

REFERENCE PLAN OF PARTS OF LOT 49,
SEC 2, TP 23, ODYD, PLAN 18861.

PLAN EPP136236

PURSUANT TO SECTION 107 OF THE LAND TITLE ACT
BCGS 82E.094
SCALE 1:400 METRIC

The intended plot size of this plan is 560mm in width by 432mm in height (C-size) when plotted at a scale of 1:400 METRIC.

LEGEND

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

This plan shows one or more witness posts which are not set on the true corner(s).

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 96H2130 and 73H1742 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 96H2130 and 73H1742.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999043 which has been derived from geodetic control monument 96H2130.

NAD83(CSRS) 4.0.0.BC.1 UTM ZONE 11 COORDINATES			
Point	Northing	Easting	Absolute Accuracy
96H2130	5532305.955	327226.778	0.02
73H1742	5531678.096	328245.015	0.02

BOOK OF REFERENCE

AREA	LEGAL DESCRIPTION	AREA
ROAD 'A'	Part Lot 49, Sec. 2, TP. 23, ODYD, PLAN 18861	0.239 ha
ROAD 'B'	Part Lot 49, Sec. 2, TP. 23, ODYD, PLAN 18861	60.1 m ²
Total		0.248 ha

APPALOOSA ROAD
(see PLAN 18861)

PART 49
PLAN 18861
ROAD 'B'

ACADEMY WAY
(see PLAN 18861)

REM 48
PLAN 18861

REM 49
PLAN 18861

SEC 2

TP 23

PART 49
PLAN 18861

ROAD 'A'
0.239 ha

REM 49
PLAN 18861

PINTO ROAD
(see PLAN 18861)

ROAD RESERVE
PLAN KAP67811

19
PLAN 18861

20
PLAN 18861

REM 48
PLAN 18861

ROAD
(see PLAN 18861)

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 11th day of March, 2024.

Rory C. O'Connell, BCLS #876

AllTerra
Land Surveying Ltd.

www.AllTerraSurvey.ca
Pn: 250.762.0122 File: 324012-RF