COTTONWOOD COVE
RV RESORT AT SHUSWAP LAKE

Cottonwood Cove RV Resort Lot Availability - Updated November 27, 2020				
The developer reserves the right to make modifications and increase or decrease pricing to their discretion. E&OE. Please use the Lot map on the last page for specific sizing of Lots.				
SL #	**Address**	**Square Meters**	**Price**	**Status**
3	2 Clubhouse Lane	196 m²	$170,000	**Pending**
4	3 Clubhouse Lane	177 m²	$170,000	Available
5	4 Clubhouse Lane	149 m²	$130,000	Available MLS#10215604
11	17 Marina Way	230 m²	$210,000	Available
12	18 Cottonwood Drive	216 m²	$210,000	Available
14	21 Cottonwood Drive	186 m²	$220,000	Available
15	23 Cottonwood Drive	207 m²	$220,000	Available
16	25 Cottonwood Drive	202 m²	$220,000	Available
17	27 Cottonwood Drive	250 m²	$230,000	Available
18	1 Eagle Lane	308 m²	$230,000	Available
21	4 Eagle Lane	238 m²	$230,000	Available
22	5 Eagle Lane	178 m²	$220,000	Available
23	6 Eagle Lane	179 m²	$220,000	Available
34	70 Cottonwood Drive	180 m²	$230,000	Available
38	78 Cottonwood Drive	194 m²	$245,000	Available
44	77 Cottonwood Drive	128 m²	$150,000	Available
45	75 Cottonwood Drive	128 m²	$150,000	Available
46	73 Cottonwood Drive	128 m²	$150,000	Available
47	71 Cottonwood Drive	128 m²	$150,000	Available
48	69 Cottonwood Drive	176 m²	$150,000	Available
133	12 Marina Way	206 m²	$135,000	Available
135	10 Marina Way	246 m²	$170,000	Available
136	9 Marina Way	180 m²	$170,000	Available
140	5 Marina Way	224 m²	$185,000	Available
157	10 Sockeye Lane	221 m²	$175,000	**Pending**
158	8 Sockeye Lane	224 m²	$175,000	**Pending**
165	7 Rainbow Lane	224 m²	$155,000	Available
166	9 Rainbow Lane	223 m²	$155,000	Available

BARELAND STRATA SUBDIVISION OF LOT 1, SEC 25, TP 22, R12, W6M, KDYD, PLAN EPP63541.

STRATA PLAN EPS3671

BCGS 82L.093
SCALE 1: 500

10m 0m 10m 20m 30m

All distances are horizontal ground level, in metres and decimals thereof

THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH x 1120mm IN HEIGHT (E size) WHEN PLOTTED AT A SCALE OF 1:500

Squilax–Anglemont Road

Ramsay Road

ROAD PLAN 20091

Shuswan Lake

SRW PLAN EPP63542

SRW PLAN A14428

LCP for SL 1
144 m²

LCP for SL 1
0.188 ha

Common Property

SEC 25 TP 22

LOT 1 PLAN EPP63541

LOT A
PLAN 20091

LCP for SL 1
0.186 ha

LCP for SL 1
323 m²

LCP for SL 1
0.614 ha

TH 1000

TH 1003

Present Natural Boundary

and Natural Boundary from Plan EPP63541

CURVE TABLE		
NUM	ARC	RADIUS
C1	7.167	17.000
C2	7.967	17.000
C3	7.549	17.000
C4	13.343	10.000
C5	18.360	20.000
C6	22.099	27.000
C7	10.653	27.000
C8	10.810	27.000
C9	1.402	20.000

LEGEND

- ● DENOTES STANDARD IRON POST FOUND
- ○ DENOTES STANDARD IRON POST PLACED
- △ DENOTES TRAVERSE HUB SET

NOTE:
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

GRID BEARINGS ARE NAD83 (CSRS) AND ARE DERIVED FROM DIFFERENTIAL CARRIER PHASE GPS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11. TO OBTAIN LOCAL ASTRONOMICAL BEARINGS REFERRED TO THE MERIDIAN THROUGH TH 1000, SUBTRACT 1°58'39" FROM GRID BEARINGS.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES BASED ON A MEAN ELLIPSOIDAL ELEVATION OF 350.2 METRES. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND–LEVEL DISTANCES BY THE MEAN COMBINED FACTOR OF 0.99994196.

Datum NAD83 (CSRS)(2002.0), UTM Zone 11

REFERENCE POINT TH 1000
UTM NORTHING.....5642023.040
UTM EASTING.....320871.931
ESTIMATED HORIZONTAL POSITIONAL ACCURACY IS 0.05m
COMBINED FACTOR IS 0.99994167

REFERENCE POINT TH 1003
UTM NORTHING.....5641976.380
UTM EASTING.....320693.817
ESTIMATED HORIZONTAL POSITIONAL ACCURACY IS 0.05m
COMBINED FACTOR IS 0.99994225

A COVENANT IN THE NAME OF (1) HER MAJESTY THE QUEEN IN THE RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTER OF TRANSPORTATION & INFRASTRUCTURE AND (2) THE COLUMBIA SHUSWAP REGIONAL DISTRICT PURSUANT TO SECTION 219 OF THE LAND TITLE ACT IS A CONDITION OF APPROVAL FOR SUBDIVISION.

THIS PLAN NEED NOT COMPLY WITH SECTION 8 OF THE BARELAND STRATA REGULATIONS 75/78

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION & INFRASTRUCTURE.
(file # 205–01201)

THE CIVIC ADDRESS IS: 2604 Squilax–Anglemont Rd., Lee Creek

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF COLUMBIA–SHUSWAP

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 22nd DAY OF JULY, 2016.
JASON RUSSELL SHORTT, BCLS # 770

ECR # 190021 COMPLETED AUGUST 12th, 2015.

russell shortt
land SURVEYORS
2801 32nd Street, Vernon, B.C.
Phone 545–0511 Fax 545–2741
F.B. 1283 File: 26870 strata