

PROPOSED

BARE LAND STRATA PLAN OF LOT 15, DL 2709, SDYD, PLAN 21789, EXCEPT PLAN KAP90322.

CLIENT: STEINAR JOHNSEN
DATE: OCTOBER 29, 2018
DRAWING VERSION #: 1

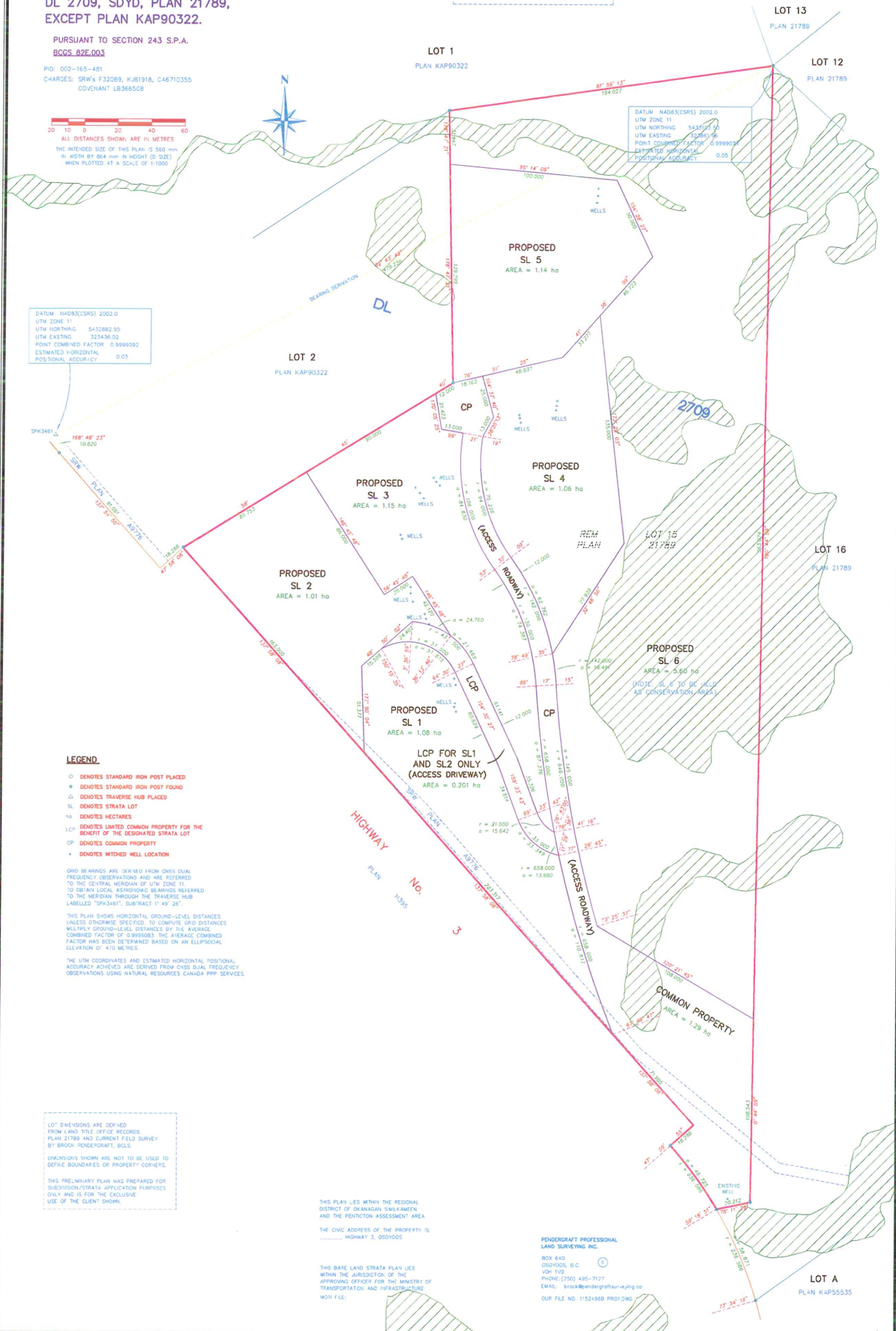
PURSUANT TO SECTION 243 S.P.A.
BCGS 82E.003

PID: 002-165-481
CHARGES: SRW's F32089, KJ81918, CA6710355
COVENANT LB366508

20 0 20 40 60
ALL DISTANCES SHOWN ARE IN METRES
THE INTENDED SIZE OF THIS PLAN IS 560 mm
IN WIDTH BY 864 mm IN HEIGHT (D SIZE)
WHEN PLOTTED AT A SCALE OF 1:1000

DATUM: NAD83(CSR)S 2002.0
UTM ZONE 11
UTM NORTHING 5432882.95
UTM EASTING 522436.02
POINT COMBINED FACTOR 0.9999092
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY

DATUM: NAD83(CSR)S 2002.0
UTM ZONE 11
UTM NORTHING 5433177.73
UTM EASTING 522851.98
POINT COMBINED FACTOR 0.9999092
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY 0.05



LEGEND

- DENOTES STANDARD IRON POST PLACED
- DENOTES STANDARD IRON POST FOUND
- △ DENOTES TRAVERSE HUB PLACED
- DENOTES STRATA LOT
- ▨ DENOTES HECTARES
- LC DENOTES LIMITED COMMON PROPERTY FOR THE BENEFIT OF THE DESIGNATED STRATA LOT
- CP DENOTES COMMON PROPERTY
- ✦ DENOTES WITCHED WELL LOCATION

GRID BEARINGS ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11 TO OBTAIN LOCAL ASTROGNOMIC BEARINGS REFERRED TO THE MERIDIAN THROUGH THE TRAVERSE HUB LABELLED "SPK3481", SUBTRACT 1° 49' 26".

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9999092. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 470 METRES.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS USING NATURAL RESOURCES CANADA PPP SERVICES.

LOT DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS PLAN 21789 AND CURRENT FIELD SURVEY BY BRONK PROFESSIONAL, S.L.S.

DIMENSIONS SHOWN ARE NOT TO BE USED TO DEFINE BOUNDARIES OR PROPERTY CORNERS.

THIS PRELIMINARY PLAN WAS PREPARED FOR SUBDIVISION/STRATA APPLICATION PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF THE CLIENT SHOWN.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF OKANAGAN SULKAMATEN AND THE PREDICTION ASSESSMENT AREA.

THE CIVIC ADDRESS OF THE PROPERTY IS: HIGHWAY 3, 0509000

THIS BARE LAND STRATA PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

WDR FILE:

PENDERGRAFT PROFESSIONAL LAND SURVEYING INC.
BOX 640
OSOYOOS, B.C.
V0R 1V0
PHONE: (250) 495-7127
EMAIL: brock@pendergraffsurveying.ca
OUR FILE NO. 11524968 PROJ.DWG

LOT A
PLAN KAP5535

PROPOSED BARE LAND STRATA PLAN OF LOT 15, DL 2709, SDYD, PLAN 21789, EXCEPT PLAN KAP90322.

CLIENT: STEINAR JOHNSEN

DATE: OCTOBER 29, 2018

DRAWING VERSION #: 1

PURSUANT TO SECTION 243 S.P.A.
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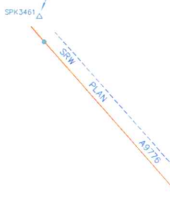


ALL DISTANCES SHOWN ARE IN METRES.
THE INTENDED SIZE OF THIS PLAN IS 560 mm
in width by 864 mm in height (D SIZE)
WHEN PLOTTED AT A SCALE OF 1:1000



DATUM: NAD83(CSR5) 2002.0
UTM ZONE: 11
UTM NORTHING: 5433882.95
UTM EASTING: 323436.02
POINT COMBINED FACTOR: 0.9999092
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY: 0.03

DATUM: NAD83(CSR5) 2002.0
UTM ZONE: 11
UTM NORTHING: 5433102.50
UTM EASTING: 323681.96
POINT COMBINED FACTOR: 0.9999074
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY: 0.03



LEGEND

- DENOTES STANDARD IRON POST PLACED
- DENOTES STANDARD IRON POST FOUND
- △ DENOTES TRAVERSE HUB PLACED
- SL DENOTES STRATA LOT
- ha DENOTES HECTARES
- LCP DENOTES LIMITED COMMON PROPERTY FOR THE BENEFIT OF THE SEPARATED STRATA LOT
- CP DENOTES COMMON PROPERTY
- DENOTES WITCHED WELL LOCATION

GRID BEARINGS ARE DERIVED FROM ONE'S DUAL FREQUENCY OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11 TO OBTAIN LOCAL ASTROLOGIC BEARINGS REFERRED TO THE MERIDIAN THROUGH THE TRAVERSE HUB LABELLED "SPK3461", SUBTRACT 1° 49' 26".

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9999092. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 470 METRES.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM DUAL FREQUENCY OBSERVATIONS USING NATURAL RESOURCES CANADA PPP SERVICES.

LOT DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS PLAN 21789 AND CURRENT FIELD SURVEY BY BROOK PENDERGRAFT, BOLS.
DIMENSIONS SHOWN ARE NOT TO BE USED TO DEFINE BOUNDARIES OR PROPERTY CORNERS.
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THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF OKANAGAN-SIMILIKAMEN AND THE PENTICTON ASSESSMENT AREA.
THE CIVIC ADDRESS OF THE PROPERTY IS: HIGHWAY 3, 050V005

THIS BARE LAND STRATA PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE.
MOTI FILE:

PENDERGRAFT PROFESSIONAL LAND SURVEYING INC.
1801 640
OSOYOOS, B.C.
V0H 1V0
PHONE: (250) 495-7127
EMAIL: brook@pendergraftsurv.com
OUR FILE NO. 11524968 PROJ.DWG

LOT 13
PLAN 21789

LOT 12
PLAN 21789

LOT 1
PLAN KAP90322

LOT 2
PLAN KAP90322

2709

LOT 16
PLAN 21789

PROPOSED SL 6
AREA = 5.60 ha

(NOTE: SL 6 TO BE HELD AS CONSERVATION AREA ENFORCED THROUGH RESTRICTIVE COVENANTS AND OWNERSHIP STRUCTURE BY STRATA)

PROPOSED SL 1
AREA = 1.08 ha

LCP FOR SL1 AND SL2 ONLY (ACCESS DRIVEWAY)
AREA = 0.201 ha

PROPOSED SL 2
AREA = 1.01 ha

PROPOSED SL 3
AREA = 1.15 ha

PROPOSED SL 4
AREA = 1.08 ha

PROPOSED SL 5
AREA = 1.14 ha

COMMON PROPERTY
AREA = 1.29 ha

LOT A
PLAN KAP5535

SITE PLAN

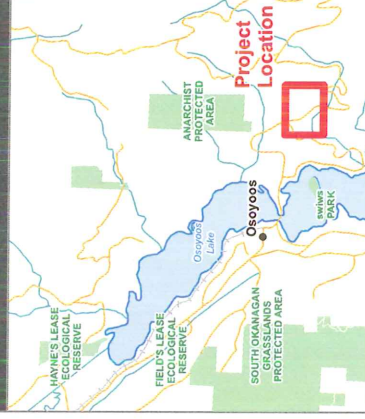


GEOTECHNICAL ASSESSMENT
15 HWY 3E
OSOYOOS, BC

Legend

- 20m TRIM Contour Lines
- Fresh Water Atlas Streams
- Digital Atlas Roads
- Lot Layout
- RDOS Legal Parcels
- Environmentally Sensitive Area
- Project Boundary

LOCATION MAP



1:5,000



Project No.: CP-118-379-JON Date: 2018/11/27
Client: Johnsen Steinar Drawn: MT Check:

NAD 1983 UTM Zone 11N **Figure 1.0**

