

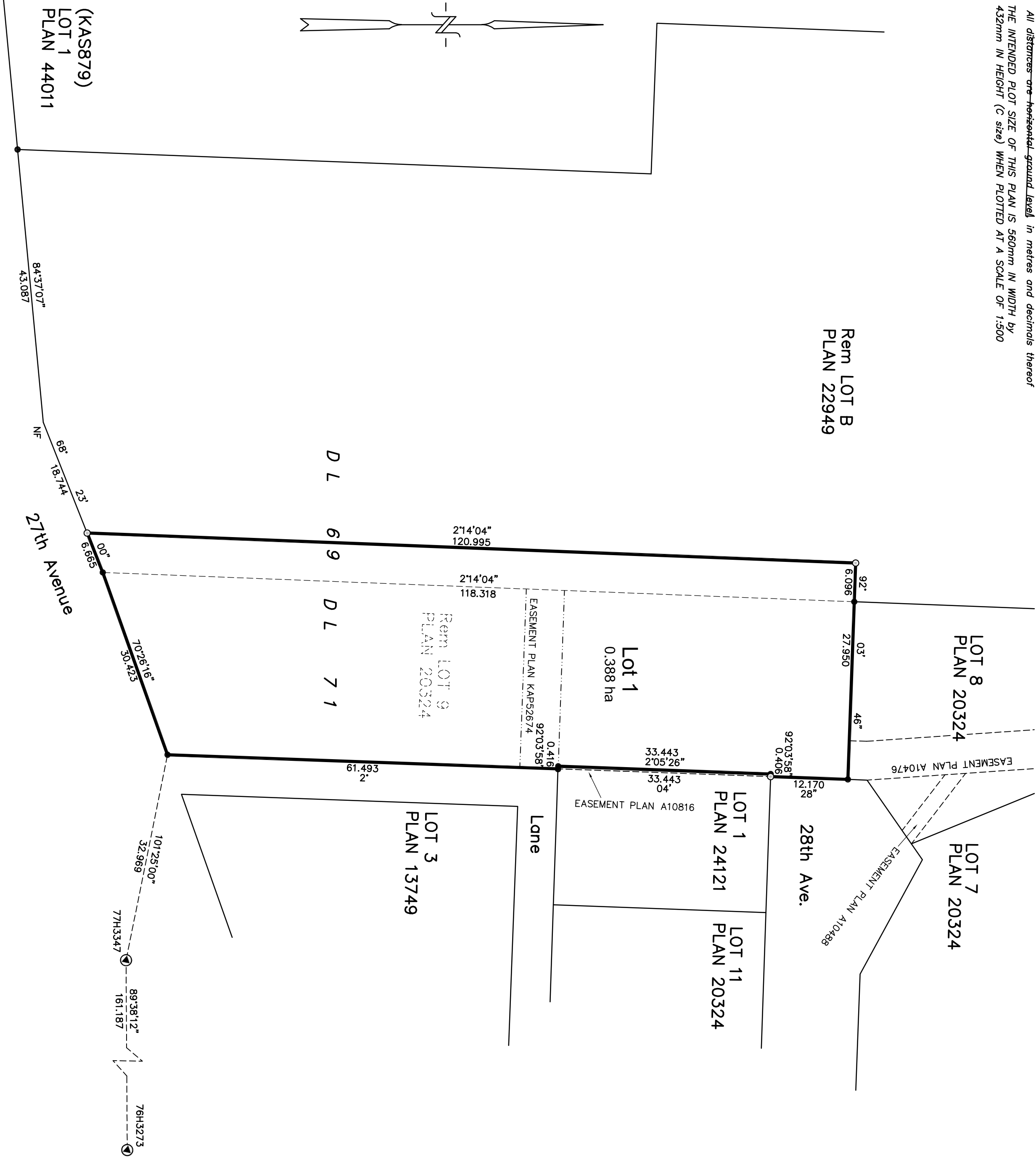
SUBDIVISION OF LOT 9, PLAN 20324, DL 71, ODYD, except PLAN 24121, & PART OF LOT B, DL 69, ODYD, PLAN 22949, except PLAN KAP46815.

Pursuant to Section 67 of the Land Title Act

BCGS 82L.024
SCALE 1: 500



All distances are horizontal-ground level in metres and decimals thereof
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH by 432mm IN HEIGHT (C size) WHEN PLOTTED AT A SCALE OF 1:500



PLAN EPP80297

LEGEND

INTEGRATED SURVEY AREA NUMBER 19, CITY OF VERNON, NAD83 (CSRS)
4.0.0.BC.1
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC
CONTROL MONUMENTS 76H3273 AND 77H3347.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL MEASURED DISTANCES
UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY
GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF
0.9998739 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL
MONUMENTS 76H3273 AND 77H3347.

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED

GCM 76H3273
UTM ZONE 11 COORDINATES
Datum NAD83 (CSRS) 4.0.0.BC.1
UTM NORTHING.....5570225.512
UTM EASTING.....356539.780
ESTIMATED HORIZONTAL POSITIONAL ACCURACY IS 0.02m
COMBINED FACTOR IS 0.9998735

GCM 77H3347
UTM ZONE 11 COORDINATES
Datum NAD83 (CSRS) 4.0.0.BC.1
UTM NORTHING.....5570224.490
UTM EASTING.....356378.629
ESTIMATED HORIZONTAL POSITIONAL ACCURACY IS 0.02m
COMBINED FACTOR IS 0.9998743

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER
FOR THE CITY OF VERNON.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NORTH OKANAGAN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE
15th DAY OF FEBRUARY, 2018.
JASON RUSSELL SHORTT, BCLS # 770

ECR # 208739 COMPLETED FEBRUARY 20th, 2018.

russell shortt
land SURVEYORS
2801-32nd Street, Vernon, B.C. V1T 5L8
Phone: (250)545-0511 FAX: (250)545-2741 Email: jasonse@rshortt.ca
F.B. 1300 p49 File: 26797 sub

SCALE 1: 500 (ALL DISTANCES IN METRES)

8
PLAN
20324

ex. House

1
PLAN
24121

3
PLAN
13749

0-12%

PLAN EPP80297

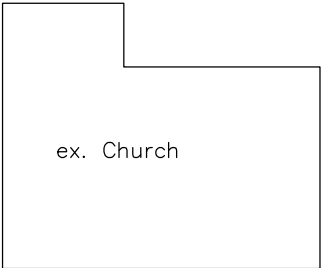
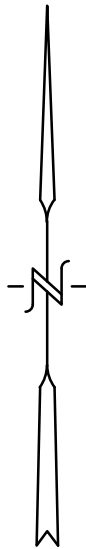


THIS PLAN IS PREPARED FOR THE USE OF:
DOROSHUK

2801-32nd STREET, VERNON, B.C. Phone 545-0511

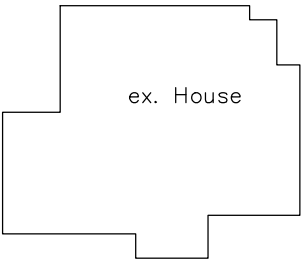
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FILE: 26797
F.B. 1234 Pg. 39

PROPOSED SUBDIVISION OF LOT 1, DL 69 AND 71,
ODYD, PLAN EPP80297.
SCALE 1: 500 (ALL DISTANCES IN METRES)



8
PLAN
20324

Rem LOT B
PLAN 22949



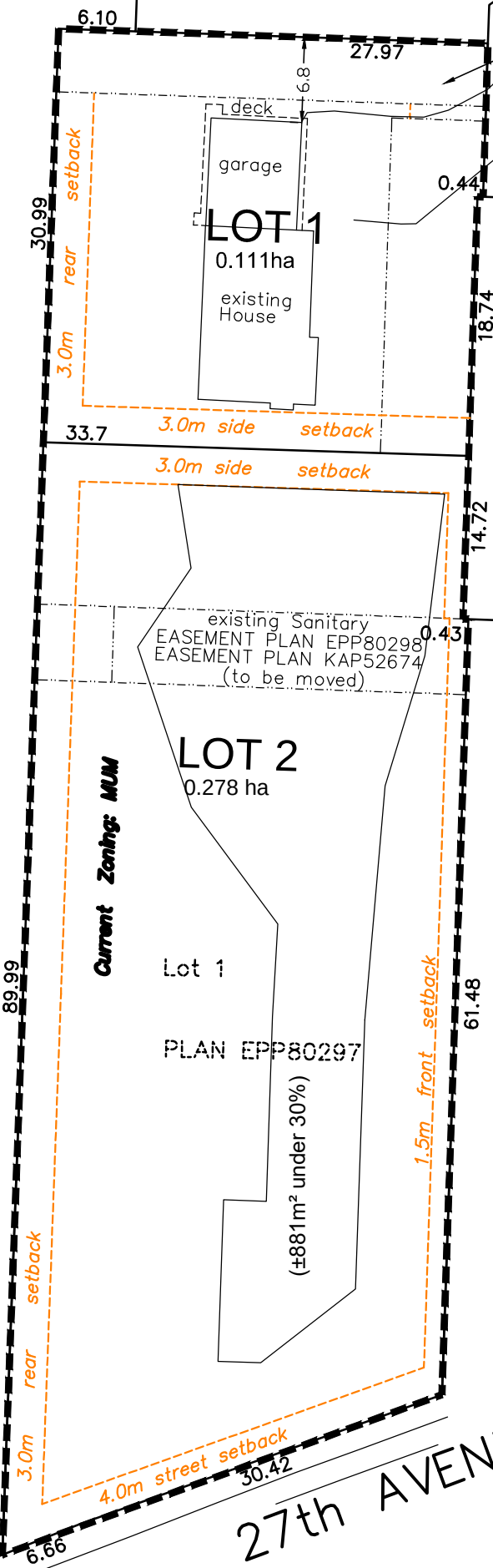
Proposed replacement
sanitary EASEMENT

28th Ave

1
PLAN
24121

Lane

3
PLAN
13749



DEC 8, 2025 – topo site
OCT 21, 2025 – Added Environmental Management Areas
OCT 17, 2025 – Widened proposed easement
OCT 9, 2025 – 2 lot subdivision
MAY 7, 2014 – revise lots 1 & 2
APR 10, 2014 – revise lots & add 4plex
FEB 12, 2014

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DOROSHUK

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