

# SITE PLAN SHOWING CERTAIN FEATURES ON PART OF LOT 1, DL 4947, ODYD, PLAN 33471

CIVIC ADDRESS: 1700 ESTATES PLACE, PENTICTON, B.C.  
PID: 003-180-786

SCALE 1:250



NO SURVEY DATA IN THIS REGION.

1  
PLAN 33471

3  
PLAN 33471

2  
PLAN 33471

LOCK BLOCK RETAINING WALL

UPDATED NOV. 6, 2025 TO SHOW SEA-CANS.

## LEGEND

- - STANDARD IRON POST FOUND
- ⊕ - WATER VALVE
- ⊙ - SEPTIC LID
- +515.56 - SPOT ELEVATION
- 513- - CONTOUR ELEVATION
- x- - FENCE LINE
- MFE - MAIN FLOOR ELEVATION
- - - - - SMALL HOLDINGS 5 (SH5) ACCESSORY BUILDING AND STRUCTURE SETBACK LINE
- - - - - SMALL HOLDINGS 5 (SH5) BUILDINGS AND STRUCTURES SETBACK LINE

NOTE: SUBJECT TO THE NON-FINANCIAL CHARGES AND INTERESTS WHICH MAY AFFECT THE PROPERTY, SEE CERTIFICATE OF TITLE AND RELATED CHARGE DOCUMENTS FOR CONFORMATION.

THIS PLAN IS BASED ON LAND TITLE AND SURVEY AUTHORITY RECORDS AND A FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN CONSIDERED.

PARCEL DIMENSIONS DERIVED FROM PLAN 33471

LAND SURVEYING COMPANY AND SURVEYOR ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE.

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN MANDEVILLE LAND SURVEYING AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 17th DAY OF APRIL, 2024.  
SEA-CANS SURVEYED ON NOV 6, 2025  
ROSS MANDEVILLE, BCLS 918

ELEVATIONS ARE GEODETIC (ORTHOMETRIC CGVD28 HTV2.0) DERIVED FROM GNSS OBSERVATION AND LEICA SMARTNET RTN PENTICTON STATION  
ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF  
UNLESS OTHERWISE NOTED

ZONING INFORMATION DERIVED FROM RDOS ONLINE GIS MAP AND OKANAGAN VALLEY ZONING BYLAW No. 2800, 2022.

LEGAL BOUNDARIES SHOWN ARE BASED ON LIMITED EXISTING SURVEY EVIDENCE AND LAND TITLE OFFICE RECORDS. A FULL LEGAL SURVEY IS RECOMMENDED TO PROPERLY DEFINE BOUNDARIES.

FOR SYTH  
DRIVE

ESTATES PLACE

EXISTING HOUSE  
(MEASURED TO MAIN FLOOR FINISHED EXTERIOR)

2nd FLOOR DECK CANTILEVER

2nd FLOOR CANTILEVER

SEPTIC LID

ANIMAL SHELTERS, TREES, HORSE Paddock AND OTHER STRUCTURES EXISTS. NOT SHOWN.

SEA-CAN

SEA-CAN



Digitally signed  
by Ross  
Mandeville  
J1F3K7  
Date: 2025.11.13  
08:10:46 -08'00'

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FILE: 24-064 DWG: 24-064-SITE