

# Gulfport & Realty



## Lot 1 Gaines Rd, Saturna Island

**List Price**

**\$289,000**

**Acres**

**5.5**

**Property Type**

**Vacant Land**

Listen for the sounds of the ocean from this enchanting 5.5 acre property nestled in the forest. Walk or bike to Russell Reef for a swim or Winter Cove for a stroll around the park. Discover your ideal building site with many options to choose from and benefit

from the by-law that permits both a house and a cottage on parcels over 3 acres. The well log and location is available. GST to be paid by the buyer upon completion.



**Susanne Middleditch**

**c: 604-916-6887**

**[info@saturnarealestate.com](mailto:info@saturnarealestate.com)**

**[www.gulfport-realty.com](http://www.gulfport-realty.com)**



**TITLE SEARCH PRINT**

2023-10-05, 14:10:44

File Reference: 560357.000008

Requestor: 31918 - Anvit Dhaliwal

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Title Issued Under** SECTION 98 LAND TITLE ACT**Land Title District** VICTORIA  
Land Title Office VICTORIA**Title Number** CB896833  
From Title Number CB896832  
JA3388**Application Received** 2023-09-18**Application Entered** 2023-09-22**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:**Taxation Authority** Capital Assessment Area**Description of Land**  
Parcel Identifier: 032-058-641  
Legal Description:  
LOT 1 SECTION 17 SATURNA ISLAND COWICHAN DISTRICT PLAN EPP86341**Legal Notations**  
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE EV10678**Charges, Liens and Interests**  
Nature: COVENANT  
Registration Number: EX28226  
Registration Date and Time: 2005-03-16 11:58  
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF  
BRITISH COLUMBIA  
CAPITAL REGIONAL DISTRICT  
Remarks: INTER ALIA  
PART AS SHOWN ON PLAN VIP78518

**TITLE SEARCH PRINT**

2023-10-05, 14:10:44

File Reference: 560357.000008

Requestor: 31918 - Anvit Dhaliwal

Nature:	UNDERSURFACE AND OTHER EXC & RES
Registration Number:	CB430807
Registration Date and Time:	2023-01-16 10:11
Registered Owner:	HIS MAJESTY THE KING OF RIGHT OF PROVINCE OF BRITISH COLUMBIA
Remarks:	INTER ALIA SEE CB430805; SECTION 50 LAND ACT

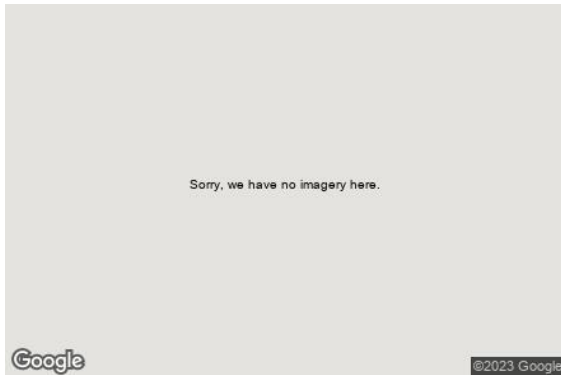
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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## GAINES RD SATURNA VON 2Y0

Area-Jurisdiction-Roll: 01-764-07253.120



**Total value** **\$346,000**

2023 assessment as of July 1, 2022

Land \$346,000

Buildings \$0

Previous year value \$284,000

Land \$284,000

Buildings \$0

### Property information

Year built

Description 2 Acres Or More (Vacant)

Bedrooms

Baths

Carports

Garages

Land size 5.535 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

### Legal description and parcel ID

LOT 11, PLAN VIP78516, SECTION 17, COWICHAN LAND DISTRICT, PORTION SATURNA

PID: 026-227-681

### 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



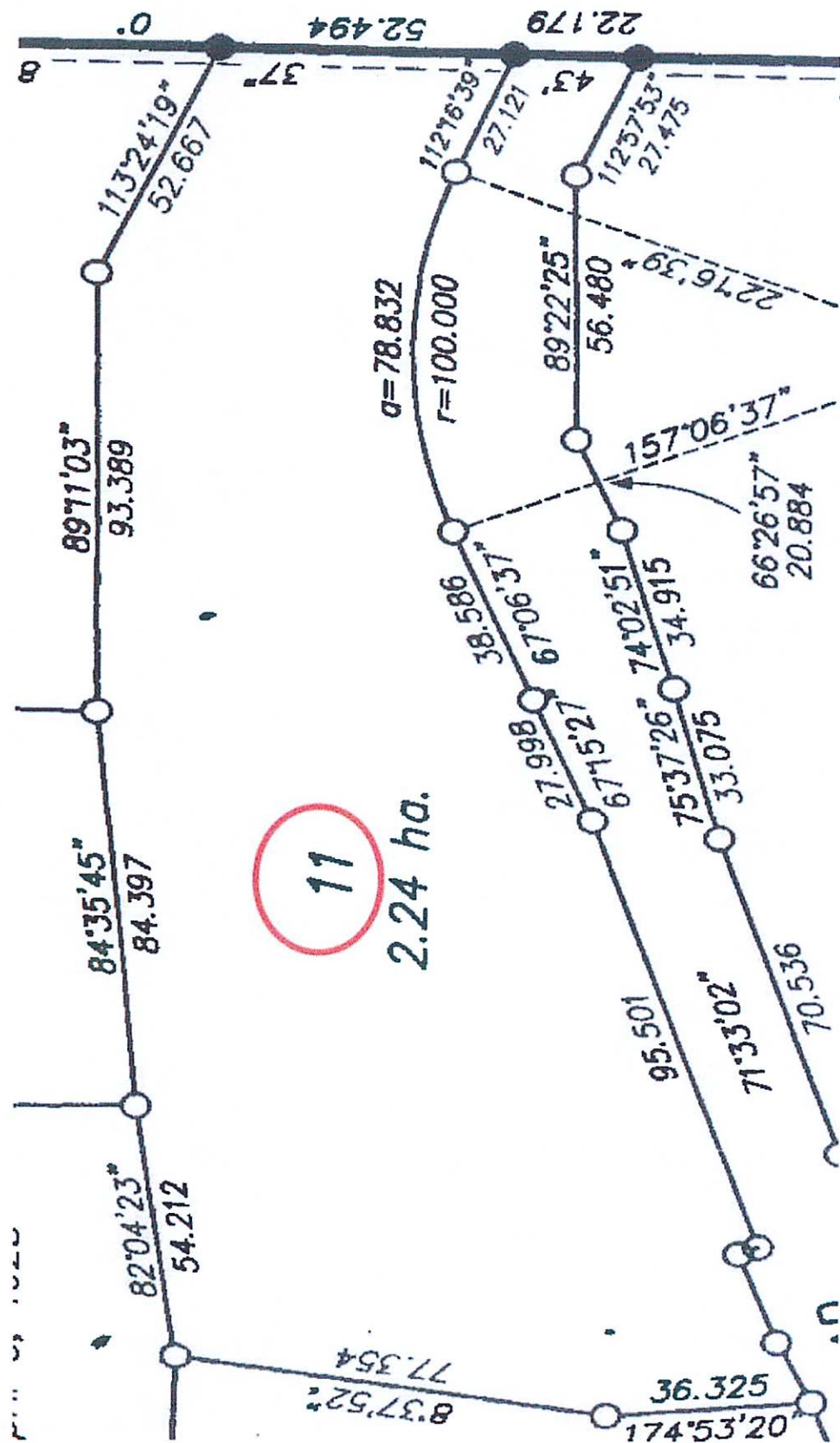
Compare property information and assessment values

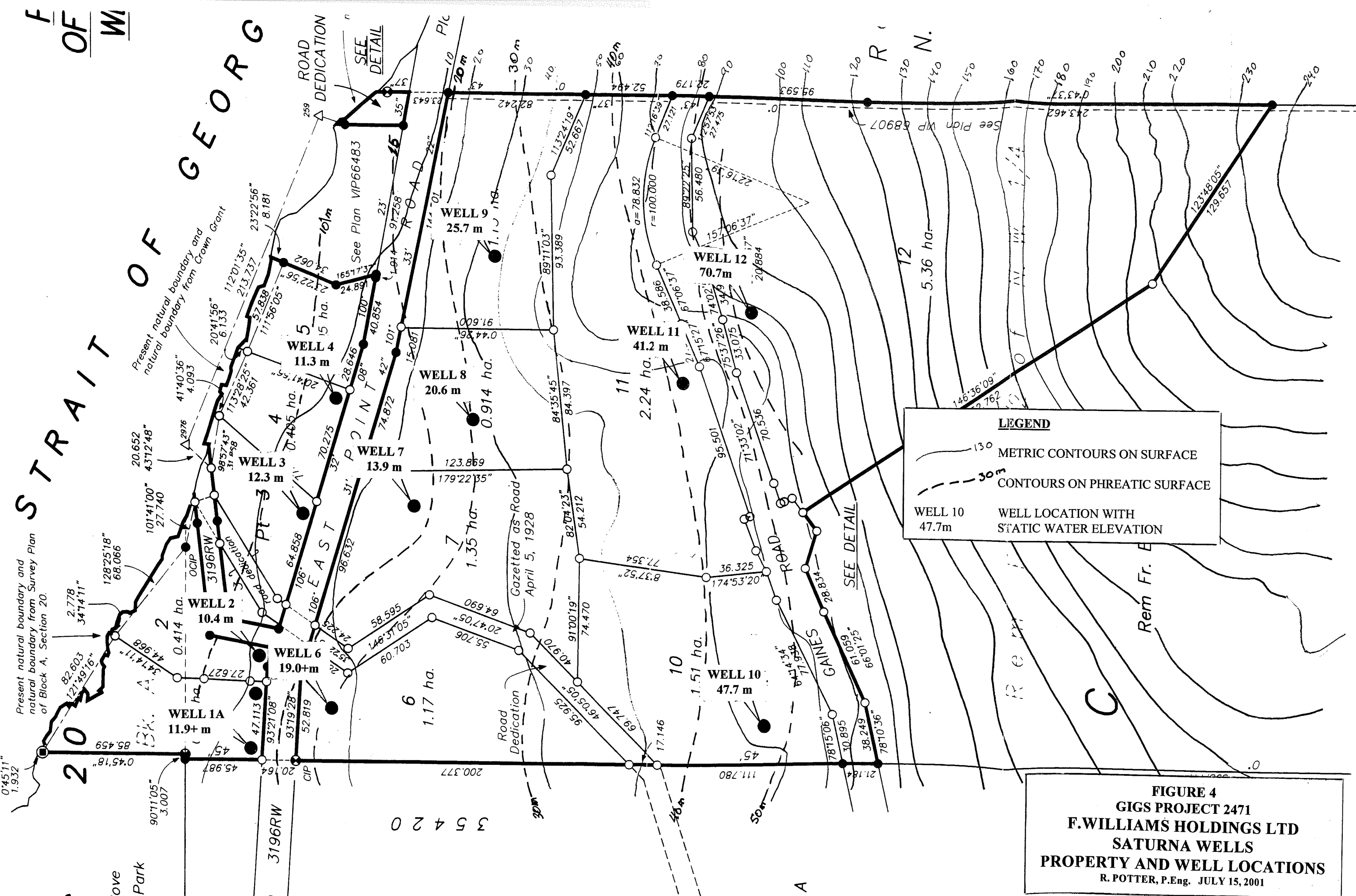


Store and access favourite properties across devices

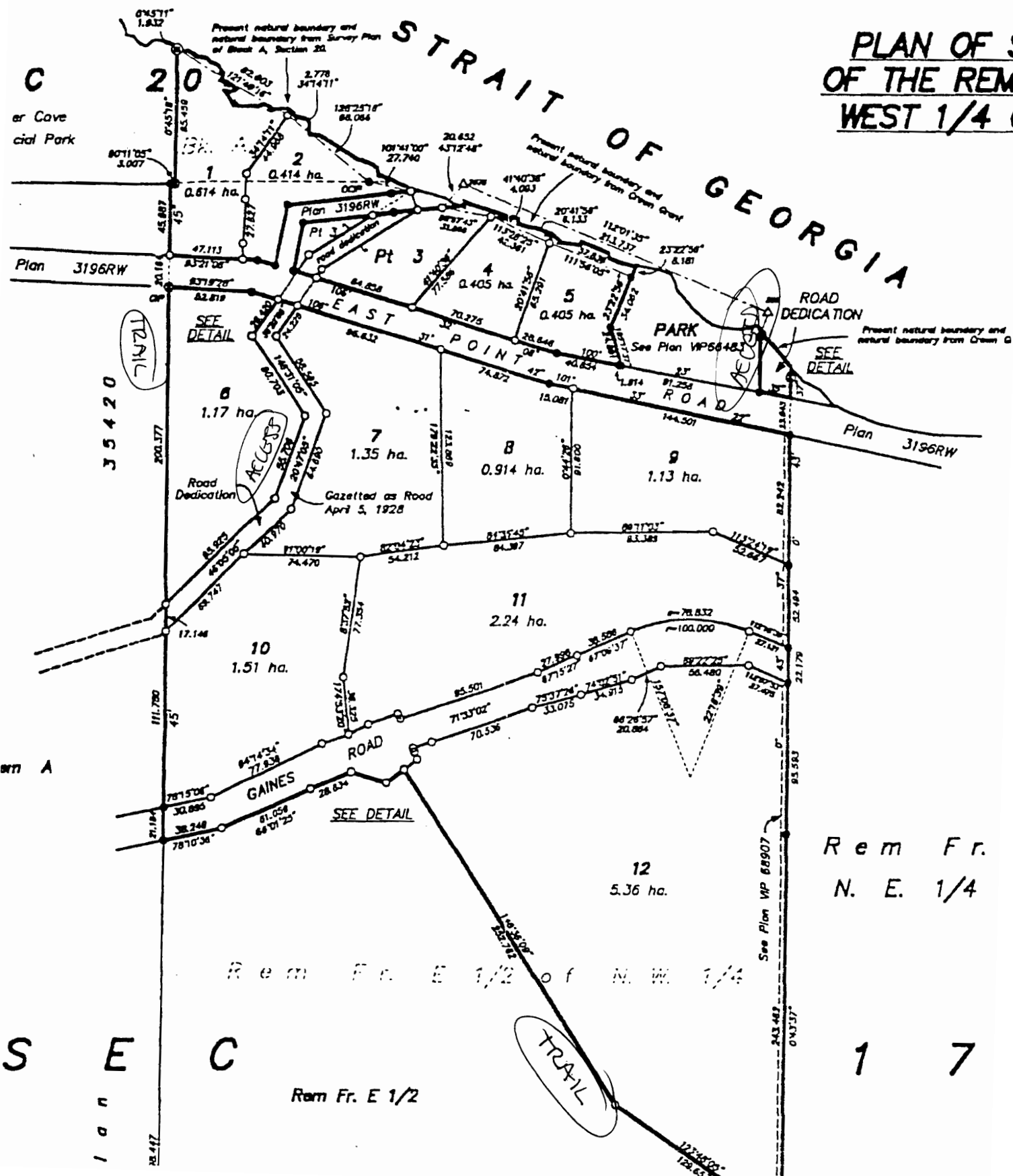


View recently viewed properties





# PLAN OF OF THE REM WEST 1/4



Trevor It.



## VICTORIA LAND TITLE OFFICE

Sep-18-2023 10:30:57.006

SURVEY PLAN CERTIFICATION  
PROVINCE OF BRITISH COLUMBIA

0800

EPP86341

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

Kenneth  
Schuurman  
XYJFWRDigitally signed by Kenneth  
Schuurman XYJFWR  
Date: 2023.01.13 14:25:04  
-08'00'

1. BC LAND SURVEYOR: (Name, address, phone number)

Kenneth W. Schuurman  
#234, 18525 - 53 Avenue604.597.3777  
ken@cameronlandsurveying.com

Surrey

BC V3S 7A4

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **167-364-8704**Plan Number: **EPP86341**This original plan number assignment was done under Commission #: **800**LTO Document Reference: **CB896833**

3. CERTIFICATION:

☒ Form 9☐ Explanatory Plan☐ Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on:	2018	September	29	(YYYY/Month/DD)	The checklist was filed under ECR#:
The plan was completed and checked on:	2018	November	18	(YYYY/Month/DD)	<b>218917</b>

☒ None ☐ Strata Form S☒ None ☐ Strata Form U1 ☐ Strata Form U1/U2Arterial Highway ☐Remainder Parcel (Airspace) ☐4. ALTERATION: ☐

REFERENCE PLAN OF LOT 11, PLAN VIP78516: EXCEPT PART DEDICATED ROAD ON PLAN EPP86340,  
AND PART OF CLOSED ROAD SHOWN AS AREA "A" ON STATUTORY RIGHT-OF-WAY PLAN EPP86339  
Section 17, Saturna Island, Cowichan District

PLAN EPP86341

Pursuant to Section 100(1)(b) Land Title Act  
BCGS 92B.085



The intended plot size of this plan is 560mm in width by 864mm in height (D Size) when plotted at a scale of 1:750.

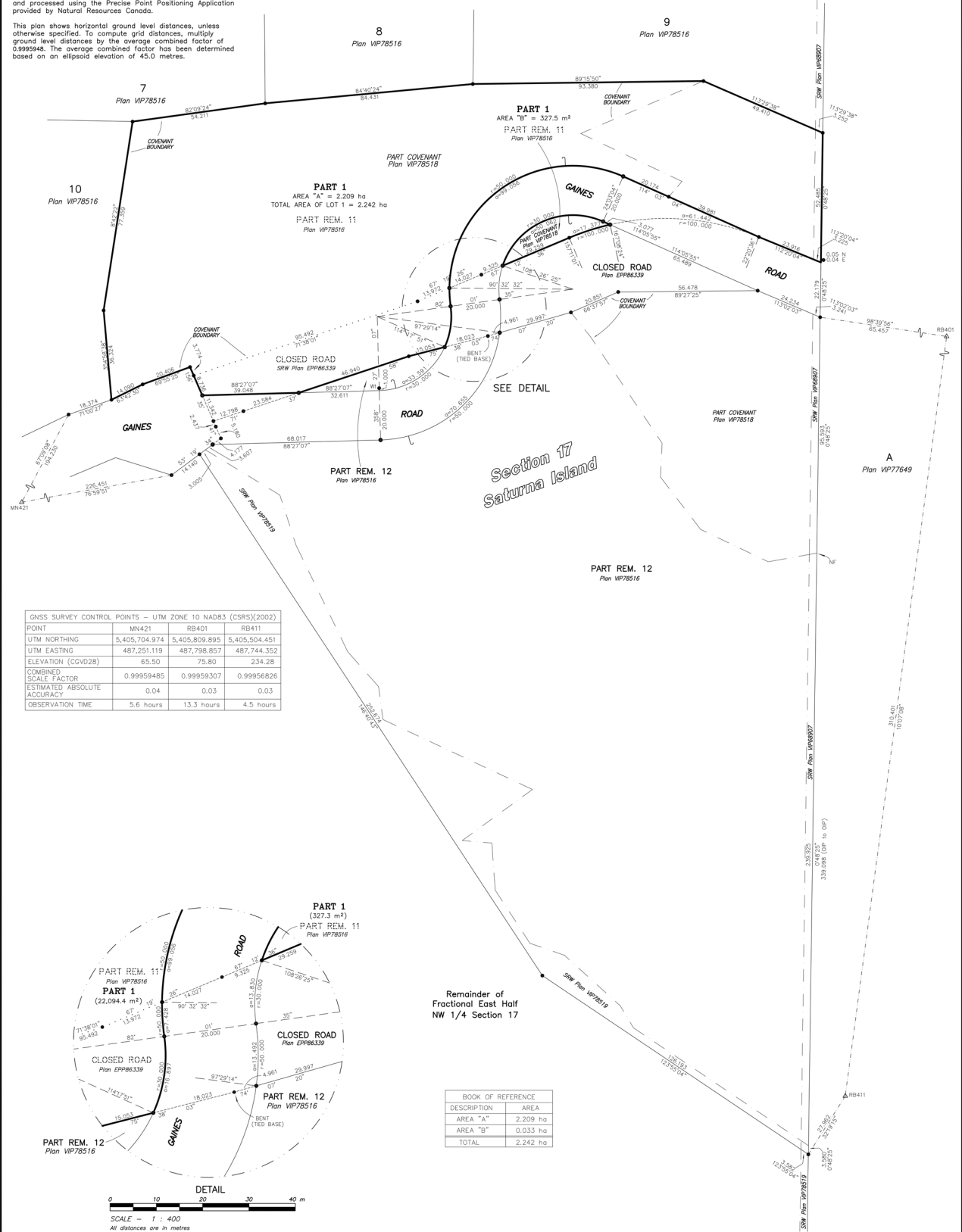
Legend:

- Denotes standard iron post found
- Denotes standard iron post set
- △ Denotes survey traverse point placed
- W Denotes Witness
- MN Denotes mag nail
- RB Denotes rebar

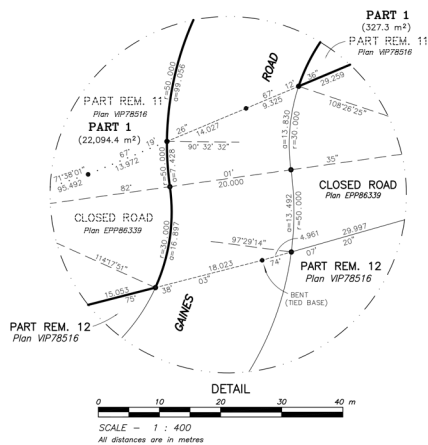
Grid Bearings are derived from dual frequency GNSS observations and are referred to the central meridian of UTM Zone 10 (123° West Longitude).

The UTM coordinates and estimated absolute accuracy achieved are derived from GNSS dual frequency observations and processed using the Precise Point Positioning Application provided by Natural Resources Canada.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9995948. The average combined factor has been determined based on an ellipsoid elevation of 45.0 metres.



GNSS SURVEY CONTROL POINTS - UTM ZONE 10 NAD83 (CSRS)(2002)			
POINT	MN421	RB401	RB411
UTM NORTHING	5,405,704.974	5,405,809.895	5,405,504.451
UTM EASTING	487,251.119	487,798.857	487,744.352
ELEVATION (CGVD28)	65.50	75.80	234.28
COMBINED SCALE FACTOR	0.99959485	0.99959307	0.99956826
ESTIMATED ABSOLUTE ACCURACY	0.04	0.03	0.03
OBSERVATION TIME	5.6 hours	13.3 hours	4.5 hours



Remainder of Fractional East Half NW 1/4 Section 17

BOOK OF REFERENCE	
DESCRIPTION	AREA
AREA "A"	2.209 ha
AREA "B"	0.033 ha
TOTAL	2.242 ha

