SUBDIVISION PLAN OF THE SOUTH 1/2 OF DISTRICT LOT 579 SIMILKAMEEN DIVISION YALE DISTRICT EXCEPT PLANS KAP77336, KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638, EPP12863, EPP15721, EPP18670, EPP22118, EPP55798, EPP45189,EPP72928, EPP74481, EPP77194, EPP107510 AND EPP118790.

PLAN EPP130017

BCGS 82E.073
SCALE 1:500 METRIC

LEGEND

- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Standard Iron Post Set
- Denotes Standard Concrete Post Found
- Denotes Short Iron Post Set
- Denotes Witness
- Denotes IP (previously Set) or set on March 31th, 2022 (see plan EPP130017) and replaced on any product (see from the original survey marks).

This plan shows one or more witness posts which are not on the true perimeter.

Distances shown are horizontal, grid (ground) distances, IP metres and decimals thereof.

Rotation of Bearing from No. 1, City of Kelowna, NAD83(CSRS) 4.0.0 BC.1

Grid bearings are derived from GNSS and are geodetic control monuments EPK0271 and EPK0291 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracy achieved are derived from the NAD83(CSRS) published coordinates and estimated accuracy for geodetic control monuments EPK0271 and EPK0291.

This plan shows horizontal ground distances unless otherwise specified. To compute UTM distances, multiply ground level distances by the average combined factor of 0.9995 (+/-) which has been derived from geodetic control monument EPK0291.

NAD83(CSRS) 4.0.0 BC.1 UTM ZONE 11 COORDINATES			
Point	Northing	Easting	Absolute Accuracy
EPK0271	5519469.538	319341.949	0.02
EPK0291	5518674.272	321344.130	0.01

HEWETSON AVENUE
FERGUSON COURT
EMSLIE STREET
POINDS AVENUE
GORDON DRIVE
DEDICATED AS ROAD
EPP118790
EPP107510
EPP130018
EPP130016
COVENANT PLAN EPP130016
SRW PLAN EPP130018
SRW PLAN EPP55787
SRW PLAN EPP55714
DETAIL 1 SCALE 1:100
DETAIL 2 SCALE 1:100
DETAIL 3 SCALE 1:100

DL 579

DL 2723s

1 PLAN EPP74481
35 PLAN EPP72926
1 PLAN EPP72926
69 PLAN EPP118790
A PLAN KAP87090
REM 1 PLAN 28237
REM 2 PLAN 28237

THE SOUTH 1/2 DISTRICT LOT 579 EXCEPT PLANS KAP77336, KAP86178, KAP86917, KAP87090, KAP87918, EPP9619, EPP9638, EPP12863, EPP15721, EPP18670, EPP22118, EPP55798, EPP45189, EPP72928, EPP74481, EPP77194, EPP107510 AND EPP118790

Lots created on this plan are in contravention of the zoning bylaw(s).

This plan has been approved for subdivision by the Approving Officer for the City of Kelowna.

Two Canadians in the name of the City of Kelowna pursuant to Section 219 of the Land Title Act, are a condition of approval for this subdivision.

This plan has been in the Regional District of Central Okanagan.

The field survey represented by this plan was completed on the 30th day of June, 2021.

AllTerra Land Surveying Ltd.

REFERENCE PLAN OF COVENANT OVER PART OF LOTS 70 TO 90, DISTRICT LOT 579, SIMILKAMEEN DIVISION YALE DISTRICT, PLAN EPP130017.

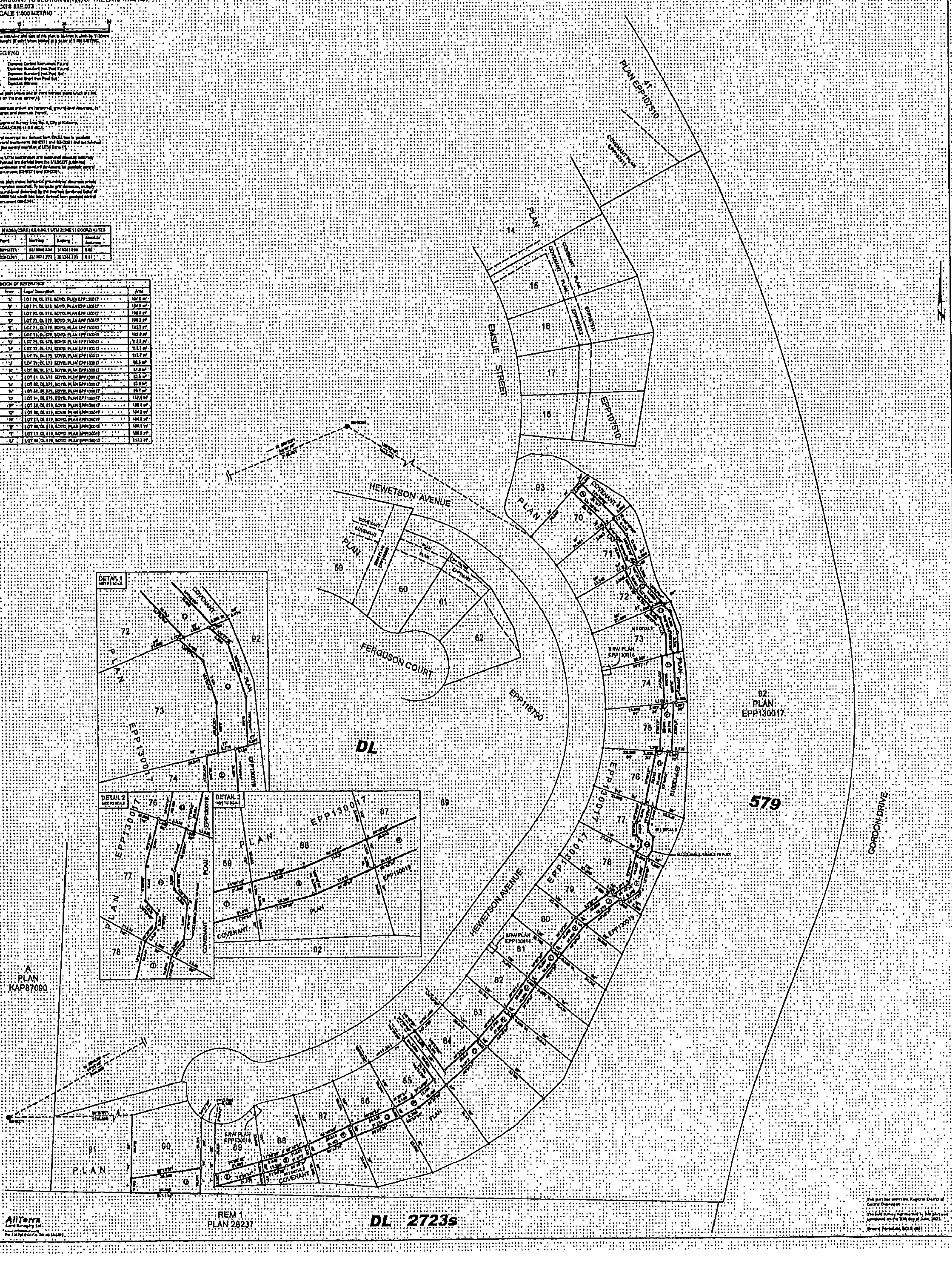
PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT.
BCGS 82E.073
SCALE 1:500 METRIC

LEGEND

[illegible]

NAD83(CSRS) [illegible] UTM ZONE 11 COORDINATES			
Point	Northing	Easting	Absolute Accuracy
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

BOOK OF REFERENCE		
Area	Legal Description	Area
[illegible]	LOT 70, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 71, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 72, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 73, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT [illegible], DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 75, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 76, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 77, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 78, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 79, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 80, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 81, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 82, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 83, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 84, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 85, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 86, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 87, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 88, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 89, DL 579, SDYD, PLAN EPP130017	[illegible]
[illegible]	LOT 90, DL 579, SDYD, PLAN EPP130017	[illegible]



AllTerra Land Surveying Ltd.

REFERENCE PLAN OF COVENANT OVER PART OF LOTS 70 TO 89, DISTRICT LOT 579, SIMILKAMEEN DIVISION YALE DISTRICT, PLAN EPP130017

PLAN EPP130019

PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT.
BCGS 92E.073.
SCALE 1:500 METRIC

LEGEND

- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Witness

NAD83 CSRS (4.0.0) BC (1) / UTM ZONE 11 COORDINATES			
Point	Northing	Easting	Elevation Accuracy
651433.271	5515466.533	2	0.02
651433.311	5515471.273	2515442.133	0.01

BOOK OF REFERENCE

Area	Legal Description	Area
"A"	LOT 70, DL 579, SDYD, PLAN EPP130017	112.3 m²
"B"	LOT 71, DL 579, SDYD, PLAN EPP130017	584.5 m²
"C"	LOT 72, DL 579, SDYD, PLAN EPP130017	576.6 m²
"D"	LOT 73, DL 579, SDYD, PLAN EPP130017	57.5 m²
"E"	LOT 74, DL 579, SDYD, PLAN EPP130017	1033.7 m²
"F"	LOT 75, DL 579, SDYD, PLAN EPP130017	1342.3 m²
"G"	LOT 76, DL 579, SDYD, PLAN EPP130017	379.9 m²
"H"	LOT 77, DL 579, SDYD, PLAN EPP130017	321.9 m²
"I"	LOT 78, DL 579, SDYD, PLAN EPP130017	142.8 m²
"J"	LOT 79, DL 579, SDYD, PLAN EPP130017	218.1 m²
"K"	LOT 80, DL 579, SDYD, PLAN EPP130017	344.2 m²
"L"	LOT 81, DL 579, SDYD, PLAN EPP130017	484.4 m²
"M"	LOT 82, DL 579, SDYD, PLAN EPP130017	497.3 m²
"N"	LOT 84, DL 579, SDYD, PLAN EPP130017	631.9 m²
"O"	LOT 84, DL 579, SDYD, PLAN EPP130017	810.9 m²
"P"	LOT 85, DL 579, SDYD, PLAN EPP130017	751.1 m²
"Q"	LOT 86, DL 579, SDYD, PLAN EPP130017	375.2 m²
"R"	LOT 87, DL 579, SDYD, PLAN EPP130017	345.2 m²
"S"	LOT 88, DL 579, SDYD, PLAN EPP130017	181.3 m²
"T"	LOT 89, DL 579, SDYD, PLAN EPP130017	83.3 m²

DETAIL 1 SCALE 1:250

DETAIL 2 SCALE 1:250

DETAIL 3 SCALE 1:250

HEWETSON AVENUE

FERGUSON COURT

EANSLIE STREET

GORDON DRIVE

DL 579

DL 2723s

REM 1 PLAN 28237

A PLAN KAP87090

92 PLAN EPP130017

41 PLAN EPP100510

AUTOCAD