

GCM 95H1903
UTM Northing: 5530087.554m
UTM Easting: 322224.204m
Datum: NAD83 (CSRS) 4.0.0.BC.1 UTM Zone 11
Absolute Accuracy: 0.03m

95H1903
204.471
19°45'33"

PART 5
PLAN 3250

WOODLAWN STREET

ROSE AVENUE

REFERENCE PLAN OVER PART OF
LOT 3 DISTRICT LOT 136
OSOYOOS DIVISION YALE
DISTRICT PLAN 3250

PURSUANT TO SECTION 107 OF THE LAND TITLE ACT
BCGS 82E.083



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:200.

- LEGEND**
- Found Standard Iron Post
 - Placed Standard Iron Post
 - Found Control Monument
 - Found Non-Standard Post
 - Reset
- Denotes a monument previously referenced, lost due to construction, and reset using ties from the original control traverse.

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

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

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11 (117° West Longitude).

The UTM coordinates and estimated absolute accuracy achieved are derived from dual frequency GNSS observations to CANNET Active Control Station BC_Kelowna.

The coordinates and absolute accuracies shown on this plan are a result of an independent and accurate GNSS survey and do not represent official published coordinates.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distance by the average combined factor of 0.999940. The average combined factor has been determined based on an ellipsoidal elevation of 330 metres.

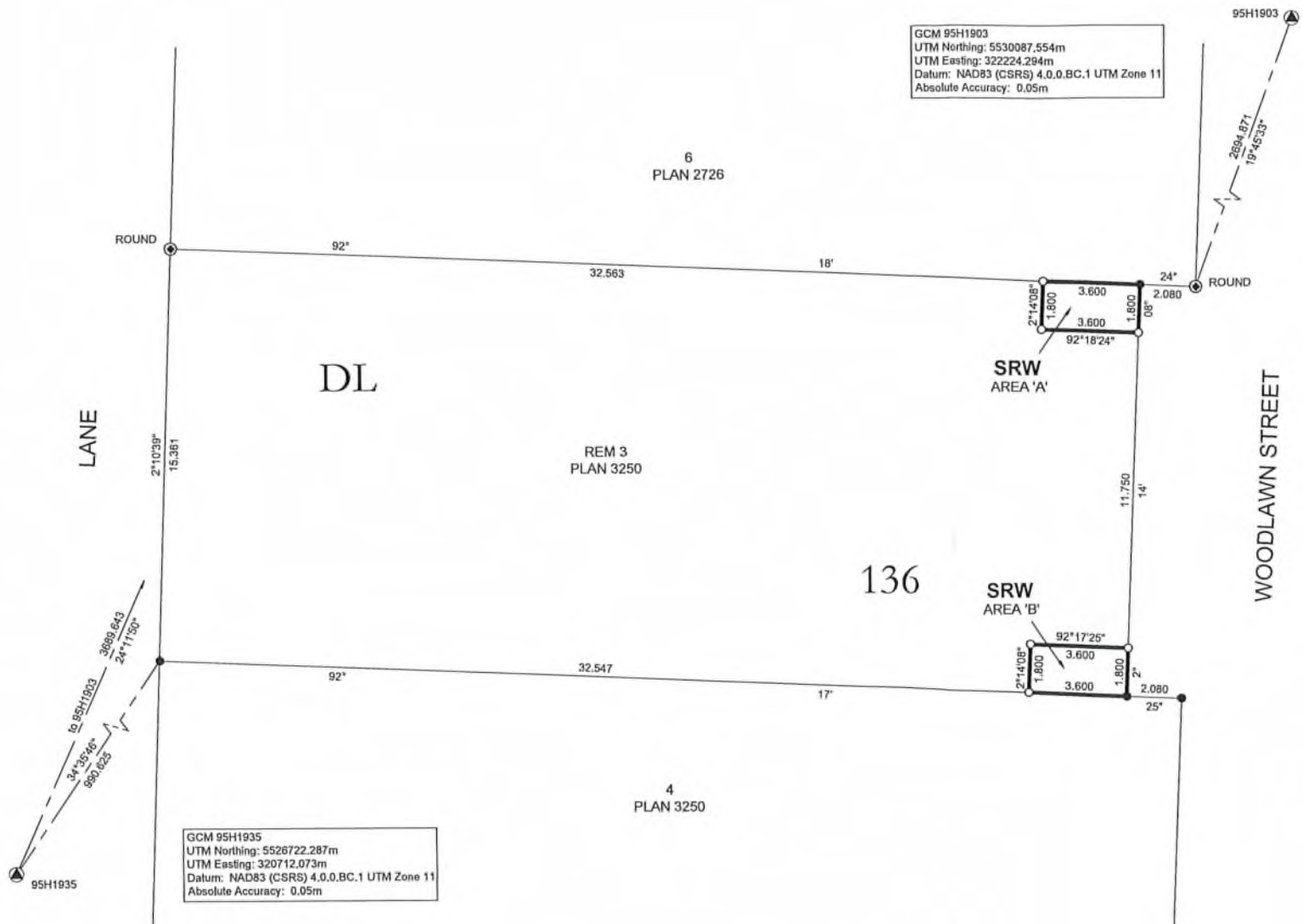
This plan lies within the Regional District of Central Okanagan.

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

The field survey represented by this plan was completed on the 2nd day of April, 2026.

Corey M. Doherty, BCLS 990

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FILE No.: 2201621 Date: 2026-05-26 Drafted by: CG
DRAWING No.: 2201621 EPP153187 REF R0



STATUTORY RIGHT OF WAY PLAN
OVER PART OF LOT 3 DISTRICT
LOT 136 OSOYOOS DIVISION YALE
DISTRICT PLAN 3250 EXCEPT
PLAN EPP153187

PURSUANT TO SECTION 113 OF THE LAND TITLE ACT
BCGS 82E.083



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:150.

LEGEND

- Found Standard Iron Post
- Placed Standard Iron Post
- Found Control Monument
- Found Non-Standard Post

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

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11 (117° West Longitude).

The UTM coordinates and estimated absolute accuracy achieved are derived from dual frequency GNSS observations (to CANNET Active Control Station BC_Kelowna) (and processed using the CSRS-PPP online processing provided by Natural Resources Canada).

The coordinates and absolute accuracies shown on this plan are a result of an independent and accurate GNSS survey and do not represent official published coordinates.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distance by the average combined factor of 0.999940. The average combined factor has been determined based on an ellipsoidal elevation of 330 metres.

This plan lies within the Regional District of Central Okanagan.

The field survey represented by this plan was completed on the 15th day of May, 2026.

Corey M. Doherty, BCLS 990

BOOK OF REFERENCE		
Legal Description	Description	Area
REM 3 PLAN 3250	Area 'A'	6.5m ²
REM 3 PLAN 3250	Area 'B'	6.5m ²
Total SRW Area		13.0m ²

VECTOR
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