

106 Narvaez Bay, Saturna Island List Price \$350,000



This property is a perfect place to enjoy the wonders and beauty of nature and yet be close to all the amenities.

The Property: *Dreaming of starting your own farm? Well here it is. This 20.38 acre parcel is filled with a lush forest of alder and fir just waiting for your building ideas. Sunlight streams in from every direction. You hear nothing but birds and the wind rustling in the alder trees. There is a little cabin approximately 800 sq ft, so you have a place to stay and build your dream home and start your own hobby farm. Enjoy the fruits of your labour with a mature apple orchard. Among the many features you will find an old skid road meandering throughout the 20 acres so no bush whacking here!*

Well/septic: *There is a well but no septic system installed.*

Taxes: *for 2017 is \$1136.20*

Location: *This private site is tucked away well off the beaten track yet within a 10 minute walk to the hub of the community, the store, the recycle center, medical center, and the recreation center. The back of the property borders Parks Canada so the privacy is endless.*

Zoning: *is FG: Allows for a home over 1000sq ft and a cottage under 1000sq ft. Click tab "about Saturna" then click "FAQ"*

Hydro and Phone: *At the lot line*

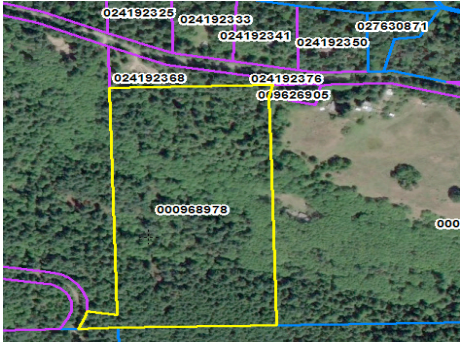
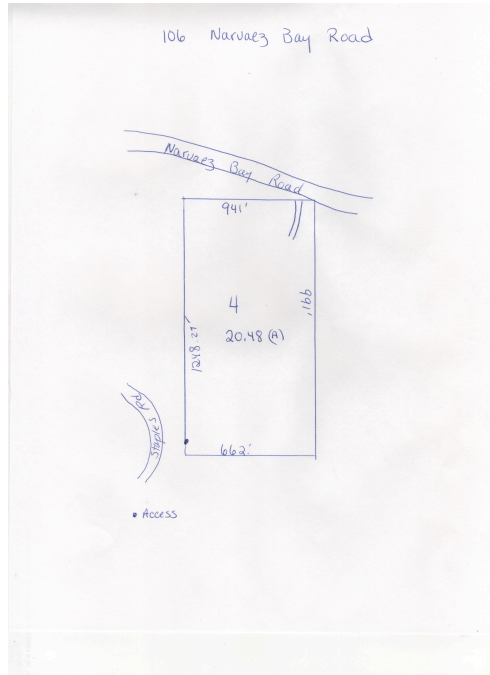
Direction: *North and South facing.*

Lot Size: *20.36 acres*

Buildings: *a very small shack on the property has a notation on title:*

“Bylaw contravention Notice, Municipal Act Section 750.1 Section 735 of the Municipal Act enables local government, by bylaw, to bring a building up to a standard specified in a bylaw where the building contravenes a bylaw. If this part of the Act is being used, the council must provide 30 days written notice to the owner, tenant or occupier of the real property. The owner, tenant or occupier of the real property have 10 days to make an appeal which would be heard in court where an order will be made. Local Government Remedial Action. Section 299 of the Municipal Act gives council general authority to, by bylaw, take remedial action on a building that does not comply with a bylaw, if the property owner fails to take the action, following a municipal inspection. The local government may also recover the expenses, costs and interest incurred through this action by adding them to municipal taxes payable on that property”.

Plot Plan



106 Narvaez Bay Road

Legend

- Regional District Boundary
- Electoral Area Boundary 1-7.5I
- Municipal Boundary 1-7.5K
- International Boundary
- Community Labels
- Geographic Labels
- Coastal Water Labels
- Building Footprint
- Civic Sites
 - ✈ Airport
 - ☘ Paramedic
 - ⚽ Recreation Center
 - 🏢 Office
 - 📖 Library
 - 🏛 Museum
 - 🚒 Firehall
 - 🏥 Hospital
 - 👮 Police
 - 🎓 School
 - ⌂ Golf
 - 🚢 Ferry
 - 🚉 Station
- Road Labels 1500-5k
 - E & N Railway
 - All Road Types 1.5K-5K
 - Ferry Route

1: 5,000

NAD_1983_UTM_Zone_10N
© Capital Regional District

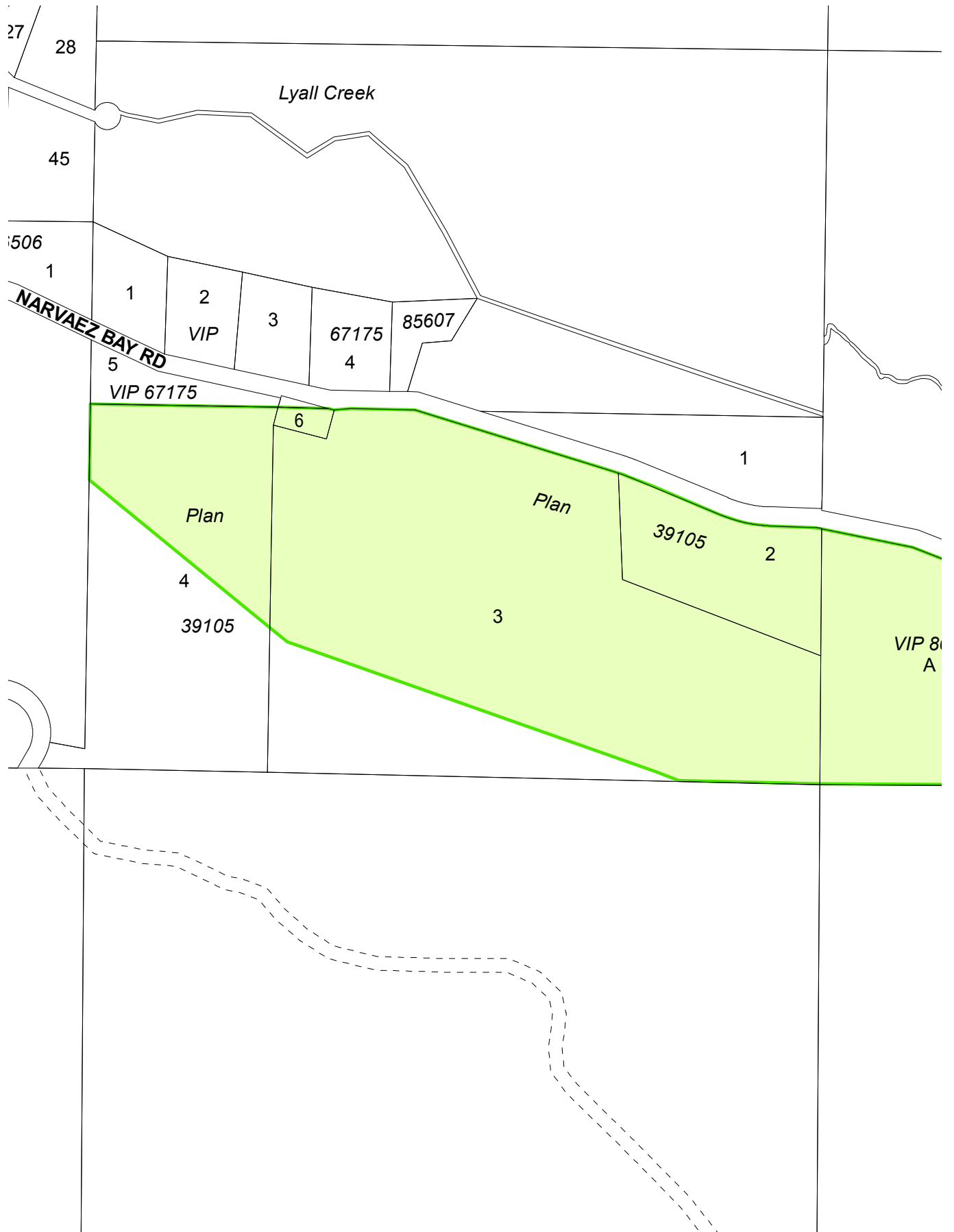
Important: This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Notes

20.36 acres

The Shack





TITLE SEARCH PRINT

2019-01-09, 20:59:29

File Reference:

Requestor: Dereck Atha

Declared Value \$ 135000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District VICTORIA
 Land Title Office VICTORIA

Title Number EL126391
 From Title Number EE142856

Application Received 1997-10-31

Application Entered 1997-11-06

Registered Owner in Fee Simple
 Registered Owner/Mailing Address: WHITFAST ENTERPRISES INC., 550573
 3RD FLOOR, 612 VIEW STREET
 VICTORIA, BC
 V8W 1J5

Taxation Authority Capital Assessment Area

Description of Land
 Parcel Identifier: 000-968-978
 Legal Description:
 LOT 4, SECTION 9, SATURNA ISLAND, COWICHAN DISTRICT, PLAN 39105

Legal Notations
 THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 4, DEPOSITED JULY 11TH, 1974, R. E. HOOPER, REGISTRAR, PER: T. H.

BYLAW CONTRAVENTION NOTICE, MUNICIPAL ACT, SECTION 750.1
SEE EK116604

HERETO IS ANNEXED EASEMENT EL121506 OVER THAT PART OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 9, SATURNA ISLAND, COWICHAN DISTRICT, PLAN 39105 IN PLAN VIP66109

Charges, Liens and Interests NONE

Duplicate Infeasible Title NONE OUTSTANDING

LAND TITLE ACT
FORM C
(Section 219.81)

97 OCT 22 09 20

EL121506

RECEIVED VICTORIA
LAND TITLE OFFICE

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Province of British Columbia

Page 1 of 5 pages

GENERAL INSTRUMENT - PART 1

(This area for Land Title Office use)

1. Application: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Lenore B. Harlton
209-703 Broughton Street
Victoria, B.C. V8W 1E2
382-5161


LENORE B. HARLTON, Barrister and Solicitor

2. Parcel Identifier(s) and Legal Descriptions of Land:

PID	Legal Description
000-008-508	North 1/2 of the North-east 1/4 of Section 9, Saturna Island, Cowichan District

3. Nature of Interest:

DESCRIPTION	DOCUMENT REFERENCE	PERSON ENTITLED TO INTEREST
EASEMENT over part shown in Plan VIP66109		Registered owner of Lot 4, Section 9 Saturna Island, Cowichan District, Plan 39105 (PID 000-968-978)

4. Terms: Part 2 of this instrument consists of (select one only)

- | | | |
|---------------------------------|--------------|---------------------------------------|
| (a) Filed Standard Charge Terms | _____ | D.F. No. |
| (b) Express Charge Terms | <u> X </u> | Annexed as Part 2 |
| (c) Release | _____ | There is no Part 2 of this instrument |

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described is released or discharged as a charge on the land described in Item 2.

5. Transferor(s):

Money Family Projects Ltd. (Inc. No. ~~97,878~~ 57878)

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DEFECT

6. Transferee(s): (Including postal address(es) and postal code(s))

Michelle Dekel, Artist
R.R. #1 Dorothy
Pender Island, BC V0N 2M0

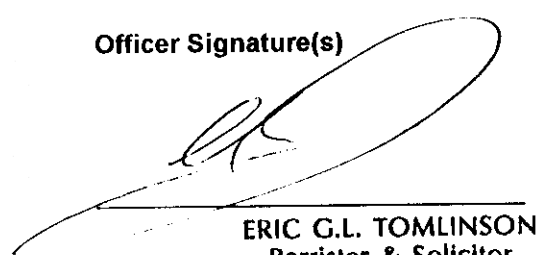
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CHARGE

7. Additional or Modified Terms: See attached Schedule.

8. Execution(s): **This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferee(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Execution Date

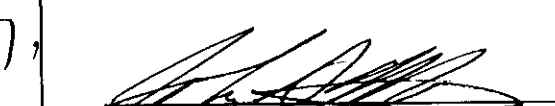
Officer Signature(s)



ERIC G.L. TOMLINSON
Barrister & Solicitor
209 - 703 Broughton St.
Victoria, B.C. V8W 1E2
Ph: (604) 383-6432

YY	MM	DD
97	10	17

Money Family Projects Ltd.


by its authorized signatory
John Arthur Money

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116 to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

TERMS OF INSTRUMENT - PART 2

THIS AGREEMENT MADE THE DAY OF OCTOBER, 1997

BETWEEN:

**MONEY FAMILY PROJECTS LTD.
(INC. NO. 57,878)
187 East Point Road
Saturna Island, BC
V0N 2Y0**

AND:

DOROTHY (hereinafter called the "Grantor")
MICHELLE DEKEL
R.R. #1 Dorothy
Pender Island, BC
V0N 2M0

(hereinafter called the "Grantee")

WHEREAS:

1. The Grantor is the owner of:

The North ½ of the North-East ¼ of Section 9
Saturna Island
Cowichan District
PID: 000-008-508

(Hereinafter called the "Servient Tenement");

2. The Grantee is the owner of:

Lot 4, Section 9
Saturna Island
Cowichan District
Plan 39105
PID: 000-968-978;

(Hereinafter called the "Dominant Tenement");

3. The Grantor has agreed to grant to the Grantee an Easement over all those portions of the Servient Tenement outlined in heavy black on Reference Plan V1P66109 (the "Easement Area") and every part thereof, a copy of which Plan is attached hereto as Schedule "A" to this Agreement, for the benefit of the Grantee and the tenants, invitees, licensees and successors in title of the

Dominant Tenement upon the terms and conditions and for the consideration hereinafter set out.

IN CONSIDERATION of the sum of FIVE HUNDRED (\$500.00) DOLLARS now paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the Grantor grants to the Grantee, its successors, assigns, and their servants, agents, tenants, invitees, and licensees an easement and rights:

- 1) For the full, free, and uninterrupted right, license, liberty, Easement privilege and permission at all times and from time to time to have access and egress to and from, over and upon, the Easement Area, by foot, on animal or by vehicle;
- 2) Generally, to do all acts necessary or incidental to the foregoing.

THE PARTIES HERETO FURTHER COVENANT AND AGREE AS FOLLOWS:

- FIRST:** The Grantor covenants with the Grantee that it will not do any act or fail to do any act, the effect of which would prevent the Grantee from enjoying and using the Easement Area and its rights as defined in this document.
- SECOND:** The Grantee shall indemnify and keep indemnified the Grantor from and against all liability, actions, proceedings, costs, claims and demands whatsoever that may be lawfully brought against the Grantor by reason of anything done by the Grantee, her servants, agents, licensees, contractors and sub-contractors or other persons authorized by them in the exercise or purported exercise of the rights and liberties hereby granted.
- THIRD:** The Easement in the Agreement is declared to be appurtenant to and for the benefit of the lands of the Grantee legally described as Lot 4, Section 9, Saturna Island, Cowichan District, Plan 39105, PID: 000-968-978.
- FOURTH:** The Grantee covenants and agrees to bear the expense of keeping the roadway within the Easement Area in good repair.
- FIFTH:** The Grantee covenants in doing any of the acts permitted herein to cause as little interruption or interference as practicable with the use and enjoyment of the Grantors' Lands and to restore the Easement Area as near to its former condition as is reasonably practicable.
- SIXTH:** The rights, liberties, privileges and Easement hereby granted are and shall be of the same force and effect to all intents and purposes as a covenant running with the land and this instrument, including all the covenants and condition herein contained, and shall extend to and be

47/1058 a MPL

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EL121506

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LAND TITLE OFFICE (a)

CG MERGERS

**APPLICATION FOR DEPOSIT OF REFERENCE OR
EXPLANATORY PLAN (CHARGE)**

VIP66109

I, LENORE B. HARLTON, Barrister & Solicitor, of #209 - 703 Broughton Street,
Victoria, BC, V8W 1E2

Agent of Michelle Dekel, Artist, of R. R. #1, Pender Island, BC, V0N 2M0, the owner of
a registered charge - *charge to be registered. LA*

Apply to deposit a reference plan of Easement for access over the North 1/2 of the North-
east 1/4 of Section 9, Saturna Island, Cowichan District, PID: 000-008-508.

I enclose:

16829

1. The reference/~~explanatory~~ ^{LA} plan;
2. The reproductions of the plan required by Section 67(a);
3. Fees of \$ _____.

VIP66109

Dated the 20th day of October, 1997.

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DT PLANS

29105

LENORE B. HARLTON

LENORE B. HARLTON
209 - 703 BROUGHTON ST.
VICTORIA, B.C. V8W 1E2
SOLICITOR

Dated October 20, 1997

97 OCT 22 09 20
RECEIVED - VICTORIA
LAND TITLE OFFICE

EL121506

No.

REQUIRED A STATE OF TITLE CERTIFICATE
AS TO THE FOLLOWING LANDS

North ½ of the North-east ¼ of Section 9,
Saturna Island,
Cowichan District

Parcel Identifier Number: 000-008-508

(This space for Land Titles use only)

Issued

02 97/10/22 09:21:12 01 VI
STC

Applicant:

Lenore Harlton
Barrister and Solicitor
209 - 703 Broughton Street
Victoria, B.C.
V8W 1E2

Re: Dekel, Easement

The Driveway



Susanne Middleditch

Toll Free: 1-800 291-6601 (313) Local: (250) 539-2985

Cell: (604) 916-6887



