

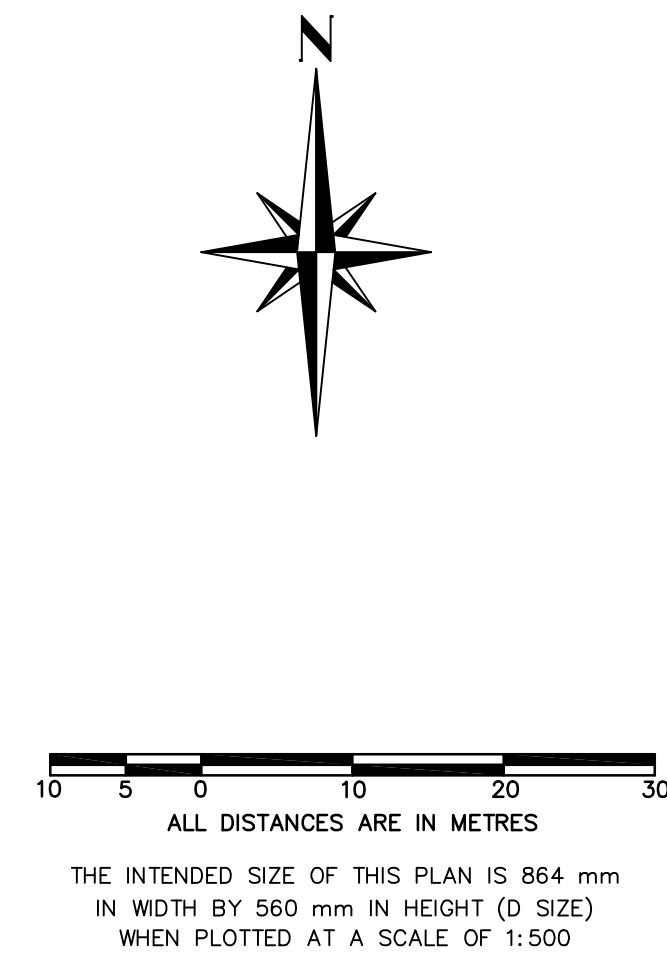
SKETCH PLAN TO ACCOMPANY FORM P OF A  
PHASED BUILDING STRATA DEVELOPMENT OF  
LOT A, DL 2450s, SDYD, PLAN 30111.

BCGS 82E.003

CIVIC ADDRESS:  
4601 – HIGHWAY 97, OSOYOOOS

DATE: JANUARY 21, 2026 – VERSION 3

| PHASE AREAS |          |
|-------------|----------|
| PHASE #     | AREA     |
| PHASE 1     | 0.652 ha |
| PHASE 2     | 0.212 ha |
| PHASE 3     | 0.266 ha |
| PHASE 4     | 0.284 ha |



**LEGEND**

● DENOTES STANDARD IRON POST FOUND

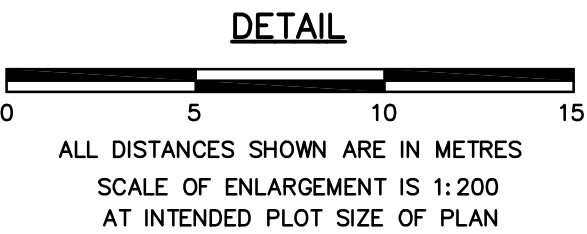
LOT DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS PLANS EPP136660 & EPP149656

GRID BEARINGS ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9999585. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 264 METRES.

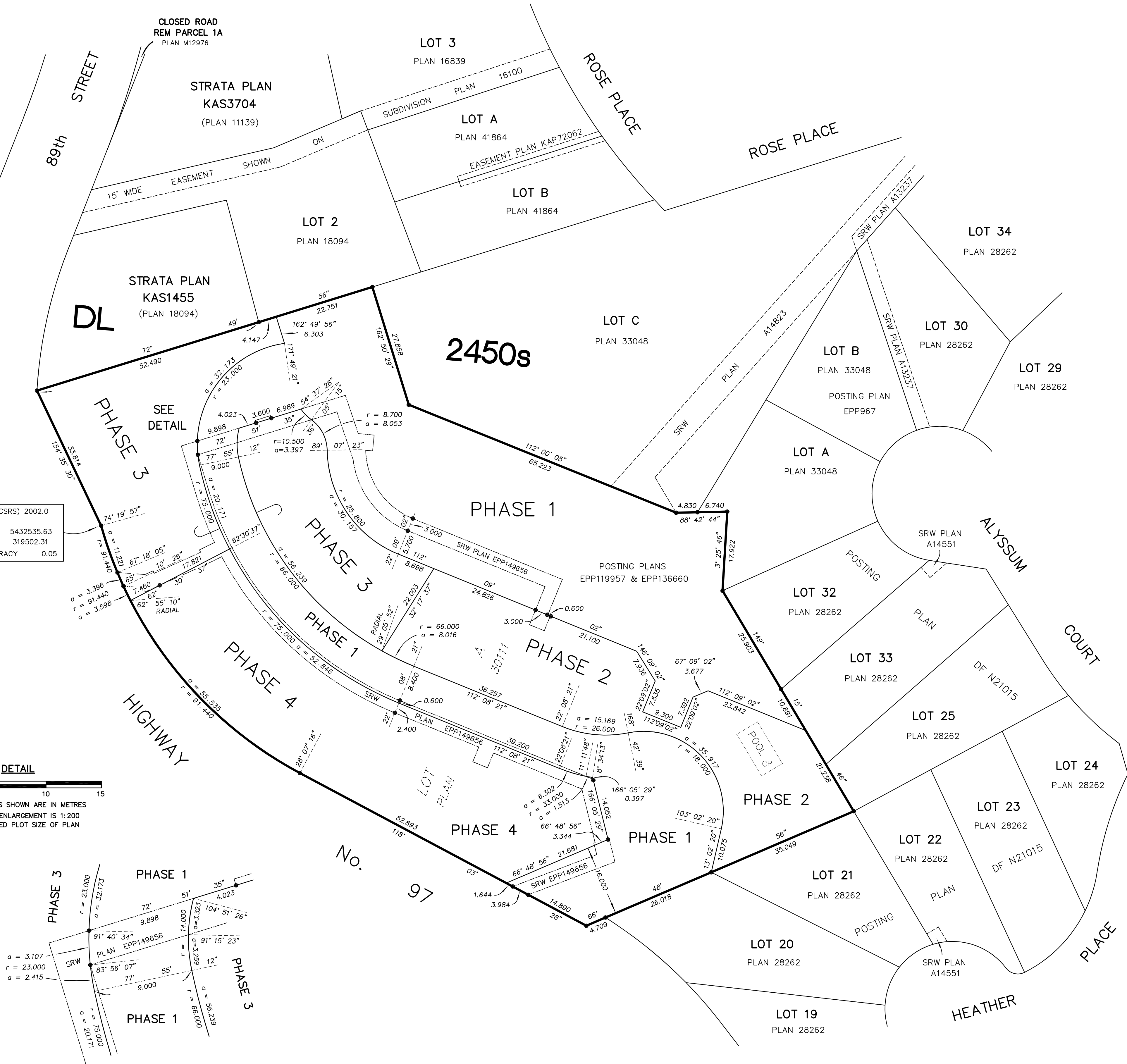
THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS USING NATURAL RESOURCES CANADA PPP SERVICES.

DATUM NAD83(CSRS) 2002.0  
UTM ZONE 11  
UTM NORTHING 5432535.63  
UTM EASTING 319502.31  
ABSOLUTE ACCURACY 0.05



CERTIFIED CORRECT  
ON THE 21st DAY OF JANUARY, 2026,  
BROCK PENDERGRAFT, BOLS 986

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT  
OF OKANAGAN SIMILKAMEEN.



PENDERGRAFT PROFESSIONAL  
LAND SURVEYING INC.

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DC FILE NO. 1172701