

PROPOSED

SUBDIVISION PLAN OF LOT 2, DL 2450s, SDYD, PLAN 18488.

PID: 008-224-102

CHARGES: SRW KH119442

SCALE 1:400



CIVIC ADDRESS:
7174 - TUC EL NUIT DRIVE, OLIVER

CLIENT: JIM THOMSON

FIELD SURVEY DATE: SEPTEMBER 28, 2020

VERSION #3

DRAWING DATE: MAY 29, 2025



MANHOLE
RIM ELEV = 297.11

EDGE OF WATER

PROPOSED
RETURN TO CROWN
(ERODED LANDS IN FRONT OF RETAINING WALL)
AREA = 78.9 m²

NOTE:
THIS CERTIFICATE IS FOR THE EXPRESS
PURPOSE OF SUBDIVISION APPLICATION ONLY.
AND IS FOR THE EXCLUSIVE
USE OF THE CLIENT SHOWN.

ELEVATIONS ARE GEODETIC, DATUM CGVD 28 (HTV2.0)

LOT BOUNDARIES AND DIMENSION SHOWN ARE DERIVED
FROM LAND TITLE OFFICE RECORDS PLAN 18488 AND
CURRENT FIELD SURVEY BY BROCK PENDERGRAFT, BCLS 986
AND ARE SUBJECT TO CHANGE UPON A COMPLETE NEW LEGAL SURVEY.

BEARINGS ARE UTM GRID, ZONE 11

DIMENSIONS SHOWN ARE NOT TO BE USED TO
DEFINE BOUNDARIES OR PROPERTY CORNERS.

PROPOSED
LOT B
AREA = 0.189 ha

PROPOSED
LOT C
AREA = 0.144 ha

LOT 2
PLAN 18488

LOT 4
PLAN 10630

LOT 1
PLAN 18488

PROPOSED
LOT A
AREA =
0.126 ha

RECIPROCAL EASEMENT
OVER PANHANDLES
FOR LOTS B & C (10m TOTAL SHARED ACCESS)

PENDERGRAFT PROFESSIONAL
LAND SURVEYING INC.
BOX 640
OSOYOOS, B.C. ©
VOH 1VO
PHONE: (250) 495-7127
email: brock@pendergraftsurveying.ca
OUR FILE NO. 1203034 PRO3.DWG
DC FILE NO. 1001080

NOTE: INFORMATION SHOWN ON THIS PLAN IS AS OBSERVED ON THE GROUND
AT DATE OF SURVEY. OTHER SERVICING MAY EXIST AND CONTRACTORS
SHOULD VERIFY ALL SERVICE LOCATIONS, BOTH SURFACE AND
SUBSURFACE, PRIOR TO CONSTRUCTION.

IF THIS DRAWING IS USED IN DIGITAL FORM, PENDERGRAFT
PROFESSIONAL LAND SURVEYING INC. IS RESPONSIBLE ONLY
FOR INFORMATION SHOWN ON THE ORIGINAL HARD COPY.