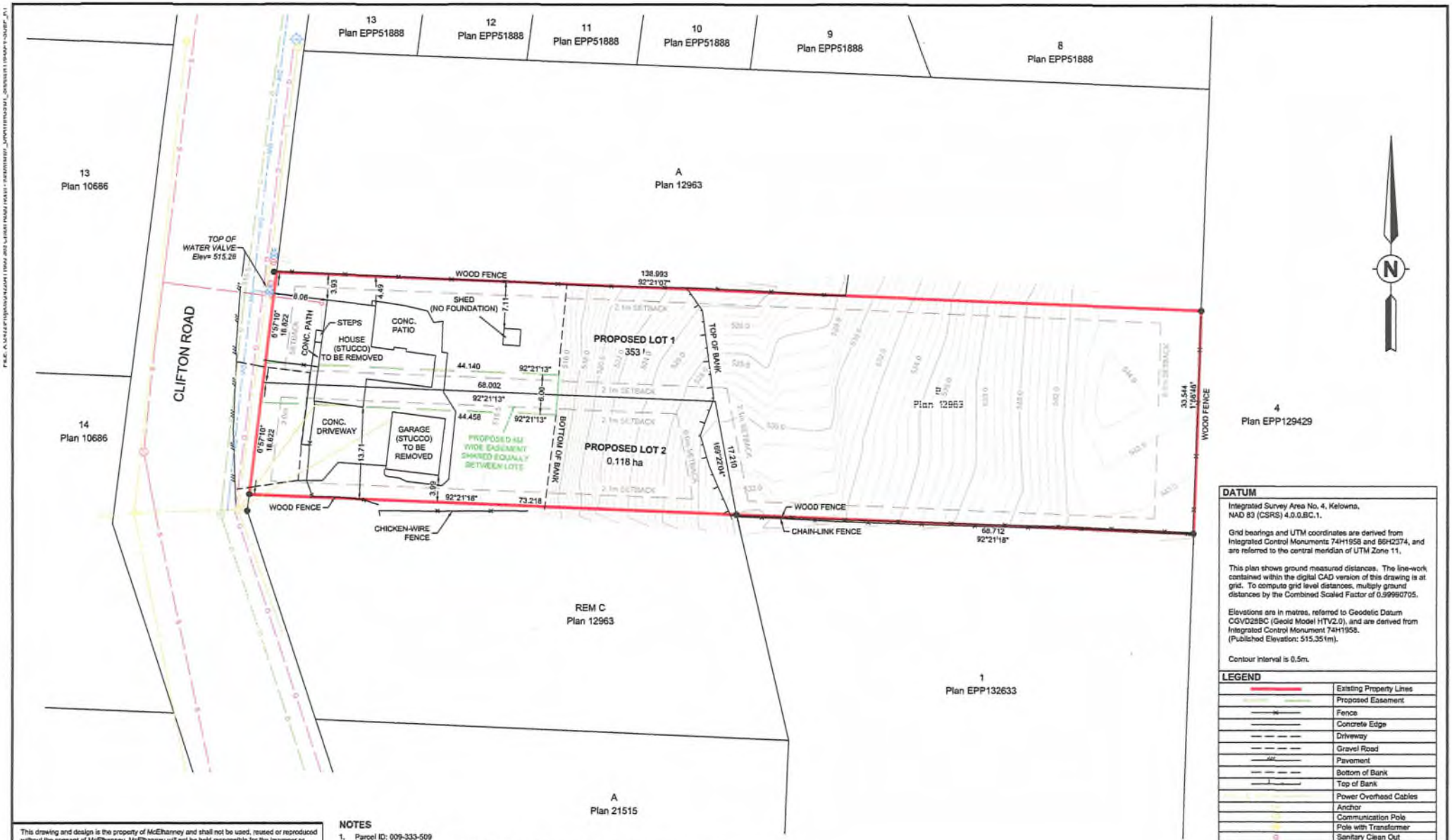

DATUM

Integrated Survey Area No. 4, Kelowna,
NAD 83 (CSRS) 4.0.0.BC.1.

Grid bearings and UTM coordinates are derived from Integrated Control Monuments 74H1958 and 86H2374, and are referred to the central meridian of UTM Zone 11.

This plan shows ground measured distances. The line-work contained within the digital CAD version of this drawing is at grid. To compute grid level distances, multiply ground distances by the Combined Scaled Factor of 0.99990705.

Elevations are in metres, referred to Geodetic Datum CGVD28BC (Geoid Model HTV2.0), and are derived from Integrated Control Monument 74H1958. (Published Elevation: 515.351m).

Contour interval is 0.5m.

LEGEND

	Existing Property Lines
	Proposed Easement
	Fence
	Concrete Edge
	Driveway
	Gravel Road
	Pavement
	Bottom of Bank
	Top of Bank
	Power Overhead Cables
	Anchor
	Communication Pole
	Pole with Transformer
	Sanitary Clean Out
	Fire Hydrant
	Manhole Sanitary
	Manhole Storm Drain
	Water Valve
	Standard Iron Post Found

COMPILED FROM AS-BUILT DRAWINGS

	Natural Gas Pipe Underground
	Sanitary Sewer Pipe Underground
	Storm Drain Pipe Underground
	Water Pipe Underground

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NOTES

1. Parcel ID: 009-333-509
2. Distances are in metres and decimals thereof.
3. Parcel dimensions are derived from field survey and existing Land Title Office records, being Plan EPP132633.
4. Offsets to property line from existing buildings are to the exterior finished surface.
5. This plan represents field surveys conducted on September 5, 2024.
6. This document shall not be used to define property lines or property corners.

PROPOSED PARCEL INFORMATION

DESCRIPTION	AREA	WIDTH	DEPTH
PROPOSED LOT 1	0.353 ha	16.82	139.71
PROPOSED LOT 2	0.118 ha	16.82	70.61

EXISTING PARCEL INFORMATION

CIVIC ADDRESS	LEGAL DESCRIPTION	PID	ZONING	AREA
365 CLIFTON ROAD, KELOWNA, BC	LOT B SECTION 31 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 12963	009-333-509	RU1-LARGE LOT HOUSING	0.471 ha

REV	DATE	DESCRIPTION	DRAF	APRV
1	Sept. 17, 2024	Property Line Revision	MD	LB
0	Sept. 16, 2024	Plan Issued	MD	LB

REVISIONS

8 4 0 m 4 8 16 24 32

SCALE 1:400
UNLESS OTHERWISE NOTED

Original Drawing Size: (432mm x 560mm)

PLAN ID.: 4116-00-V-SUBP_R1

SHEET 1 OF 1 SHEETS

McElhanney

McElhanney Associates Land Surveying Ltd.
290 Nanaimo Ave. W,
Penticton BC V2A 1N5
Tel. 250 492 7399

CRAIG HOSTLAND

PLAN SHOWING PROPOSED SUBDIVISION ON LOT B SECTION 31 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 12963

365 CLIFTON RD, KELOWNA, BC