

PLAN OF SUBDIVISION OF PART OF LOT 2,
SEC 28, TP 23, ODYD, PLAN EPP76020.

PLAN EPP143211

BCGS 82E.093
SCALE 1:300 METRIC

The intended plot size of this plan is 432mm in width by 560mm in height (C-size) when plotted at a scale of 1:300 METRIC.

LEGEND

- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Standard Iron Post Set
- Res Denotes Restored and straightened

Distances shown are horizontal, ground-level distances, in metres and decimals thereof.

Integrated Survey Area No. 4, City of Kelowna,
NAD83(CSRS) 4.0.0.BC.1.

Grid bearings are derived from GNSS ties to geodetic control monuments 95H2145 and 96H2146 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOOT published coordinates and standard deviations for geodetic control monuments 95H2145 and 96H2146.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99991525 which has been derived from geodetic control monuments 95H2145 and 96H2146.

NAD83(CSRS) 4.0.0.BC.1 UTM ZONE 11 COORDINATES			
Point	Northing	Easting	Absolute Accuracy
96H2145	5541176.467	324929.621	0.02
96H2146	5538173.664	324013.909	0.02

SEC 28

TP 23

MCKINLEY BEACH DRIVE

18
PLAN
EPP74448

SRW
PLAN
EPP141957

3
PLAN
EPP76020

REM 7
PLAN EPP8753

REM 2
PLAN EPP76020

23
PLAN EPP71445

2
PLAN EPP76020

3
PLAN EPP76020

This plan lies within the jurisdiction of the
Approving Officer for the City of Kelowna.

This plan lies within the Regional District of
Central Okanagan.

The field survey represented by this plan was
completed on the 16th day of December, 2024.

Rory C. O'Connell, BCLS #876

REFERENCE PLAN OF COVENANT OVER PART OF LOTS 1, 2, & 3, SEC 28, TP 23, ODYD, PLAN EPP143211.

PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT
BCGS 82E.083
SCALE 1:250 METRIC



The intended plot size of this plan is 560mm in width by 432mm in height (C-size) when plotted at a scale of 1:250 METRIC.

LEGEND

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

Distances shown are horizontal, ground-level distances, in metres and decimals thereof.

Integrated Survey Area No. 4, City of Kelowna,
NAD83(CSRS) 4.0.0.BC.1.

Grid bearings are derived from GNSS ties to geodetic control monuments 95H2145 and 96H2146 and are referred to the central meridian of UTM Zone 11.

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NAD83(CSRS) 4.0.0.BC.1 UTM ZONE 11 COORDINATES

Point	Northing	Easting	Absolute Accuracy
96H2145	5541176.467	324929.621	0.02
96H2146	5538173.664	324013.909	0.02

BOOK OF REFERENCE

Area	Legal Description	Area
'A'	Part of Lot 1, Sec. 28, TP. 23, ODYD, PLAN EPP143211	137.2 m ²
'B'	Part of Lot 2, Sec. 28, TP. 23, ODYD, PLAN EPP143211	147.9 m ²
'C'	Part of Lot 3, Sec. 28, TP. 23, ODYD, PLAN EPP143211	167.8 m ²

SEC 28

REM 7
PLAN EPP8753

REM 2
PLAN EPP76020

TP 23

PLAN EPP143212

PLAN EPP143212

PLAN EPP143212

COVENANT
SRW PLAN EPP81257
SRW PLAN EPP81214

PLAN EPP76020

PLAN EPP143212

MCKINLEY BEACH DRIVE

3
PLAN EPP76020

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Rory C. O'Connell, BCLS #876