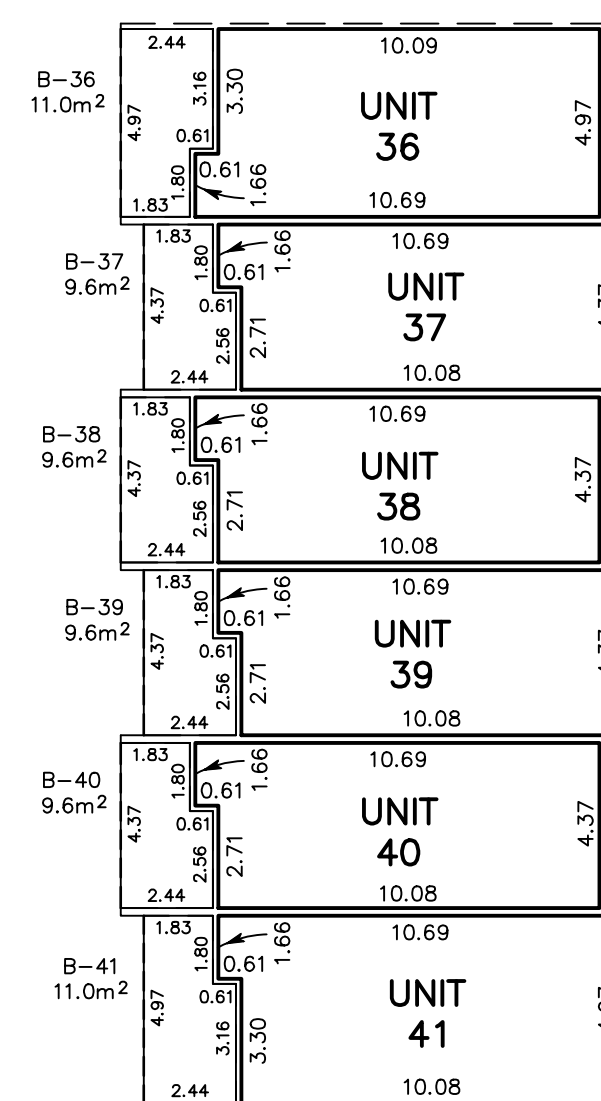
APPROVING AUTHORITY

NAME: THE CITY OF CHESTERMERE  
 FILE NO.  
 DATE APPROVED:



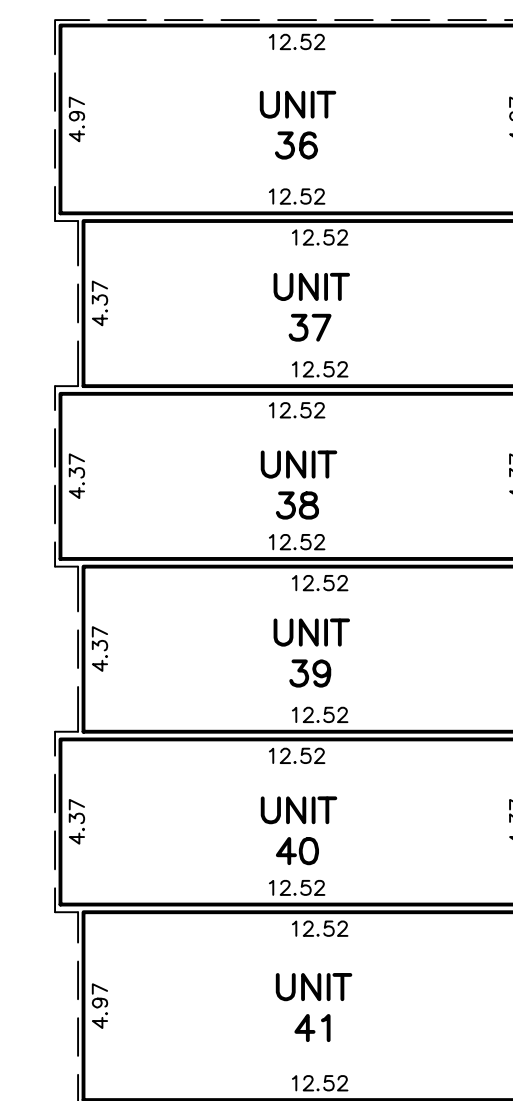
GROUND FLOOR

SCALE: 1:200



MAIN FLOOR

SCALE: 1:200



UPPER FLOOR

SCALE: 1:200



ADDRESS OF CONDOMINIUM CORPORATION:

LUXURIA HOMES  
4515-112 AVENUE S.E.  
CALGARY, ALBERTA  
T2C 5C5

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.

REGISTRAR

LAND TITLES OFFICE

PLAN NO. \_\_\_\_\_

PHASE 8 ENTERED AND REGISTERED

ON \_\_\_\_\_

INSTRUMENT NO: \_\_\_\_\_

A.D. REGISTRAR

MERGANSER DRIVE WEST

ROAD PLAN 211 0413

UTILITY R/W PLAN 201 0050

UTILITY R/W PLAN 211 0414

COMMON PROPERTY

CONDOMINIUM UNITS 1-6

CONDOMINIUM UNITS 31-35

COMMON PROPERTY

UTILITY R/W PLAN 211

CONDOMINIUM UNITS 12-17

CONDOMINIUM UNITS 36-41

COMMON PROPERTY

UTILITY R/W PLAN 201 0046

CONDOMINIUM UNITS 7-11

CONDOMINIUM UNITS 18-22

COMMON PROPERTY

UTILITY R/W PLAN 211

CONDOMINIUM UNITS 23-30

COMMON PROPERTY

UTILITY R/W PLAN 211

UNIT J

N.W.1/4 Sec.9-24-28-4

WALKWAY

1

2

BLOCK 3

PLAN 201 0045

3

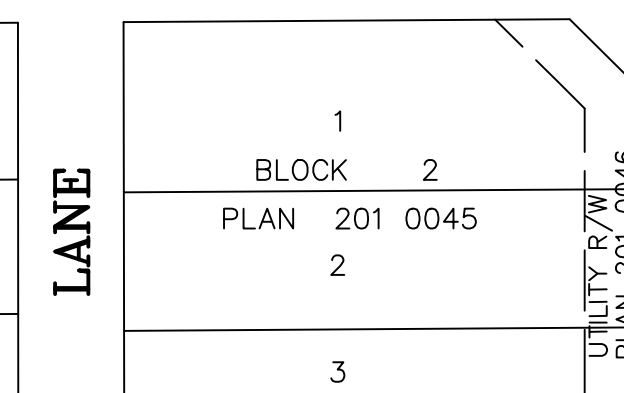
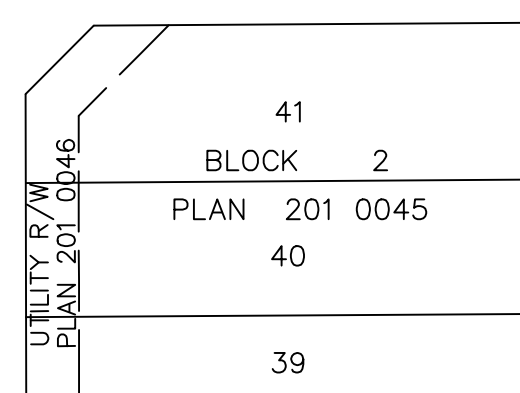
4

OVERLAIN DRAINAGE R/W PLAN 201 0047

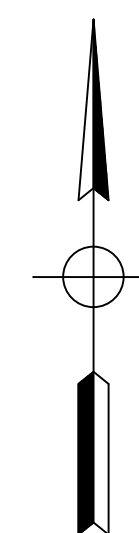
CHELSEA DRIVE  
ROAD PLAN 201 0045

CHELSEA ROAD  
ROAD PLAN 201 0045

CHELSEA DRIVE



CHELSEA ROAD



SUITE NUMBERS	UNIT NUMBERS	UNIT FACTORS	APPROXIMATE UNIT AREAS ( m <sup>2</sup> )
	42	193	162.5
	43	169	143.1
	44	169	143.1
	45	169	143.1
	46	193	162.5
	TOTAL	893	

UNIT FACTORS IN THIS PHASE ARE PROPORTIONAL TO THE AREA OF THE UNITS.

TENTATIVE

CITY OF CHESTERMERE, ALBERTA

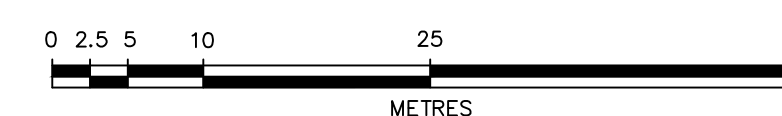
PLAN SHOWING SURVEY OF PHASED CONDOMINIUM DEVELOPMENT

OF UNIT G AND 893/10,000 UNDIVIDED SHARES IN THE COMMON PROPERTY IN CONDOMINIUM PLAN 211 \_\_\_\_\_

WITHIN

N.W.1/4 Sec.9, Twp.24, Rge.28, W. 4 M.

SCALE: 1:500



AZIZ M. DHARAMSHI, A.L.S. 2021

LEGEND

Distances shown are in metres and decimals thereof. Statutory Iron Posts are shown thus: found ●. Area referred to by this plan is outlined thus: \_\_\_\_\_ and contains 0.063 ha. Bearings are copied from plan 211 \_\_\_\_\_. The boundaries of Unit are as described in Section 9 (1) of the Condominium Property Act. All building location dimensions refer to external concrete foundation walls and are perpendicular to boundary lines. Areas and internal unit dimensions are an approximate indication of unit size as derived from Architectural plans, and confirmed by field measurements. Cross section views are examples only and do not show all ceiling heights within all units. Balcony areas designated B-37 etc., B-38 etc., respectively are exclusive use common Property that may be leased to the owner of a Unit pursuant to Section 50 of the Condominium Property Act.

UPPER FLOOR

MAIN FLOOR

GROUND FLOOR

Typical Balcony shown thus: [B-37]

Unit Numbers are shown thus: UNIT 37 etc., UNIT 38 etc.

The boundaries of Unit are shown thus: \_\_\_\_\_

The Coordinate System used for this plan is:  
Datum - North American Datum 1983  
Projection - 3° Transverse Mercator  
Reference Meridian - 114° West Longitude  
Combined Scale Factor - 0.999740

The geo-referenced point is shown thus: RP  
with observed grid coordinates of : N: 5655455.251  
E: 10040.012

ABBREVIATIONS

N.W.-Northwest, Sec.-Section, Twp.-Township, Rge.-Range, W.-West, M.-Meridian, Fd.I.-Found Iron Post, Fd.no Mk.- Found no Mark, R/W-Right of way, RP-Geo-Referenced Point.

POST TENSION CABLE

This plan is accompanied by a certificate regarding post tensioned cables and signed by Aziz M. Dharamshi stating there are no post tensioned cables located anywhere on or within the building or the property on which the building is located.

SURVEYOR

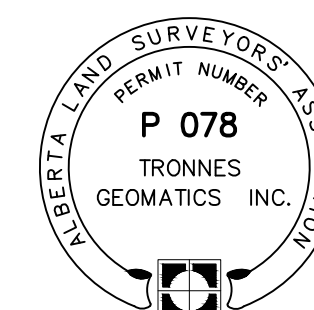
NAME: AZIZ M. DHARAMSHI, A.L.S.  
SURVEYED BETWEEN THE DATES OF \_\_\_\_\_, 2021  
AND \_\_\_\_\_, 2021 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

REGISTERED OWNERS

2007 UNITED LANDS CORP.

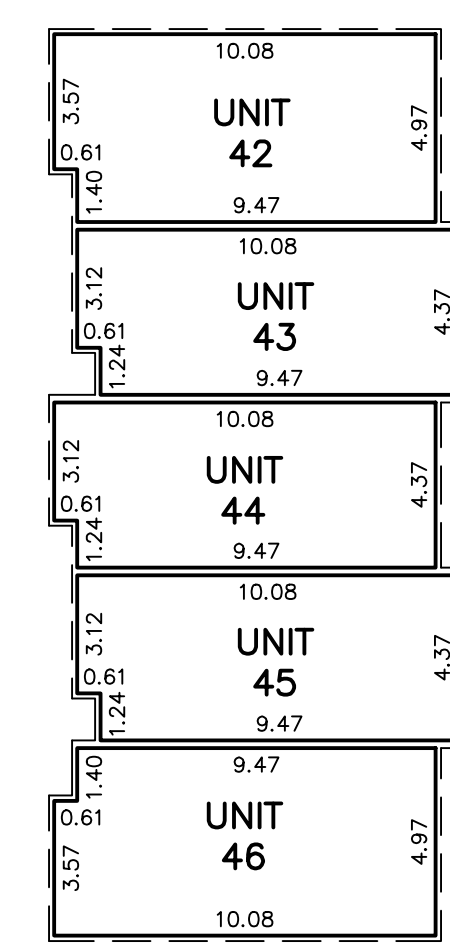
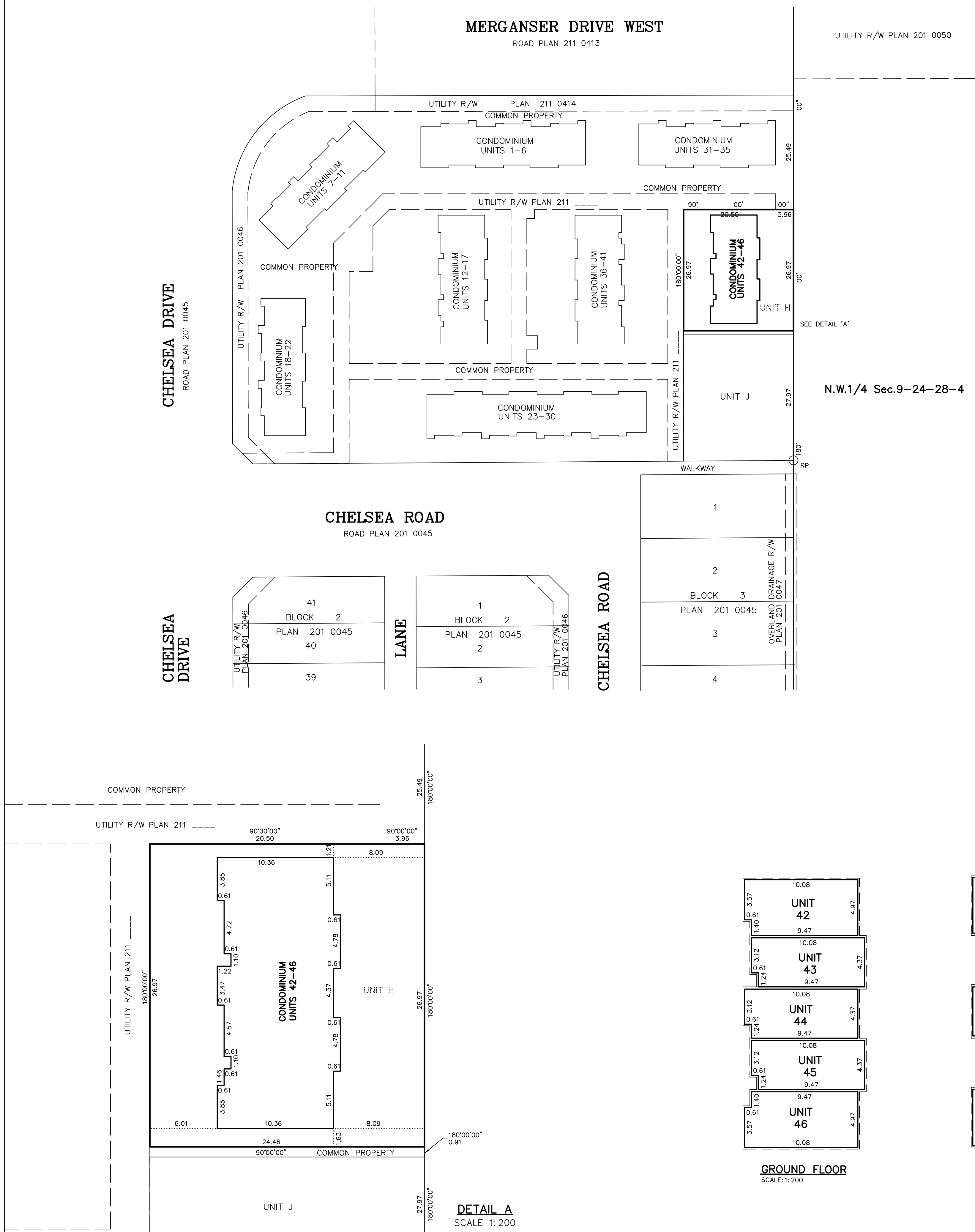
APPROVING AUTHORITY

NAME: THE CITY OF CHESTERMERE  
FILE NO. \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_

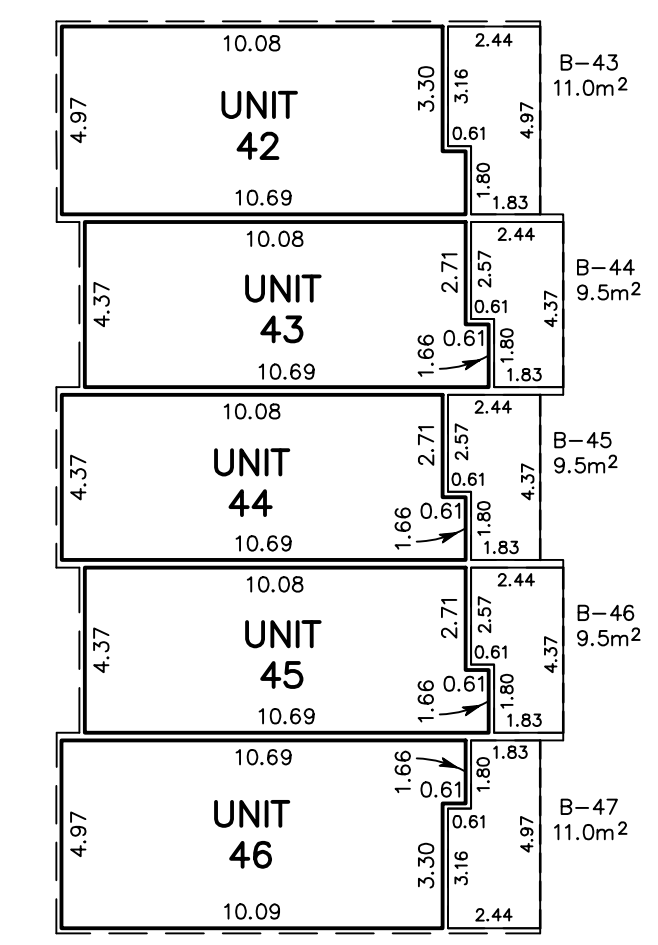


JSR /AB

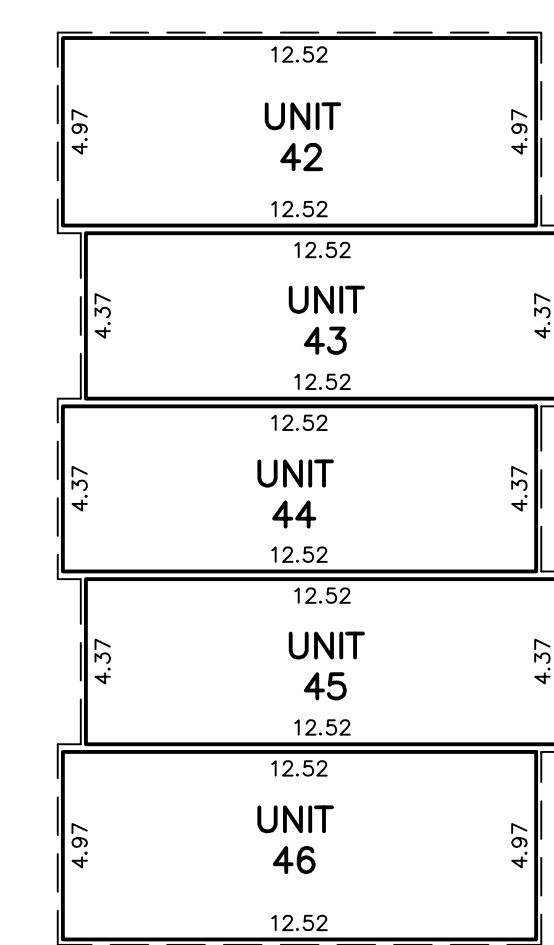
CAD File: 20-1274E-H1-3-1.dwg



GROUND FLOOR  
SCALE: 1:200



MAIN FLOOR  
SCALE: 1:200

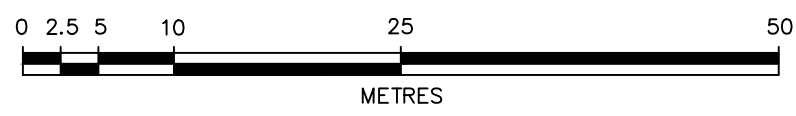


UPPER FLOOR  
SCALE: 1:200

**REGISTRAR**  
 LAND TITLES OFFICE  
 PLAN NO. \_\_\_\_\_  
 ENTERED AND REGISTERED  
 ON \_\_\_\_\_  
 INSTRUMENT NO: \_\_\_\_\_  
 \_\_\_\_\_  
 A.D. REGISTRAR









**TENTATIVE**  
**CITY OF CHESTERMERE, ALBERTA**


PLAN SHOWING SURVEY OF  
**UTILITY RIGHT OF WAY**  
 AFFECTING  
**Lot 1, Block 10, Plan 211 0413**  
 WITHIN  
**N.W.1/4 Sec.9, Twp.24, Rge.28, W. 4 M.**

SCALE: 1:500 

AZIZ M. DHARAMSHI, A.L.S. 2021

**LEGEND**

Distances shown are in metres and decimals thereof.  
 Distances shown on curved boundaries are Arc distances.  
 Alberta Survey Control Markers are shown thus:   
 Drill holes are shown thus: found  placed   
 Statutory Iron Posts are shown thus: found  placed  marked 'P078'  
 Concrete Nails are shown thus: found  placed   
 Re-established position and left no marks shown thus: x  
 Area referred to by this plan contains 0.121 ha and is outlined thus: 

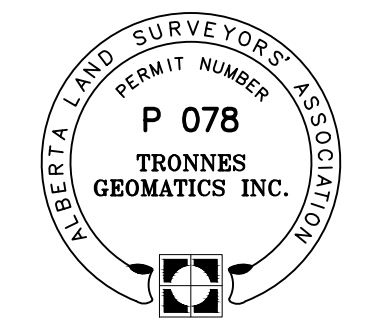
Geo-Reference Point shown thus:   
 Bearings are Grid and derived from GPS Observations  
 The Coordinate System used for this plan is:  
 Datum - North American Datum 1983  
 Projection - 3° Transverse Mercator  
 Reference Meridian - 114° West Longitude  
 Combined Scale Factor - 0.999740  
 Geo-Referenced point is an <INSERT RP TYPE>, grid coordinate: N. 5655536.41  
 E. 9946.90

**ABBREVIATIONS**

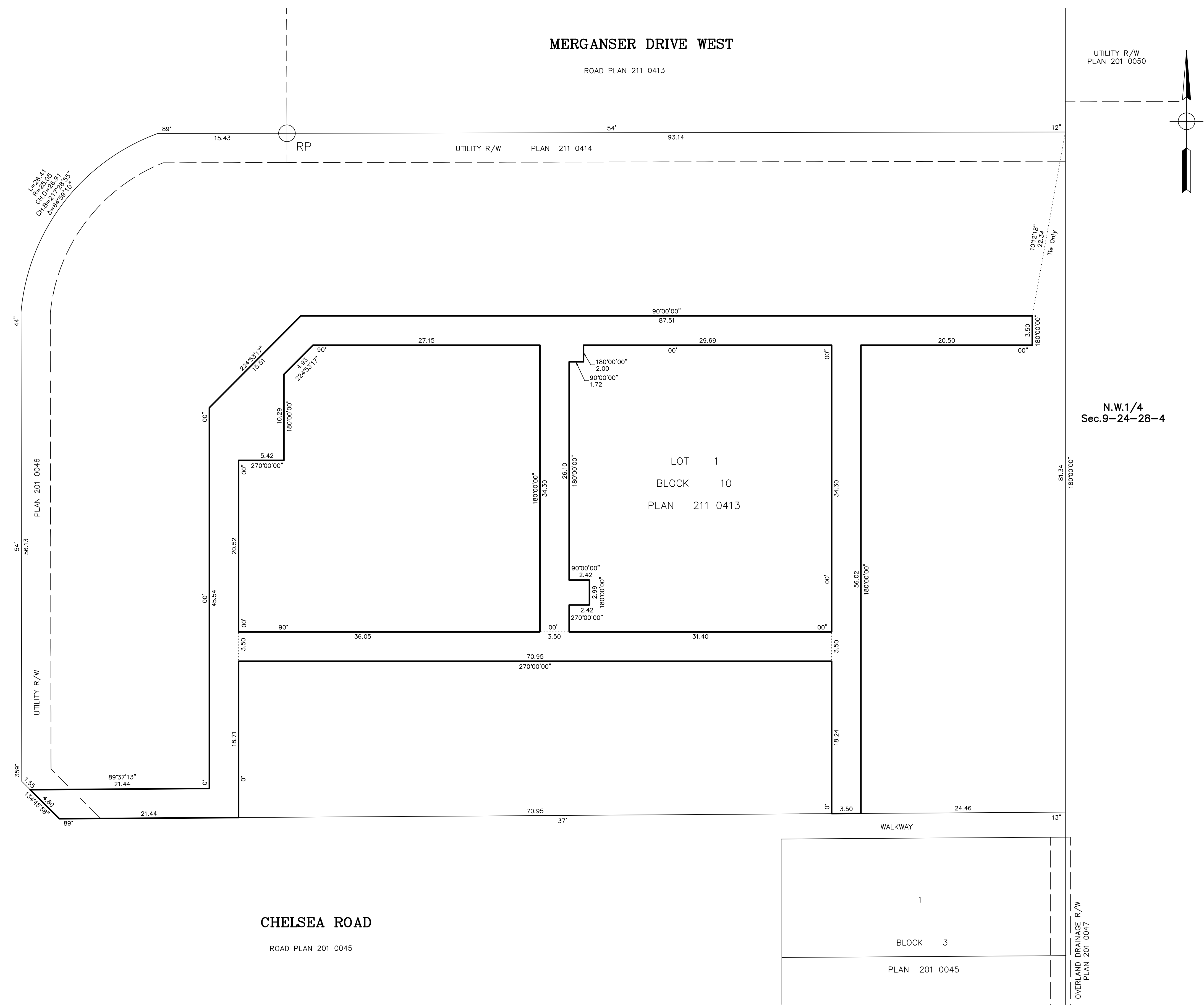
ASCM	Alberta Survey Control Marker	Res.	Restored
N.	North	Wit.	Witness
S.	South	R.	Radius
E.	East	L.	Arc Length
W.	West	ha	Hectare
Sec.	Section	Ac.	Acre
Twp.	Township	Spk.	Spike
Rge.	Range	DH.	Drill Hole
M.	Meridian	C.N.	Concrete Nail
Fd.	Found	m	Metres
Pl.	Placed	RP	Geo-Referenced Point
I.	Iron Post	MR	Municipal Reserve
I.Bar	Iron Bar	ER	Environmental Reserve
Mk.	Mark	PUL	Public Utility Lot
Mp.	Marker Post	Δ	Central Angle of Curve
C.S.	Countersunk	CH.D	Chord Distance
(R)	Radial Bearing	CH.B	Chord Bearing
R/W	Right-of-Way	ck.m	Check Measured
Re-est.	Re-established		

**SURVEYOR**

NAME: AZIZ M. DHARAMSHI, A.L.S.  
 SURVEYED BETWEEN THE DATES OF \_\_\_\_\_ AND \_\_\_\_\_ 2020  
 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.



**UTILITY RIGHT OF WAY REQUESTED BY**



**CHELSEA DRIVE**  
 ROAD PLAN 201 0045

**CHELSEA ROAD**  
 ROAD PLAN 201 0045

**LOT 1**  
**BLOCK 10**  
**PLAN 211 0413**

**N.W.1/4**  
**Sec.9-24-28-4**

**1**  
**BLOCK 3**  
**PLAN 201 0045**

**ADDRESS OF CONDOMINIUM CORPORATION:**

LUXURIA HOMES  
4515-112 AVENUE S.E.  
CALGARY, ALBERTA  
T2C 5C5

**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.

**REGISTRAR**

LAND TITLES OFFICE

PLAN NO. \_\_\_\_\_

PHASE 7 ENTERED AND REGISTERED

ON \_\_\_\_\_

INSTRUMENT NO: \_\_\_\_\_

BLDG 6 SHEET 1 OF 1

A.D. REGISTRAR

**TENTATIVE**

**CITY OF CHESTERMERE, ALBERTA**

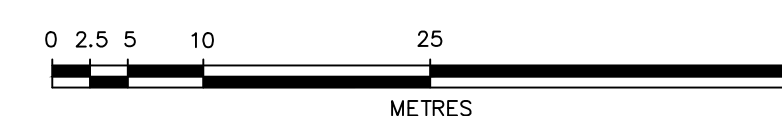
**PLAN SHOWING SURVEY OF PHASED CONDOMINIUM DEVELOPMENT**

**OF UNIT J AND 893/10,000 UNDIVIDED SHARES IN THE COMMON PROPERTY IN CONDOMINIUM PLAN 211 \_\_\_\_\_**

WITHIN

**N.W.1/4 Sec.9, Twp.24, Rge.28, W. 4 M.**

SCALE: 1:500



AZIZ M. DHARAMSHI, A.L.S. 2021

**LEGEND**

Distances shown are in metres and decimals thereof.

Statutory Iron Posts are shown thus: found ●

Area referred to by this plan is outlined thus: \_\_\_\_\_ and contains 0.064 ha.

Bearings are copied from plan 211 \_\_\_\_\_

The boundaries of Unit are as described in Section 9 (1) of the Condominium Property Act.

All building location dimensions refer to external concrete foundation walls and are perpendicular to boundary lines.

Areas and internal unit dimensions are an approximate indication of unit size as derived from Architectural plans, and confirmed by field measurements.

Cross section views are examples only and do not show all ceiling heights within all units.

Balcony areas designated B-32 etc., B-33 etc., respectively are exclusive use common Property that may be leased to the owner of a Unit pursuant to Section 50 of the Condominium Property Act.

Property that may be leased to the owner of a Unit pursuant to Section 50 of the Condominium Property Act.

Typical Balcony shown thus: [B-32]

Unit Numbers are shown thus: UNIT 32 etc., UNIT 33 etc.

The boundaries of Unit are shown thus: \_\_\_\_\_

The Coordinate System used for this plan is:

Datum - North American Datum 1983

Projection - 3° Transverse Mercator

Reference Meridian - 114° West Longitude

Combined Scale Factor - 0.999740

The geo-referenced point is shown thus: RP

with observed grid coordinates of : N: 5655455.251  
E: 10040.012

**ABBREVIATIONS**

N.W.-Northwest, Sec.-Section, Twp.-Township, Rge.-Range, W.-West, M.-Meridian,

Fd.l.-Found Iron Post, Fd.no Mk.- Found no Mark, R/W-Right of way,

RP-Geo-Referenced Point, Δ -denotes Angle subtended by the curve,

**POST TENSION CABLE**

This plan is accompanied by a certificate regarding post tensioned cables and signed by Aziz M. Dharamshi stating there are no post tensioned cables located anywhere on or within the building or the property on which the building is located.

**SURVEYOR**

NAME: AZIZ M. DHARAMSHI, A.L.S.

SURVEYED BETWEEN THE DATES OF \_\_\_\_\_, 2021

AND \_\_\_\_\_, 2021 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

**REGISTERED OWNERS**

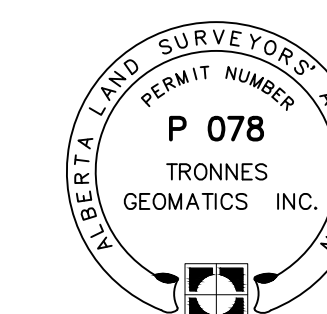
2007 UNITED LANDS CORP.

**APPROVING AUTHORITY**

NAME: THE CITY OF CHESTERMERE

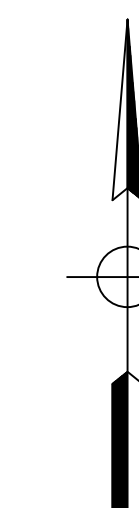
FILE NO.

DATE APPROVED:



SUITE NUMBERS	UNIT NUMBERS	UNIT FACTORS	APPROXIMATE UNIT AREAS ( m <sup>2</sup> )
	47	193	162.5
	48	169	143.1
	49	169	143.1
	50	169	143.1
	51	193	162.5
	TOTAL	893	

UNIT FACTORS IN THIS PHASE ARE PROPORTIONAL TO THE AREA OF THE UNITS.



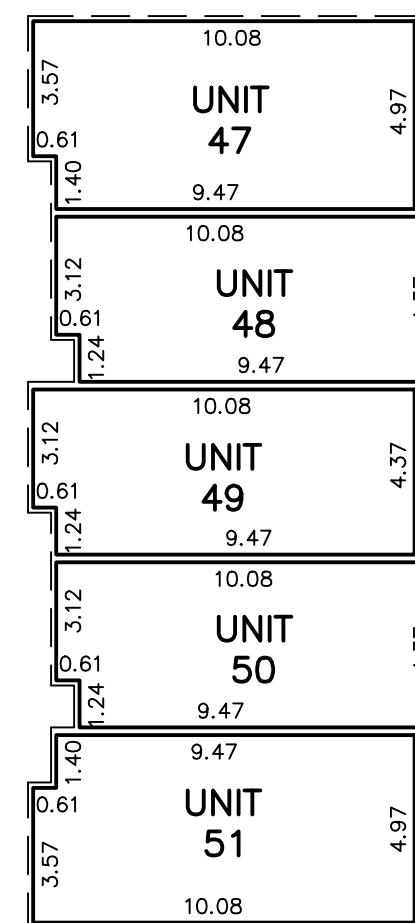
UPPER FLOOR

MAIN FLOOR

GROUND FLOOR

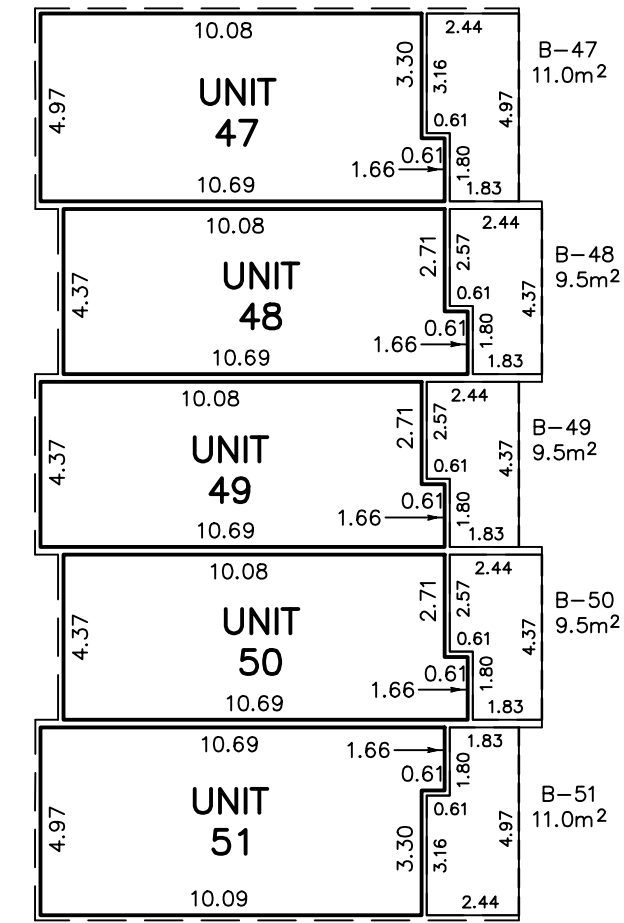
**CROSS SECTION A-A**

SCALE: 1:200



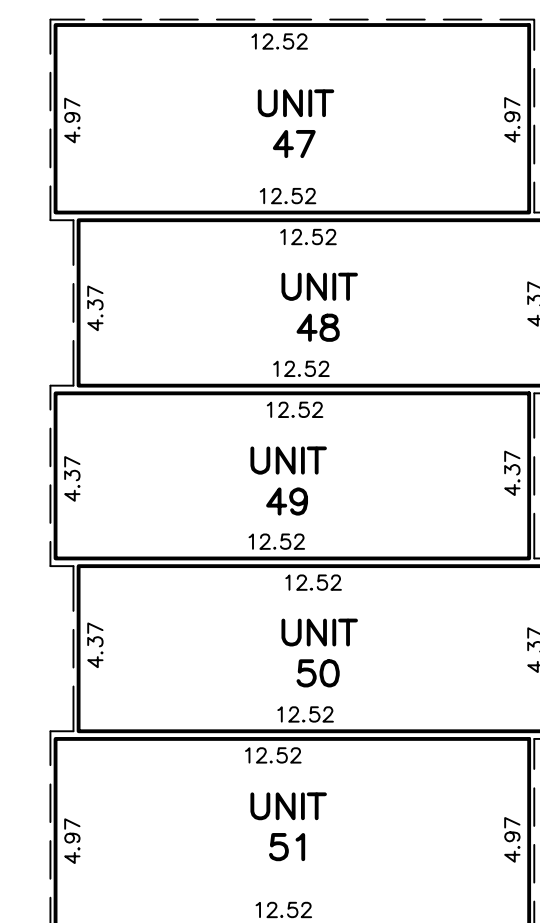
**GROUND FLOOR**

SCALE: 1:200



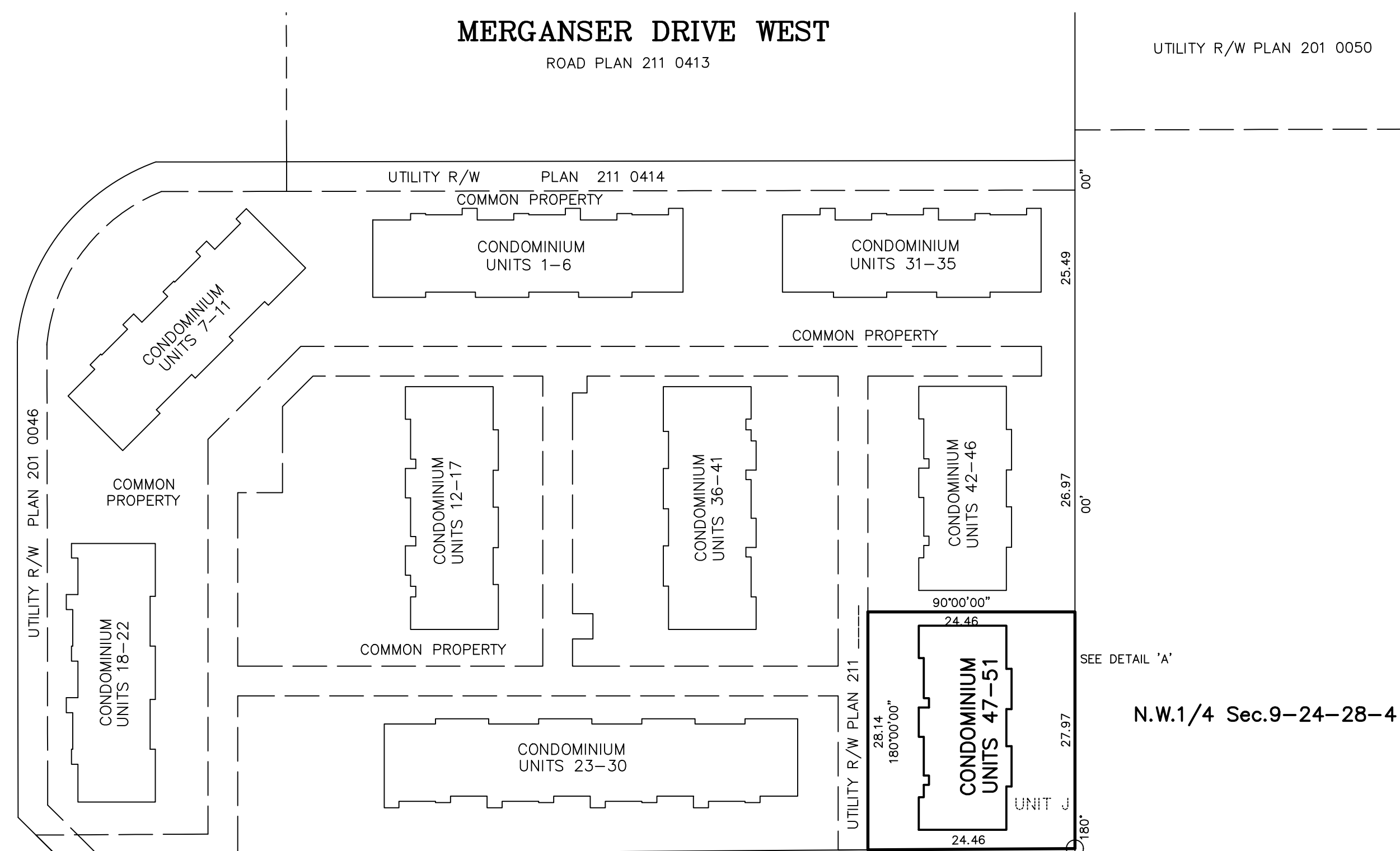
**MAIN FLOOR**

SCALE: 1:200



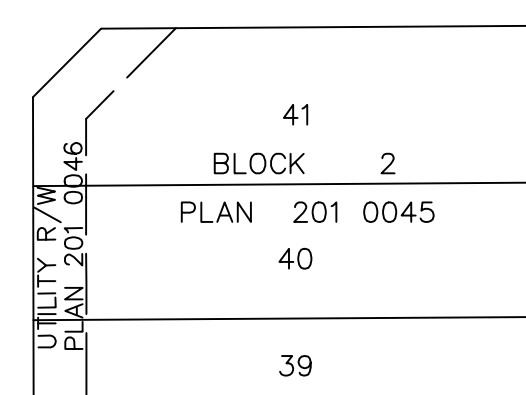
**UPPER FLOOR**

SCALE: 1:200

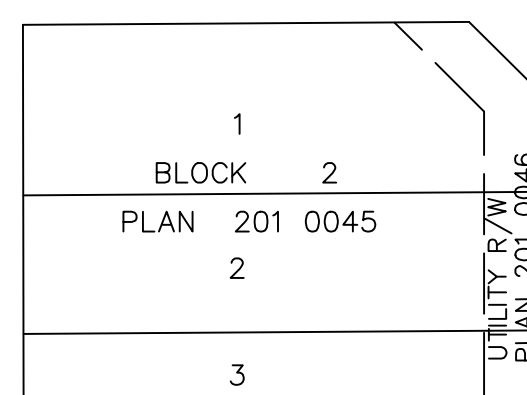


**CHELSEA ROAD**

ROAD PLAN 201 0045



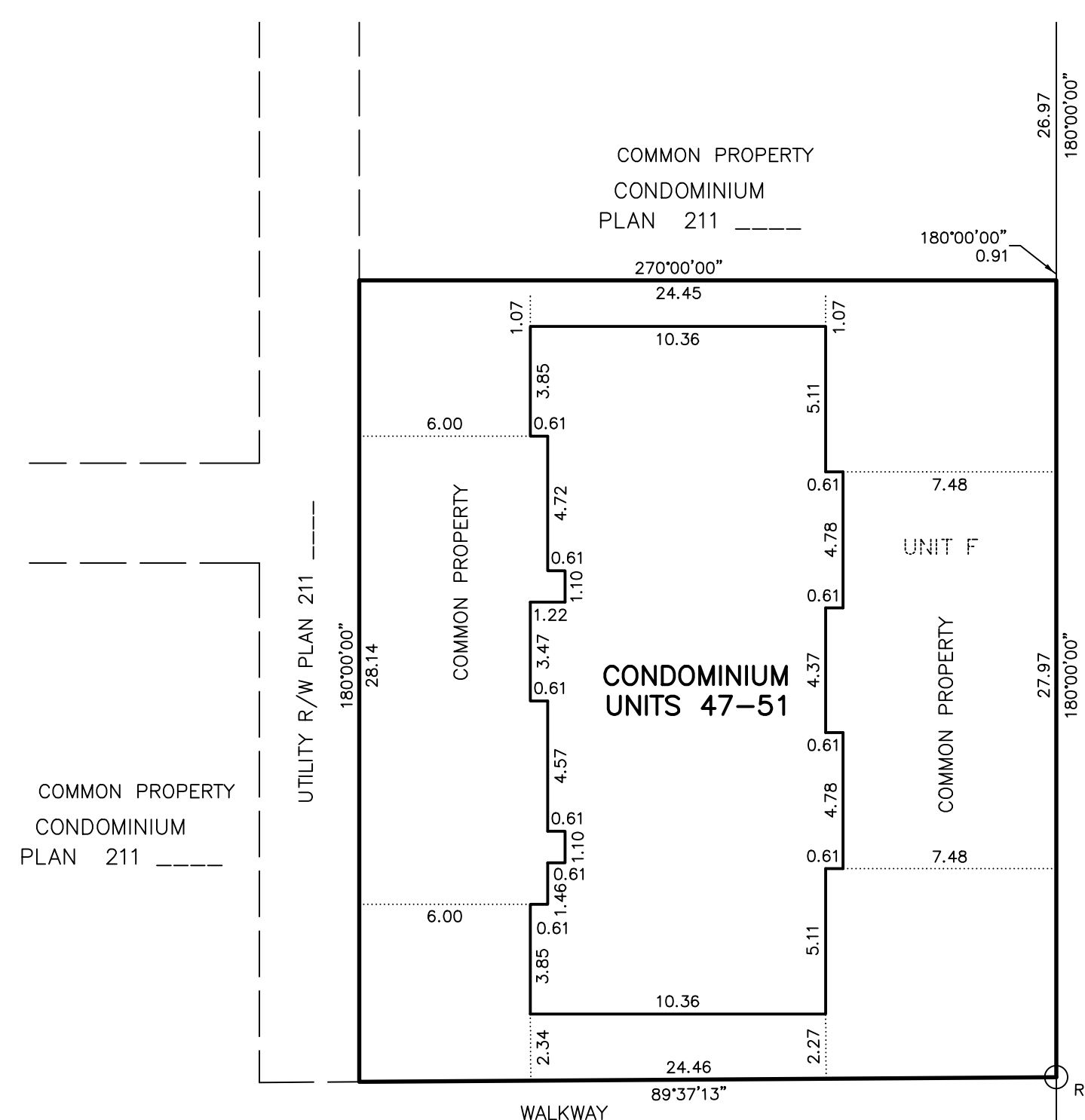
**LANE**



**CHELSEA ROAD**

**DETAIL 'A'**

SCALE: 1:200



N.W.1/4 Sec.9-24-28-4

**CHELSEA DRIVE**

ROAD PLAN 201 0045

**CHELSEA DRIVE**

ROAD PLAN 201 0045

**MERGANSER DRIVE WEST**

ROAD PLAN 211 0413

UTILITY R/W PLAN 201 0050

UTILITY R/W PLAN 211 0414

COMMON PROPERTY

CONDOMINIUM UNITS 1-6

CONDOMINIUM UNITS 31-35

COMMON PROPERTY

CONDOMINIUM UNITS 7-11

CONDOMINIUM UNITS 12-17

CONDOMINIUM UNITS 36-41

CONDOMINIUM UNITS 42-46

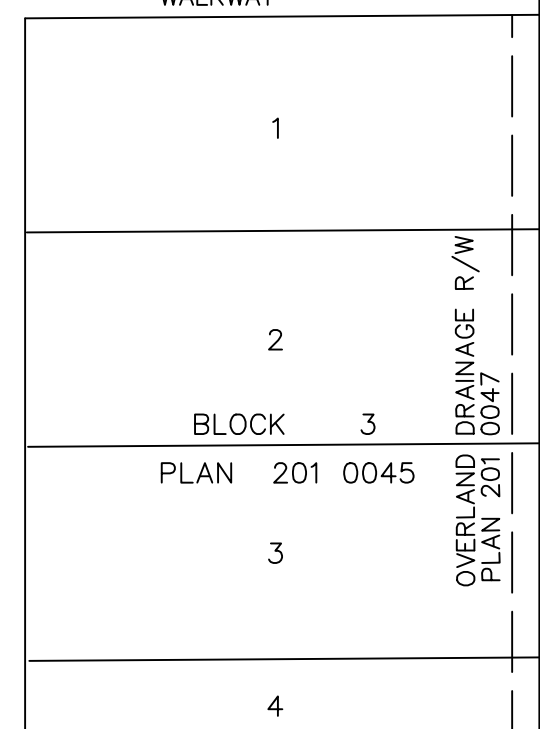
COMMON PROPERTY

CONDOMINIUM UNITS 23-30

WALKWAY 89°37'13"

SEE DETAIL 'A'

N.W.1/4 Sec.9-24-28-4



BLOCK 3

PLAN 201 0045

OVERLAYS DRAINAGE R/W PLAN 201 0047

UTILITY R/W PLAN 201 0046

UTILITY R/W PLAN 201 0045

UTILITY R/W PLAN 201 0046

UTILITY R/W PLAN 201 0045

UTILITY R/W PLAN 201 0046