

**SKETCH PLAN OF PROPOSED SUBDIVISION OF LOT 1 PLAN 13587, LOT A PLAN 24554, LOT 1 PLAN 8635 EXCEPT PLAN 24554 AND LOT 2 AND LOT 4 PLAN 8635 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT**

CLIENT: EAGLEVIEW PROPERTIES LTD.

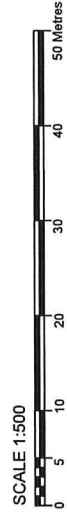
PID(S) AND CIVIC ADDRESSES:

- 009-190-244 (LOT 1 PLAN 13587) = 440 ROEPEL ROAD
- 003-394-425 (LOT A PLAN 24554) = 420 ROEPEL ROAD
- 009-789-448 (REM LOT 1 PLAN 8635) = 405 ROEPEL ROAD
- 009-789-456 (LOT 2 PLAN 8635) = 5020 LAKESHORE ROAD
- 009-789-464 (LOT 4 PLAN 8635) = 430 ROEPEL ROAD

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRS)

FIELD SURVEY COMPLETED: AUGUST 18, 2022

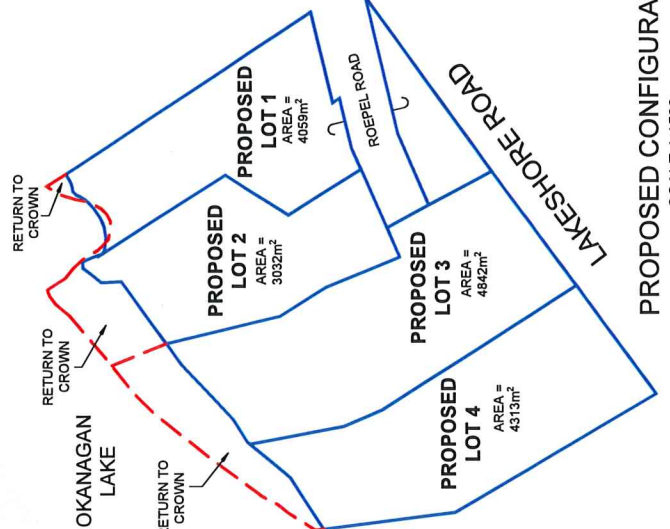
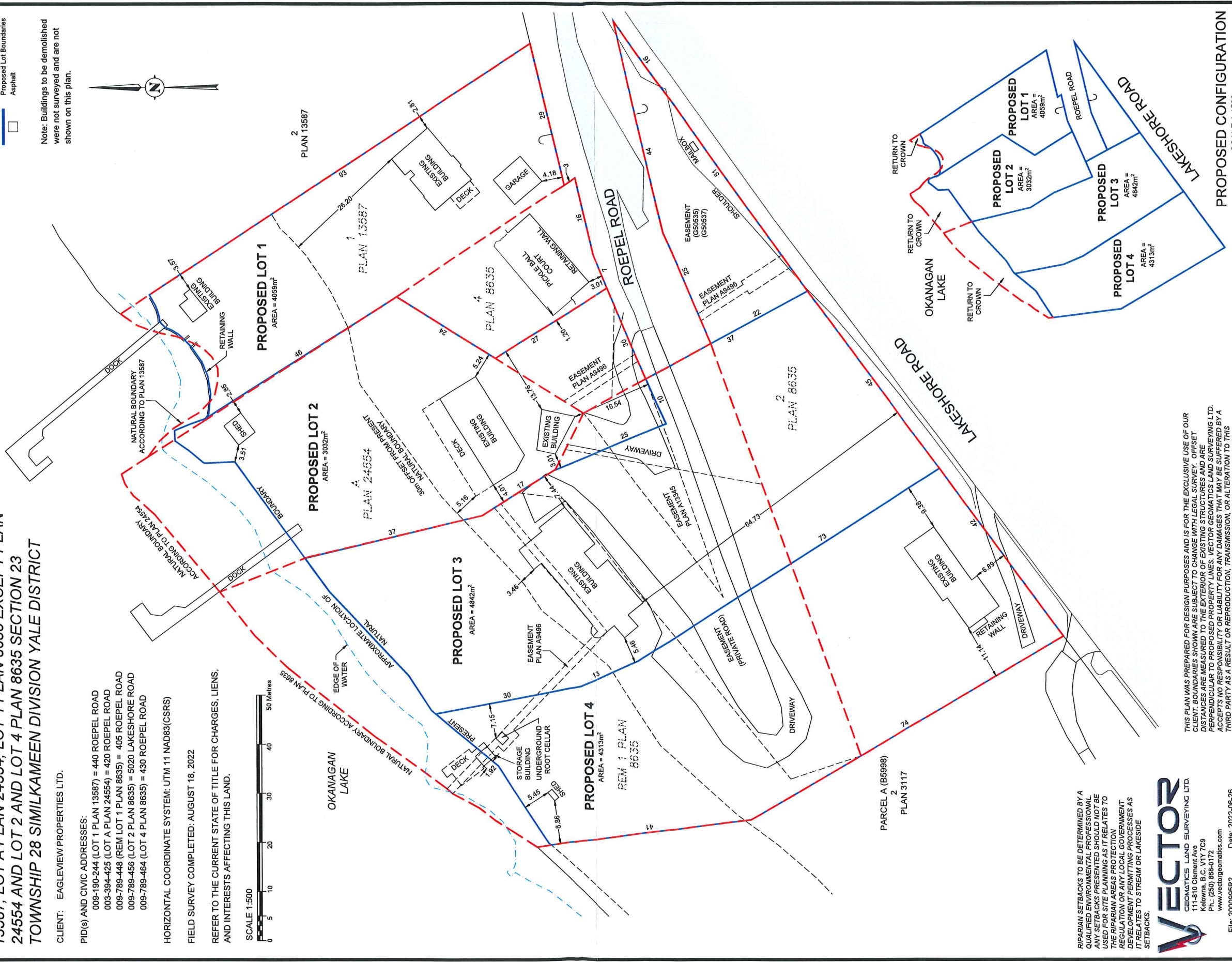
REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS AFFECTING THIS LAND.



**LEGEND**

- Existing Lot Boundaries (dashed red line)
- Proposed Lot Boundaries (solid blue line)
- Asphalt (blue hatched area)

Note: Buildings to be demolished were not surveyed and are not shown on this plan.



RIPARIAN SETBACKS TO BE DETERMINED BY A QUALIFIED ENVIRONMENTAL PROFESSIONAL. ANY SETBACKS PRESENTED SHOULD NOT BE USED FOR SITE PLANNING AS IT RELATES TO THE RIPARIAN AREAS PROTECTION REGULATION OR ANY LOCAL GOVERNMENT DEVELOPMENT PERMITTING PHASES AS RELATES TO STREAM OR LAKESIDE SETBACKS.



File: 2000959R2 Date: 2022-05-26  
Drafted by: EC Checked by: TF

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