PROPOSED SUBDIVISION PLAN OF LOT A, DISTRICT LOT 2176, ODYD, PLAN 23825, EXCEPT PLANS KAP59351 AND KAP82794

-Marked Up Drawing to Support Title Charges

0 25 75 125 m
Scale 1:1250

The intended plot size of this plan is 864mm in width by 560mm in height (D-size) when plotted at a scale of 1:1250.

Address: 944 Bear Creek Road, West Kelowna, BC
PID: 006-219-586

LEGEND

◇	Utility pole
Ow	Water well
A	House
B	Propane tank
C	Barn
D	Garage with living above
E	Shipping container
E	Shed
F	Septic field
G	0.40 CSP Culvert
H	0.80 CSP Culvert

NOTES

- Lot dimensions, areas, and offsets to boundaries shown may vary upon completion of a comprehensive legal survey.
- Elevations shown are geodetic (CGVD28).
- Contours are derived from a combination of field survey data and LiDAR data obtained from UdarBC's open data portal.
- Contour interval is 1.0m.

The parcel is subject to charges on title:

- Right of Way H533
- Covenant KL61267, KL61268, KL61269
- Easement KL122899

Field survey completed April 27, 2022.

DISTRICT LOT 2177

UNSURVEYED CROWN LAND

Building Site Covenant - limits the construction of any residential dwelling units to this area on the parcel.

Covenant Plan KAP59352

ATV Trail

Proposed Remainder Lot A
Part Area = 24.15 ha / 59.67 Ac.
TOTAL AREA = 30.2 ha / 74.7 Ac.

Part Area = 6.09 ha / 15.05 Ac.

LID ROW

Right of Way Plan KAP60484

Proposed Lot 1
4.00 ha / 9.88 Ac.

PROPOSED RECIPROCAL 6.0m WIDE ACCESS EASEMENT

Gravel Driveway

Private Access Easement (btwn Subject Property and Lot 1 to the south)

Easement Plan KAP60484

Gate Easement Plan KAP59353

Approximate course of seasonal run-off

What is this?

Unknown? Not on title?

1 PLAN KAP59351

1 PLAN KAP82794

BEAR CREEK ROAD

Gravel Road

Asphalt

RECEIVED
MAY 12 2022
REGIONAL DISTRICT OF CENTRAL OKANAGAN
KELOWNA, B.C.

Summit Land Surveying
Operated by Fusion Land Surveying Ltd.
250.768.0215 - www.summitsurveying.ca
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