

# 1015 CEDAR GROVE ROAD



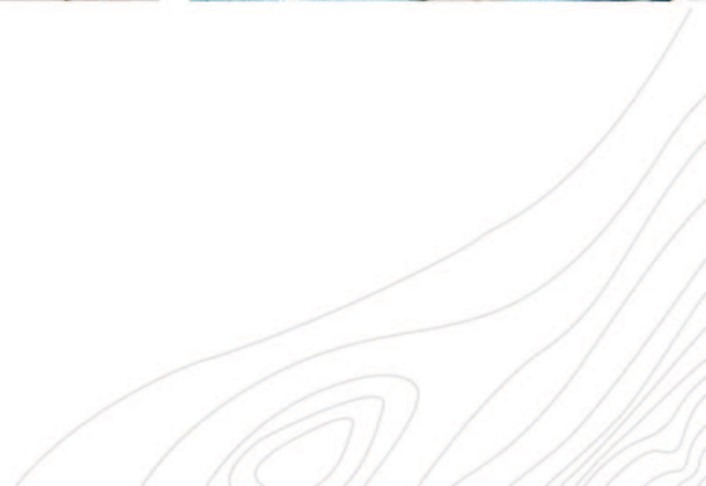
PRIVATE GATED  
COMMUNITY IN  
PEMBERTON

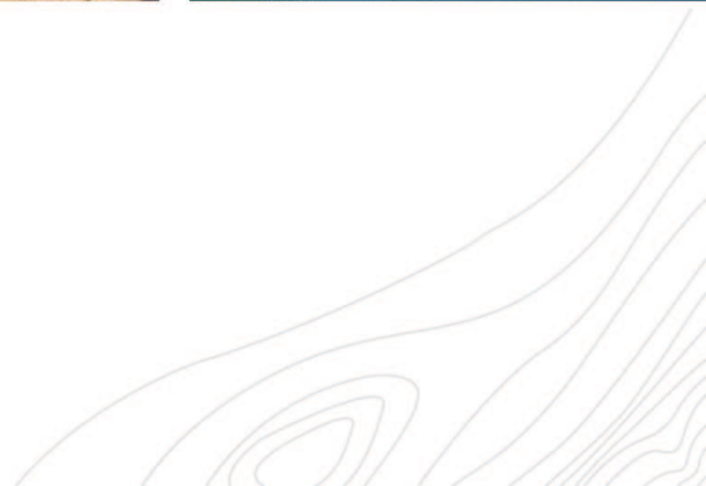
3.928 ACRES  
LOT

# A LEGACY IN THE MAKING



Located in a private gated community 5 minutes from Pemberton Village, this nearly 4-acre estate parcel with views of McKenzie Basin and surrounding mountains is a legacy in the making. Offering a fully serviced and prepared site, enjoy long summer days in the natural swimming pool with sandy beach, tend to the fully organic vegetable lots and terraced garden, enjoy games on the lawn, or relax with a glass of wine by the fire pit while you begin to envision your future home. This sun filled estate acreage includes 16 Geothermal bore holes and is prime for further development, plus zoning allows for a hobby farm, including horses.





BARE LAND STRATA PLAN OF  
LOT A, D.L.'s 188 AND 498,  
LILLOOET DISTRICT,  
PLAN KAP 77257

Sheet 1 of 5 Sheets

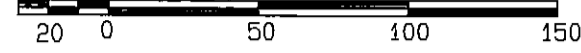
# STRATA PLAN KAS 3329

DEPOSITED IN THE LAND TITLE OFFICE  
AT KAMLOOPS, B.C., ON THE 19<sup>th</sup>  
DAY OF *October*, 2007

B.C.G.S. 92 J 036

SCALE: 1 : 2500

ALL DISTANCES SHOWN ARE IN METRES  
30 10



**LEGEND.**

Bearings are astronomic and are derived  
from Plan KAP 77257

Found Placed

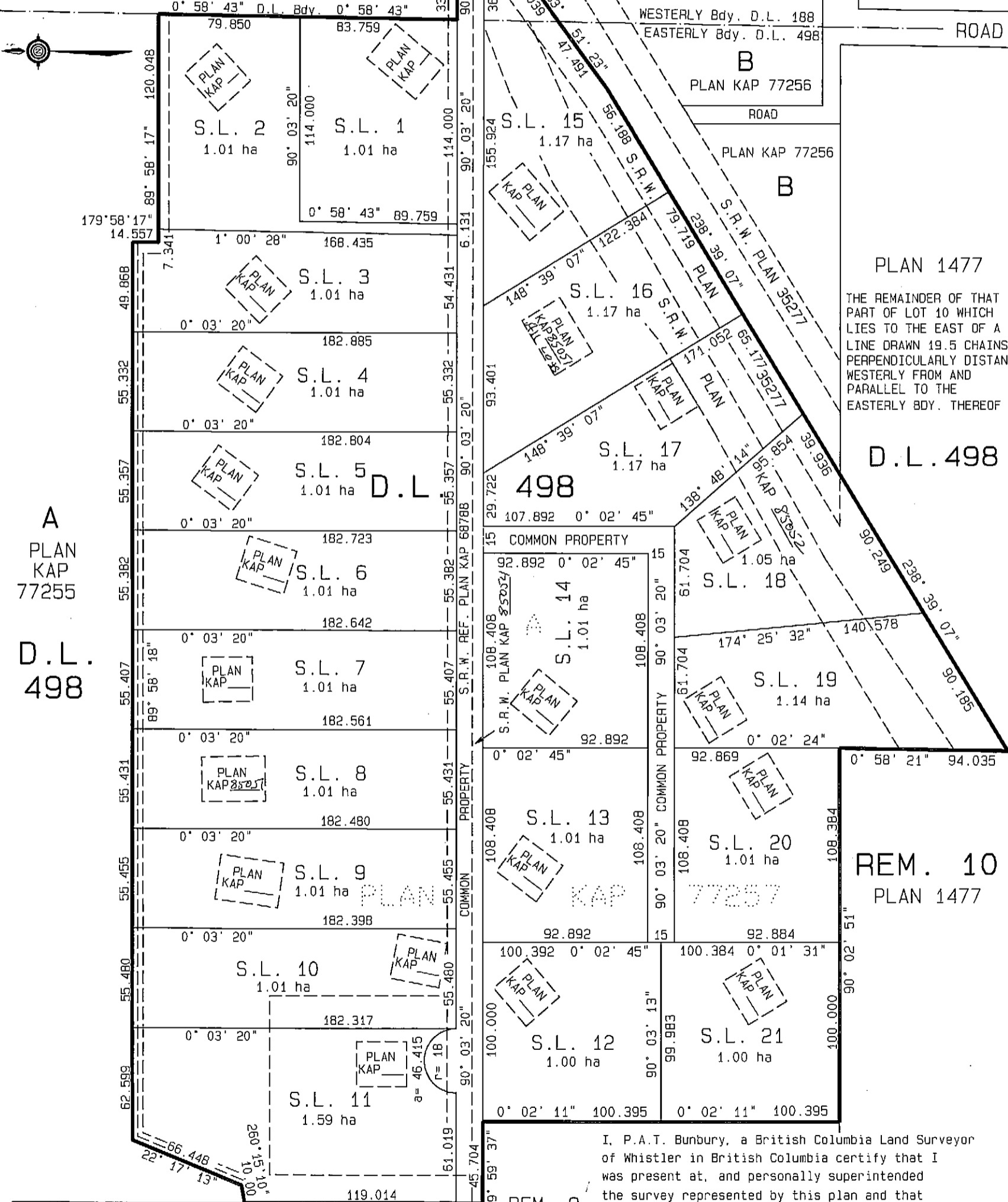
- □ Lead Plug [Type 3]
- ○ Standard Iron Post [Type 5]

THIS PLAN LIES WITHIN THE  
'SQUAMISH-LILLOOET' REGIONAL DISTRICT.

Civic Address \_\_\_\_\_ Ann Road, Pemberton, B.C.

*S. Lindelka*  
Deputy REGISTRAR

*mi: a*  
*LB 126101*



PLAN 1477  
THE REMAINDER OF THAT  
PART OF LOT 10 WHICH  
LIES TO THE EAST OF A  
LINE DRAWN 19.5 CHAINS  
PERPENDICULARLY DISTANT  
WESTERLY FROM AND  
PARALLEL TO THE  
EASTERLY BOD. THEREOF

BUNBURY & ASSOC.  
PROFESSIONAL B.C. LAND SURVEYORS,  
SQUAMISH & WHISTLER, B.C.  
#203-1080 MILLAR CREEK ROAD, WHISTLER, B.C., 604-932-3770  
S-10734-1 JOB FILE #03-16704.50

REM. 8  
PLAN 1477

REM. 9  
PLAN 1477

I, P.A.T. Bunbury, a British Columbia Land Surveyor  
of Whistler in British Columbia certify that I  
was present at, and personally superintended  
the survey represented by this plan and that  
the survey and plan are correct. The field survey  
was completed on the 12th Day of April, 2006.  
The plan was completed and checked, and the checklist  
filed under #47593 on the 26th day of April, 2006.

*PAT Bunbury*

B.C.L.S.

MOT 01-006-20865

STRATA PLAN KAS **3329**

OWNERS: LOT A, PLAN KAP 77527

Richard Staelhi RICHARD STAELHI  
Richard Staelhi

Weldon Talbot WELDON TALBOT  
Weldon William Talbot

Gail Talbot GAIL TALBOT  
Gail Louise Talbot

Allen McEwan Allen McEwan  
Witness to above signature (Print Name)

Witness's occupation: Farmer  
Witness's address: 7752 Meadows Rd.  
Pemberton, BC  
VON 2L2

AS TO S.R.W. KR33053  
MILLER CREEK POWER LTD.

Mark Wiltzen Mark Wiltzen  
Authorized Signatory (Print Name)

Kat Chisholm Kat Chisholm  
Authorized Signatory (Print Name)

Cindy McCracken Cindy McCracken  
Witness to above signature (Print Name)  
Witness's occupation: Executive Assistant  
Witness's address: 10065 Jasper Avenue  
Edmonton, AB  
T5J 3B1

AS TO COVENANT X11811 AND KX6042  
SQUAMISH-LILLOOET REGIONAL DISTRICT

John Turner JOHN TURNER  
Authorized Signatory (Print Name)

Paul R. Edgington PAUL R. EDGINGTON  
Authorized Signatory (Print Name)

Allison Macdonald ALLISON MACDONALD  
Witness to above signature (Print Name)  
Witness's occupation: Allison Macdonald  
Deputy Secretary  
A commissioner for taking  
Affidavits for British Columbia  
Squamish-Lillooet Regional District  
1350 Aster Street, Pemberton, B.C.  
(604) 864-6371

Paul A.T. Bunbury Paul A.T. Bunbury B.C.L.S.  
April 12, 2006

AS TO S.R.W. X11806  
PEMBERTON VALLEY DYKING DISTRICT

Alan L. Blane Alan L. Blane  
Authorized Signatory (Print Name)

Jordan Sturdy JORDAN STURDY  
Authorized Signatory (Print Name)

Tim Wales TIM WALES  
Witness to above signature (Print Name)

Witness's occupation: MANAGER  
Witness's address: 2058 GARIBOLDI WAY  
WHISTLER, BC  
VON 1B2

AS TO MORTGAGE KX28146  
AS TO ASSIGNMENT OF RENTS KX28147  
NORTH SHORE CREDIT UNION

M. Blackwell M. Blackwell  
Authorized Signatory (Print Name)

Scott Riley SCOTT RILEY  
Authorized Signatory (Print Name)

Sholto Shaw SHOLTO SHAW  
Witness to above signature (Print Name)

Witness's occupation: Barrister & Solicitor  
Witness's address: 31-50 ARN RD.  
Pemberton BC  
VON 2L2  
**SHOLTO SHAW**  
Barrister & Solicitor  
332-4370 LORIMER ROAD  
WHISTLER, B.C. VON 1B4

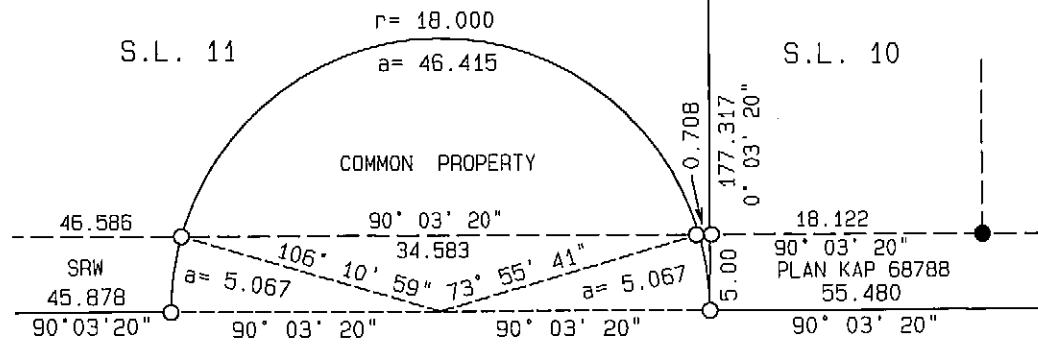
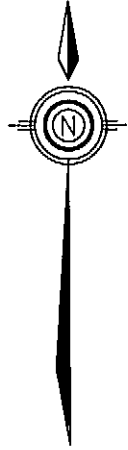
Approved under the Land Title Act  
this 9th day of Oct., 2007

Regional Approving Officer for:  
The Ministry of Transportation

STRATA PLAN KAS 3329

SCALE : 1 : 1500

ALL DISTANCES SHOWN ARE IN METRES



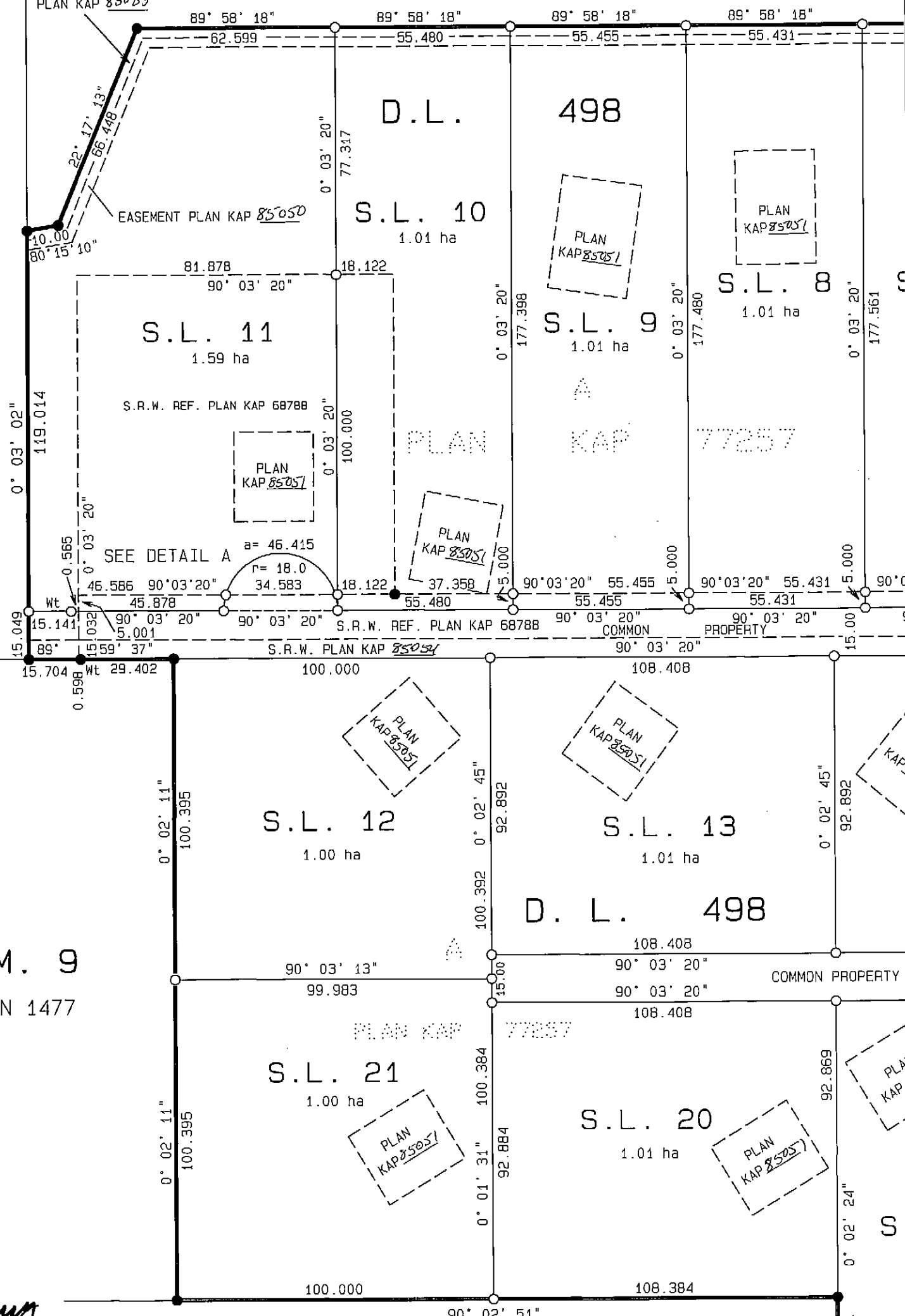
A DETAIL A SCALE 1 : 500

PLAN KAP 77255

REM. 8 PLAN 1477

EASEMENT PLAN KAP 85053

EASEMENT PLAN KAP 85050



REM. 9 PLAN 1477

*Paul Bunbury*

Paul A.T. Bunbury B.C.L.S. April 12, 2006

REM. 10 PLAN 1477

JOB FILE #03-16704.51 S-10734-3

