

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package

For

6119 Lakeview Dr, Duncan



PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

SWEET HOME WITH A SUITE!



6119 Lakeview Dr

HOME SUITE HOME on subdividable lot with gorgeous east facing mountain views! The home has so many wonderful features, including a beautiful 1 bedroom legal suite added in 2017! The suite has a gorgeous custom kitchen with loads of cupboards & newer appliances, built in storage strategically placed, and a cozy feel. The 2 bedroom/2 bath house has had some renovations and improvements done over the years including updating the basement with new flooring and fresh paint, and on the main floor Douglas Fir hardwood flooring in the dining room, kitchen, bath and hall. Lovely large windows flood the main floor with light. Heat pump heating, and a wood stove insert in the living room. A new roof and dormer in 2014. The garage had a new roof and skylights in 2018. Preliminary subdivision surveys are complete and a duplex may be created on the lower lot. If purchased with 6125 (next door), both properties may be subdivided to create 3 new single family homes with suite lots. Opportunity knocks!



Priced at
\$799,900

Area	West Duncan	Age	1943
Bedrooms	3	Taxes	4198
Bathrooms	3	Tax Year	2021
Lot Size	19166.4	MLS#	890613
Floor Space	2461	Parking	

DAN JOHNSON

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 746-8123
wrkn4you@gmail.com
www.DuncanBCRealEstate.ca

23 Queens Road
Duncan, V9L 2W1



Dan Johnson
 Cell: 250-709-4987
 wrkn4you@gmail.com
 Pemberton Holmes Ltd. (Dun)



**6119 Lakeview Dr
 Du West Duncan ~ V9L 2G3**

Interior Details

Layout: Main Level Entry with Lower/Upper L
Bedrms: 3 **Kitchens:** 2
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 2,461
Bth 4Pce: 2 **Unfin SqFt:** 31
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 0 **Basement:** 7' 1" / Finished, Full, Walk-Out Access
Ens 4+Pce: 0 **FP Feat:** Insert, Wood Stove
App Incl: Dishwasher, F/S/W/D
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	2-Piece
Den	Lower	7'0x5'10
Family Room	Lower	16'6x11'0
Laundry	Lower	4'10x6'0
Other	Lower	8'7x8'0
Rec Room	Lower	14'2x18'0
Bathroom	Main	4-Piece
Bedroom	Main	11'2x10'3
Dining Room	Main	5'0x11'0
Kitchen	Main	7'2x12'4
Living Room	Main	17'5x12'6
Primary Bedroom	Main	11'2x12'0
Bathroom	Second	4-Piece
Bedroom	Second	12'1x8'9
Kitchen	Second	9'2x7'8
Living Room	Second	10'4x11'7
Utility Room (Unfinished) (Unflower		7'0x4'6

Listing Summary

MLS@: 890613 **List Price:** \$799,900
Status: Active **Orig Price:** \$799,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$4,198 **Strata Fee:**
2021 Asmt: \$517,000 **Title:** Freehold

Remarks

HOME SUITE HOME on subdividable lot with gorgeous east facing mountain views! The home has so many wonderful features, including a beautiful 1 bedroom legal suite added in 2017! The suite has a gorgeous custom kitchen with loads of cupboards & newer appliances, built in storage strategically placed, and a cozy feel. The 2 bedroom/2 bath house has had some renovations and improvements done over the years including updating the basement with new flooring and fresh paint, and on the main floor Douglas Fir hardwood flooring in the dining room, kitchen, bath and hall. Lovely large windows flood the main floor with light. Heat pump heating, and a wood stove insert in the living room. A new roof and dormer in 2014. The garage had a new roof and skylights in 2018. Preliminary subdivision surveys are complete and a duplex may be created on the lower lot. If purchased with 6125 (next door), both properties may be subdivided to create 3 new single family homes with suite lots. Opportunity knocks!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	960	952	580		
Beds	0	2	1	0	0
Baths	1	1	1	0	0
Kitchens	0	1	1	0	0

Building Information

Built (est): 1943 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls
Ext Feat: Balcony/Deck, Garden

Frnt Faces: W **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt: 82 | 2009

Cool: Air Conditioning
Heat: Baseboard, Electric, Heat Pump
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss: Ground Level Main Floor, Primary E

Lot/Strata Information

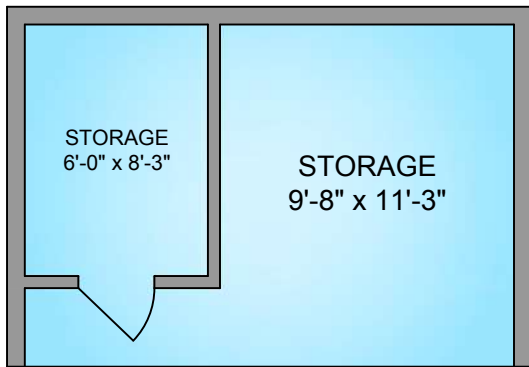
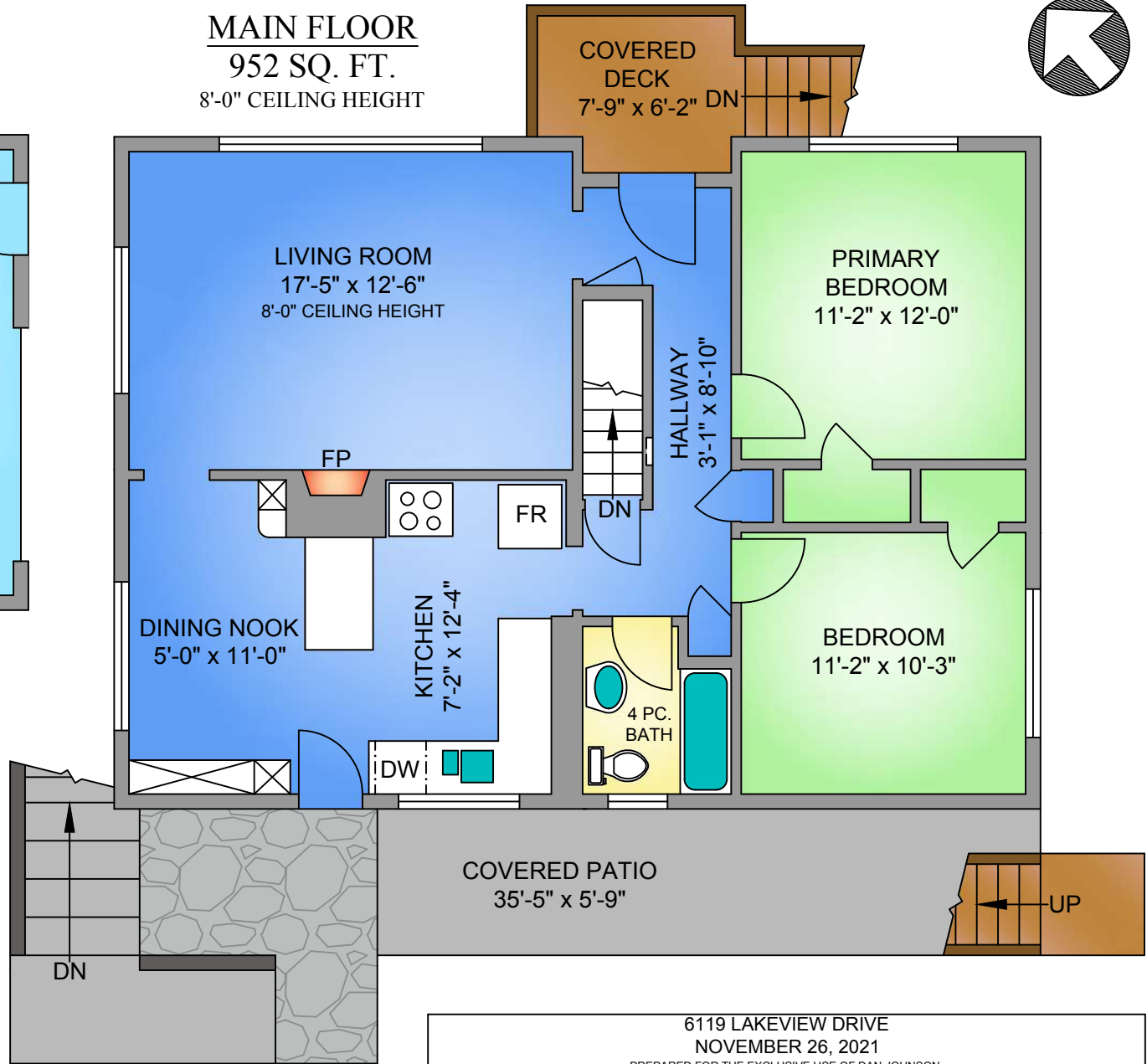
Lot Size: 19,166sqft / 0.44ac
Prk Type: Additional, Driveway, Garage
Water: Municipal **Waste:** Sewer Connected
Lot Feat: Family-Oriented Neighbourhood, No Through Road, Recreation Nearby, Shopping Nearby
Complex: **Prk Tota:** 3
SqFt Balc: **StrLots/Cplx:** **Prk Cm Prp:** **Rent Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Yng Ag Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **Pets Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:** **BBQs Alld?:**
Gnd/Top?: **Lvl/Suite:**
Shrd Am: **Unit Incl:**



NORTH



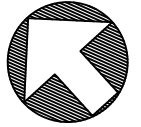
MAIN FLOOR
952 SQ. FT.
 8'-0" CEILING HEIGHT



6119 LAKEVIEW DRIVE
 NOVEMBER 26, 2021
 PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.
 PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	952	952	-	395	248
UPPER	580	580	-	-	86
LOWER	960	929	31	-	474
TOTAL	2492	2461	31	395	808

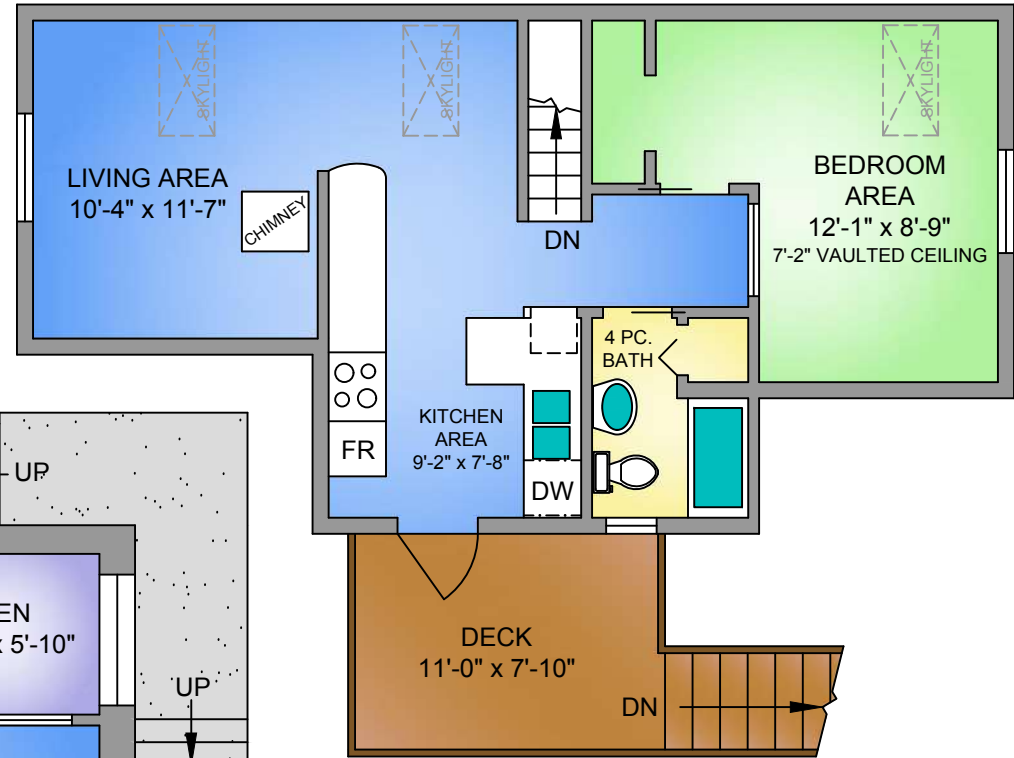
NORTH



UPPER FLOOR

580 SQ. FT.

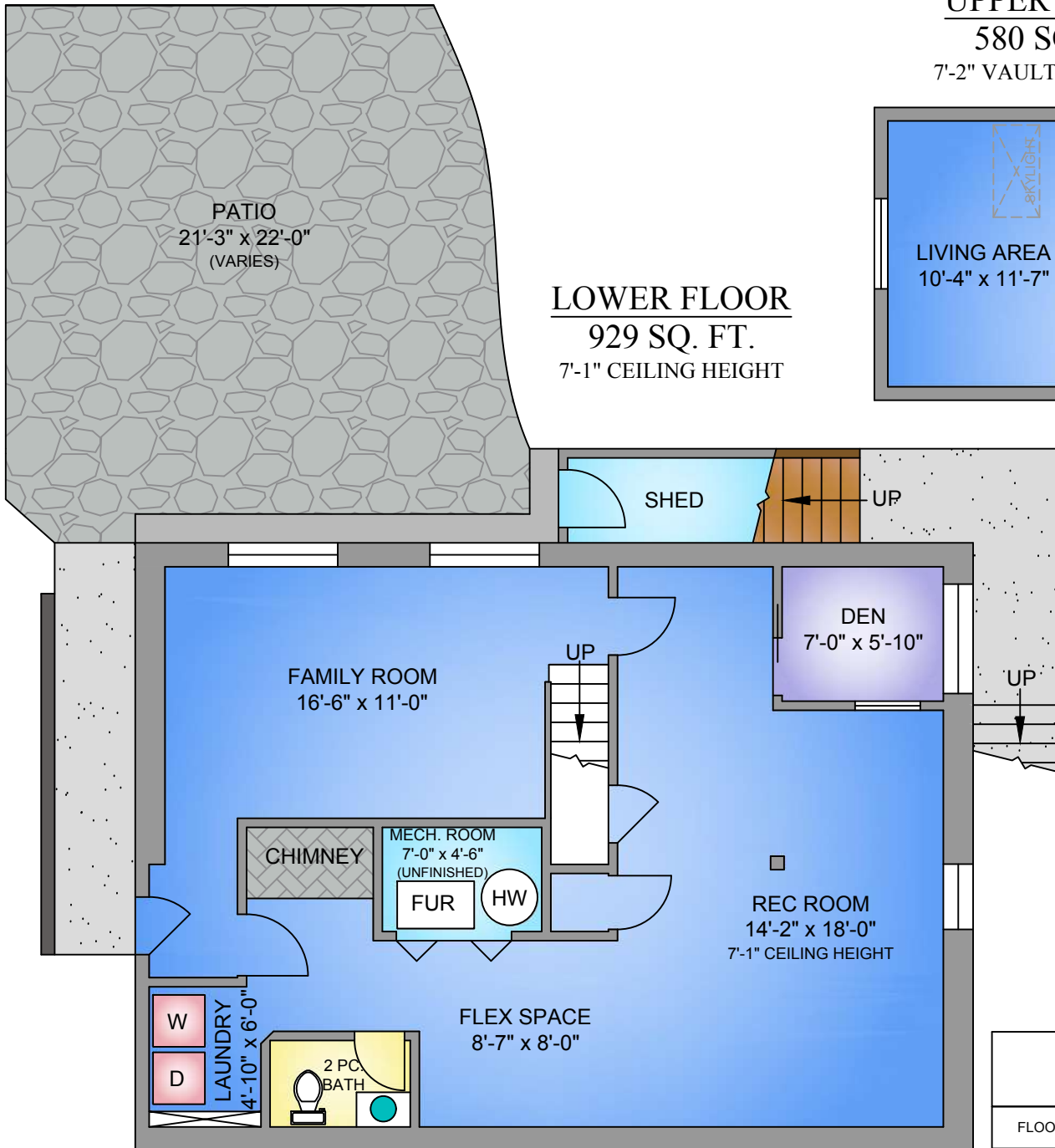
7'-2" VAULTED CEILING



LOWER FLOOR

929 SQ. FT.

7'-1" CEILING HEIGHT



PROPERMEASURE™
FROM PRECISION TO PERFECTION

250-415-0041
karyn@propermeasure.com
www.propermeasure.com

6119 LAKEVIEW DRIVE					
NOVEMBER 26, 2021					
PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.					
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.					
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		FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	952	952	-	395	248
UPPER	580	580	-	-	86
LOWER	960	929	31	-	474
TOTAL	2492	2461	31	395	808

6119 Lakeview Drive - RECENT IMPROVEMENTS

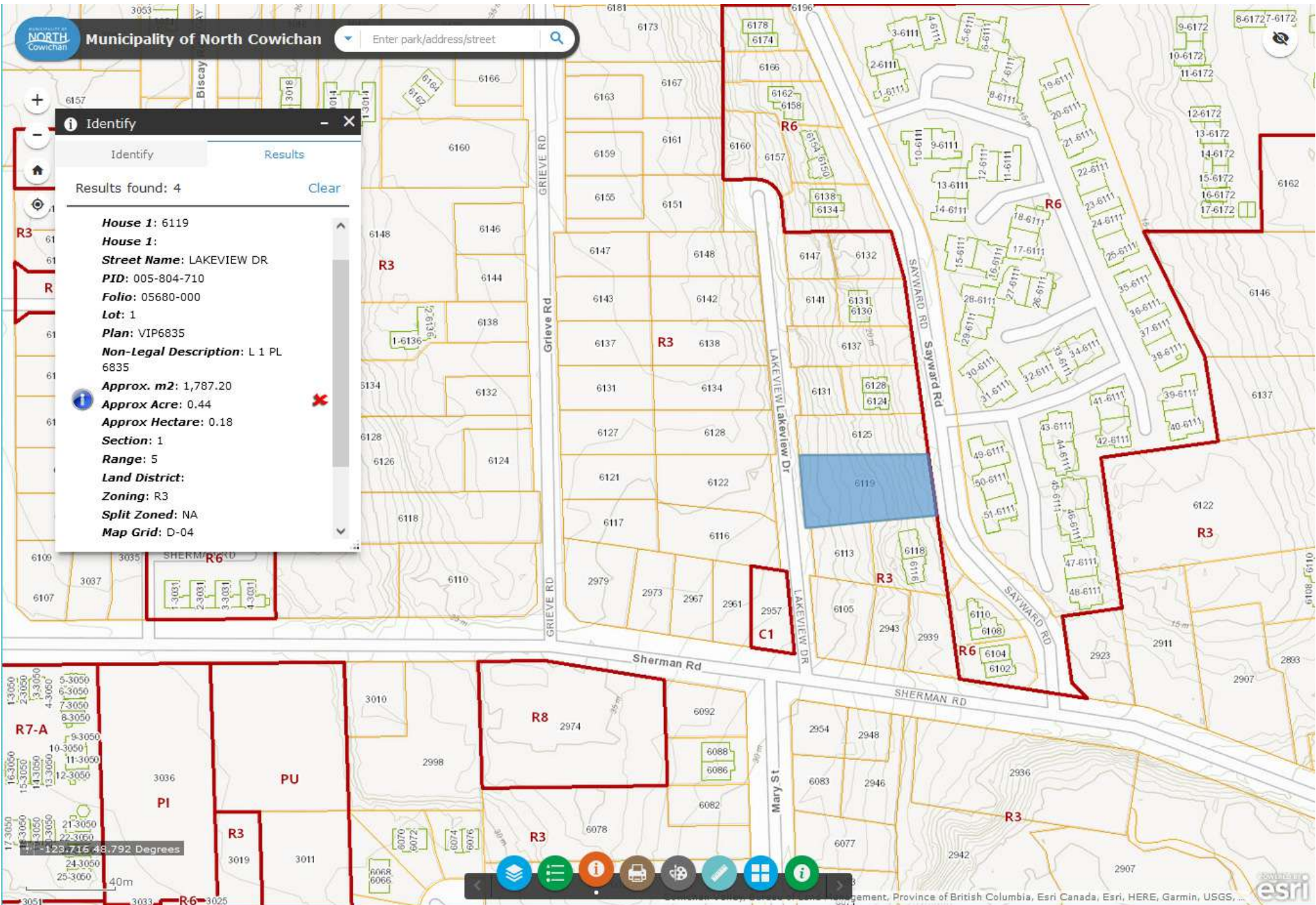
- 2014 - New roof & dormer
- 2016 - Basement renovation
- 2017 - New legal upper suite, upper deck & stairs (value \$40K)
- 2018 - New garage roof and skylights
- 2019 - Refinish Douglas Fir hardwood floor in dining, kitchen, bath and hall
- 2019 - New paint – kitchen, bathroom
- 2020 - New fan motor for heat pump

Identify

Identify Results

Results found: 4 Clear

House 1: 6119
House 1:
Street Name: LAKEVIEW DR
PID: 005-804-710
Folio: 05680-000
Lot: 1
Plan: VIP6835
Non-Legal Description: L 1 PL 6835
Approx. m2: 1,787.20
Approx Acre: 0.44
Approx Hectare: 0.18
Section: 1
Range: 5
Land District:
Zoning: R3
Split Zoned: NA
Map Grid: D-04



Residential One and Two-Family Zone (R3)

Permitted Uses

- 58 (1) The permitted uses for the R3 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling [BL3302]

Minimum Lot Size

- (2) A lot in the R3 zone must meet the minimum area requirements for the purposes of subdivision and use of the lot for permitted uses as follows:
- (a) Single-family dwelling, 450 m² (4,844 sq. ft.)
 - (b) Single-family dwelling with a secondary suite, 450 m² (4,844 sq. ft.)
 - (c) Two-family dwelling, 700 m² (7,535 sq. ft.) [BL3647, BL3674]
- (2.1) Despite section 58 (2) (b), a single-family dwelling with a secondary suite is permitted on 3133 Cook Street (Parcel Identifier: 027-873-200) with a lot area of 510 m² (5,490 sq. ft.). [BL3663]
- (2.2) Despite section 58 (2) (c), a two-family dwelling is permitted on Lot 15 of Plan 5756, on Sayward Road (PID: 001-503-120) with a lot area of 669 m² (7,201 sq. ft.). [BL3684]

Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is as follows:
- (a) Single-family dwelling, 15 m (49.21'),
 - (b) Single-family dwelling with a secondary suite, 15 m (49.21'),
 - (c) Two-family dwelling, 23.0 m (75.46'). [BL3083, BL3674]

Density

- (4) The maximum permitted density for the R3 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
 - (b) The maximum permitted floor space ratio is 0.5:1.
 - (c) The number of residential units per building shall not exceed two. For strata buildings/lots, each strata unit constitutes one residential unit.
 - (d) Despite the foregoing, the placement of a temporary trailer may also be permitted subject to "Temporary Trailer Permit Bylaw 1976", No. 1685.
 - (e) Despite the foregoing, a maximum of 2 residential buildings, with a total combined maximum of 2 residential dwelling units, is permitted on 3340 Cowichan Lake Road (PID: 001-375-482). [BL3668]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R3 zone is as follows:
- (a) 30% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger; and
 - (b) 35% of the lot area for lots less than 650 m² (7,000 sq. ft.).

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 2.0 m (6.56')

- Yard, Side when adjacent to a lane or street, 3.0 (9.8')
- Yard, Rear, 7.5 m (24.6') [BL3323]
- (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 1.5 m (4.92') [BL3323]

- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

Maximum Building Height

- (7) The maximum permitted building heights for the R3 zone are as follows:
 - (a) Principal Building, 9.0 m (29.53')
 - (b) Accessory Building, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R3 zone are as follows:
 - (a) No fences over 1.2 m (4.00') in height are permitted in the required yards, front.
 - (b) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear.
 - (c) In no situation shall a fence be greater than 2.0 m (6.56') in height.
 - (d) Bed and breakfast uses may have no more than three sleeping units.
 - (e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
 - (f) Agriculture use shall be subject to the "Animal Control Bylaw, 1995", No. 2856.
 - (g) [Repealed, BL3674]
 - (h) For a lot created prior to March 31, 2000, a single-family dwelling, two-family dwelling, or secondary suite is permitted on any lot. [BL3323, BL3418]
 - (i) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
 - (j) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed three, and
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]

Driveway Width

- (9) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.

6119 LAKEVIEW DR DUNCAN V9L 2G3

Area-Jurisdiction-Roll: 04-315-05680.000



04-315-05680000 11/09/2015

Total value \$517,000

2021 assessment as of July 1, 2020

Land	\$276,000
Buildings	\$241,000
Previous year value	\$481,000
Land	\$256,000
Buildings	\$225,000

Property information

Year built	1948
Description	1.5 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	G
Land size	19251 Sq Ft
First floor area	954
Second floor area	576
Basement finish area	858
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot 1 Plan VIP6835 Section 1 Range 5 Land District 61
PID: 005-804-710

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

PROPERTY INFORMATION

General Property Information

Civic Address: 6119 LAKEVIEW DR
Folio: 05680-000
LTO Number: CA2024757
PID: 005-804-710
MHR Number:
Status: Active
Property No: 104821
Legal: LOT 1 SECTION 1 RANGE 5 SOMENOS PLAN VIP6835

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0091	1 1/2 STY SFD-AFTER 1930-STD
ACTUAL USE	032	Residential Dwelling with Suite
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BLUE A	BLUE A SCHEDULE
ZONING	R3	RESIDENTIAL ONE AND TWO FAMILY ZONE

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021	May 19, 2021	Reg	4,198.05	1	276,000	241,000	517,000	517,000
2020	May 25, 2020	Reg	3,892.35	1	256,000	225,000	481,000	481,000
2019	May 13, 2019	Reg	3,805.61	1	246,000	217,000	463,000	463,000

Community Development Folder BP006722

Project No.: PRJ-000118 **Folder Manager:** PATRICK KOBY
Status: COMPLETED **Applied Date:** Mar 20, 2014 **Completed Date:** Apr 26, 2021
Type: SINGLE FAMILY DWELLING - ALT
Purpose: To add dormer to existing SFD

Community Development Folder BP009174

Project No.: **Folder Manager:** PATRICK KOBY
Status: COMPLETED **Applied Date:** Mar 29, 2021 **Completed Date:** Apr 16, 2021
Type: SECONDARY SUITE - NEW
Purpose: THIS PERMIT IS FOR the addition of a secondary suite

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.

The Corporation of the District of North Cowichan7030 Trans Canada Highway
P.O. Box 278, Duncan, BC

Building Department

Phone: 250-746-3100 Fax: 250-746-3154

BUILDING PERMITPermit #: **BP009174**

Folio: 05680-000

Issued Date:

Permit Type: **SECONDARY SUITE - NEW**

Description: THIS PERMIT IS FOR the addition of a secondary suite

Address: **6119 LAKEVIEW DR**

Legal: LT 1 SEC 1 RGE 5 SOM PL VIP6835

Zone:

P.I.D. 005-804-710

Applicant: ROBIN ROUND

Address: 6119 LAKEVIEW DUNCAN BC V9L 2G3

Phone: 250-710-1276

<u>Description</u>	<u>Quantity</u>	<u>Amount</u>	<u>Description</u>	<u>Quantity</u>	<u>Amount</u>
Bp Fees	3,000.00	100.00			
			Total:		\$100.00

Building Information:

TYPE OF IMPROVEMENT: NEW

CONSTRUCTION VALUE: 3,000.00

Special Conditions:


- * The Municipality of North Cowichan will not be responsible for any errors, deficiencies and omissions in this plan information.
- * Noise associated with erecting, demolishing altering, or repairing of any building or structure, or the excavation of any land, street, highway, or lane prior to 7:00 am or after 8:00 pm on Monday to Saturday inclusive, or prior to 9:00 am or after 6:00 pm on Sundays in such a manner as to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of any person or persons in the neighbourhood or vicinity.
- * Neither the granting of a permit nor the approval of the relevant drawings and specifications nor the inspections made by the Municipality of North Cowichan shall in any way relieve the owner of such a building from full responsibility for the carrying out of work or having work carried out in full accordance with the requirements of the B.C.B.C. 2018.
- * Plans have been reviewed for general conformance. It is the designers responsibility for accuracy, adequacy and all code requirements.
- * Contractor shall be prime contractor while working within road right of way.

This permit expires and the right of an owner shall terminate, if the work is not commenced within 6 months, or if the work is not completed within 24 months of the date of issue of the permit. All Construction shall conform to the current edition of the B.C. Building Code and approved drawings issued with the Application For Permit For Erection, Alteration, or Repair of a Building. No deviation from these drawings, including site plans, shall be made without authorization being given subject to the same procedures established for the examination of the original plans.

The department reserves the right to reject any work which has been concealed or completed without first having been inspected and approved by the department in accordance with the requirements of the various codes.

Applicant:


D9DB93CE1EF645C...

Building Inspector:


Digitally signed
by Ben
Robertson
Date: 2021.04.15
09:24:12-07:00'

GST# 133274209


 www.southislandfireplaces.com
 sales@southislandfireplaces.com

Tel: (250) 746 - 0123 Fax: (250) 746 - 0124

SOLID FUEL INSPECTION FORM

1247

WETT CERTIFICATION #6222

NAME		DATE
ADDRESS		DEC 3/07
CITY	PHONE	POLICY#
DUNCAN	737-1069	

Location of Unit within dwelling

Appliance Type: WOOD INSERT

Make	Model	Serial #	Age
PACIFIC ENERGY	VISTA INSERT	16564	NEW
Labelled	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CSA <input checked="" type="checkbox"/> ULC	<input checked="" type="checkbox"/> WARNOCK HERSEY <input type="checkbox"/> OTHER

HEATING UNIT

Manufacturer Approved Clearances (See Label on Appliance) ALL MEASUREMENTS ARE IN INCHES

Side	Back	Corner	Mantle (Insert) Measured From Insert Top Shelf
9"	/	/	18 1/2
Hearth Front	Hearth Side	Hearth Rear	
18"	8"	/	

ACTUAL AS MEASURED	Side	Back	Corner	Mantle (Insert) Measured From Insert Top Shelf
	20"	/	/	23 1/2
	Hearth Front	Hearth Side	Hearth Rear	Do All Measurements Comply? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	23"	23"	/	

FUEL	<input checked="" type="checkbox"/> Wood Only	Number of Cords burned per year? 2	<input type="checkbox"/> Wood and Oil	<input type="checkbox"/> Other, specify:
	How often is unit used? 2 days per week	Is the unit primary source of heat? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Primary source: ELECTRIC	

CHIMNEY

Note: Building Code Requires a Stainless Steel Liner for Masonry Fireplace Inserts

<input checked="" type="checkbox"/> Masonry	Clay Lined <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Stainless Liner <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> Factory Built Class A	Manufacturer: MAGNA FLEX
<input type="checkbox"/> Factory Built 650 Degree	<input type="checkbox"/> CSA <input type="checkbox"/> ULC <input type="checkbox"/> WARNOCK HERSEY	Chimney is installed: <input type="checkbox"/> Inside Building <input type="checkbox"/> Outside Building		
How often is Chimney cleaned? ANNUALLY	By: BLACKJACK SWEEPERS	Date of last cleaning: NOV 07		

STOVEPIPE

<input type="checkbox"/> Single Wall Stovepipe	<input type="checkbox"/> Double Wall Stove Pipe	Manufacturer:	Does Stove Pipe Pass Through a Combustible Wall? <input type="checkbox"/> YES <input type="checkbox"/> NO	Length of Stove Pipe
Distance to wall:	Construction of Wall:	Distance to Ceiling:	Construction of Ceiling:	

INSTALLATION

Was the appliance installed by a heating contractor?	<input type="checkbox"/> Unknown <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Name of Firm: SOUTH ISLAND FIREPLACE
Was the Chimney Installed by a heating or masonry contractor?	<input type="checkbox"/> Unknown <input type="checkbox"/> NO <input type="checkbox"/> YES	Name of Firm: LINER - SAME
Does the stovepipe pass through a concealed space?	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES	Explain:
Is protective shielding used around heating unit?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	Material, clearances etc.
Does the unit share a chimney flue with any other appliance?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	Explain details:
Does other appliance vent above or below the unit?	<input type="checkbox"/> Above <input type="checkbox"/> Below	
Has the installation, including chimney been inspected and approved by a fire department or building code inspector?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	Name of Inspector:
Smoke detector on the same floor as unit? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Carbon Monoxide detector in the building? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Fire extinguisher in the area of the unit? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	TYPE:	
Where are ashes kept? METAL CONTAINER	How are ashes disposed of? OUTSIDE	

Special Notes
INSTALLATION IS 100% CODE COMPLIANT

No 21227

INVOICE



ALPINE INSULATION LTD.

202 - 429 HILLSIDE AVE.
 VICTORIA, B.C. V8T 1Y6
 PHONE: 384-0985
 FAX: 389-0398

6119 Lakeview Drive
 Duncan, B.C.
 V9L 2G3

Cust. Ref. No. 250-737-1069
 Job No. 08-324
 Date 30 Mar. 2009

RE: 6119 Lakeview Drive

AS PER QUOTE: Blown Walls

	\$ 1,580.00
GST	79.00

TOTAL BILLING:

\$ 1,659.00

Thank you for supporting local business
 G.S.T. Registration #100165612

Paid by Visa Aerogold CIBC on the 8th of April 09

1



Terms: Payment upon completion. 2% interest compounded monthly will be charged on overdue accounts.



EXPLANATORY PLAN OF EASEMENT AREA OVER PART OF
LOT 1, SECTION 1, RANGE 5,
SOMENOS DISTRICT, PLAN 6835.

PLAN EPP116881

PURSUANT TO SECTION 99 (1) (e) OF THE LAND TITLE ACT.
BCGS 92B.072

SCALE  10 metres

The intended plot size of this plan is 432mm in width by
280mm in height (B Size) when plotted at a scale of 1:200.

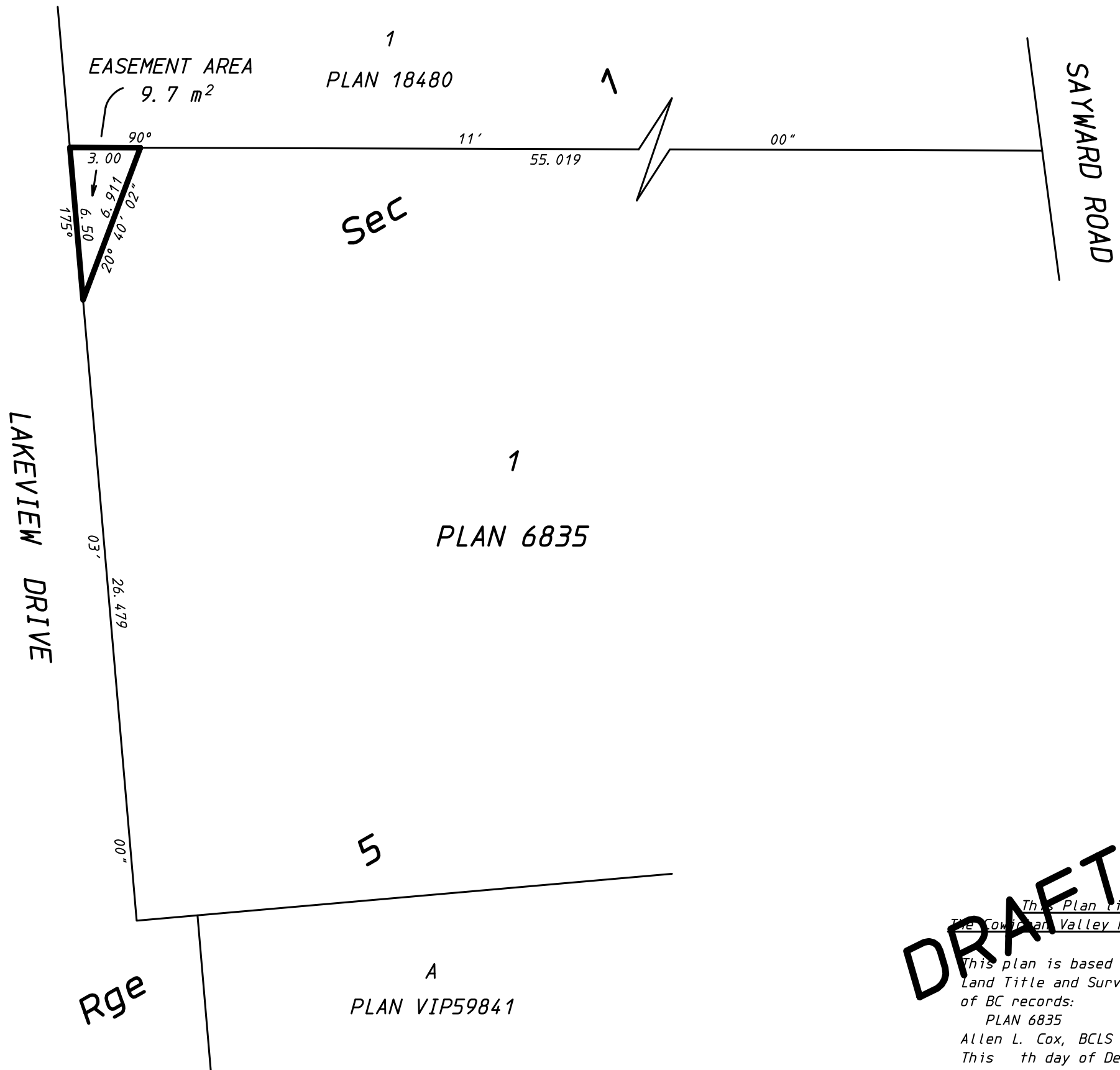
LEGEND

All distances are in metres.

This plan lies within Integrated Survey Area
No. 10, The Corporation of The District of North Cowichan,
NAD83 (CSRS) 3.0.0.BC.1.NVI.

Astronomic bearings are derived from Plan 6835.

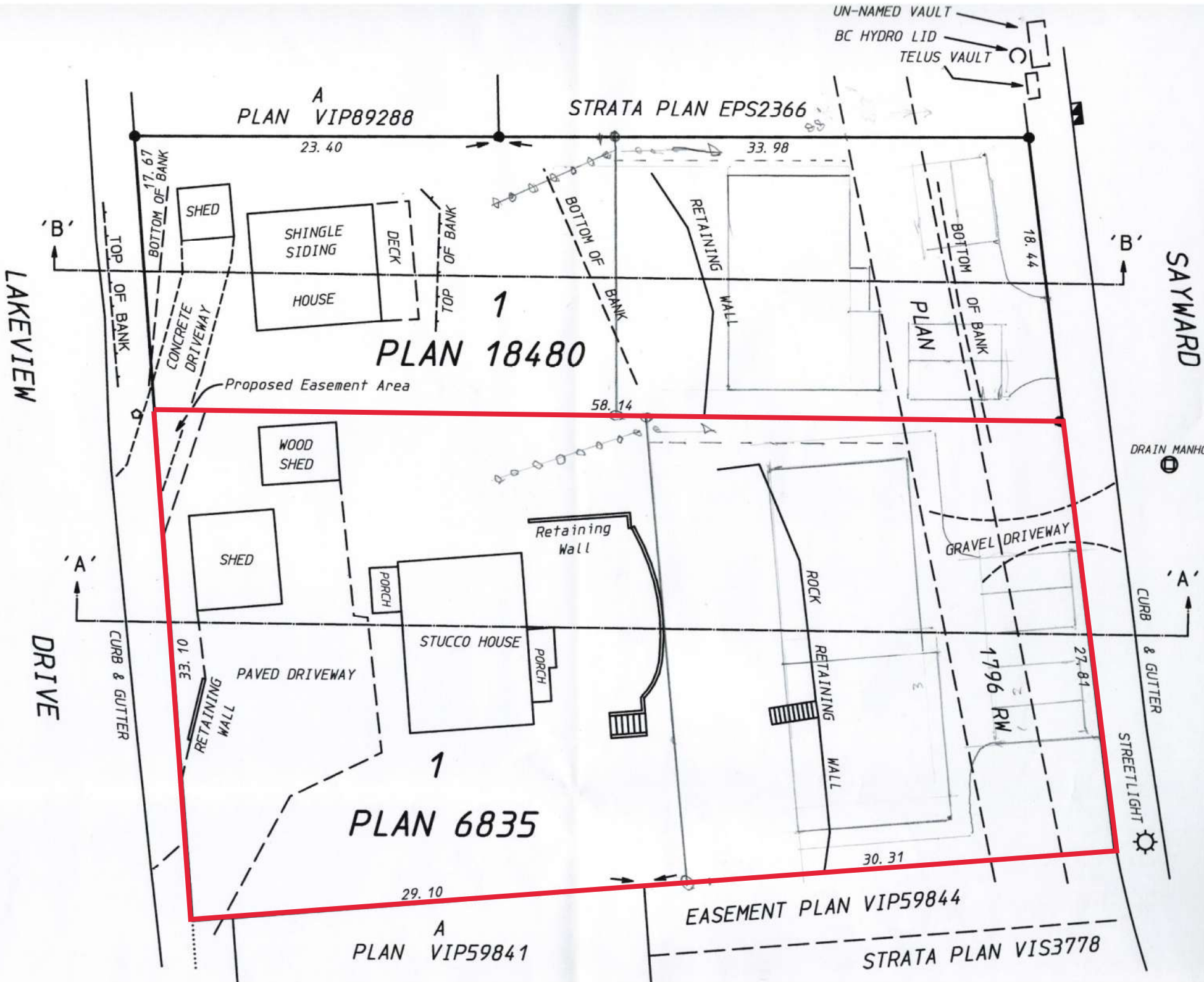
This plan shows horizontal ground level distances.



KENYON WILSON
PROFESSIONAL LAND SURVEYORS
221 CORONATION AVE.
DUNCAN, B.C. V9L 2T1 (250) 746-4745
FILE 19-8472.EAS

DRAFT
This Plan lies within
The Cowichan Valley Regional District.
This plan is based on the following
Land Title and Survey Authority
of BC records:
PLAN 6835
Allen L. Cox, BCLS # 778
This th day of December, 2021.

OPTION B





Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Dan Johnson, Personal Real Estate Corporation

Pemberton Holmes Ltd

23 Queens Rd, Duncan BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca