

McElhanney, McRae, Smith & Nash

SURVEYORS AND ENGINEERS

200 GRAPHIC ARTS BUILDING
1200 WEST PENDER STREET

Vancouver 1, B.C.

5173
YOUR FILE NO. 5173-1222449

OUR FILE NO. 1284

May 28, 1959

Registered

RECEIVED
DEPT. OF HIGHWAYS
VICTORIA, B. C.

JUN 2 - 1959

ANSWERED
Department of Highways,
NOTED
Parliament Buildings,
VICTORIA, B. C.

Attention: Mr. A. J. Bowering,
Approving Officer

Dear Sirs:

Re: District Lot 2246, Group 1, New
Westminster District.

Further to your letter of February 20, 1958, regarding the subdivision of the above-described lot, we enclose one original linen tracing and two paper prints.

Also enclosed please find a Tax Certificate covering the said District Lot 2246 and our cheque in the amount of \$2.00 to cover inspection and approval fees. We should appreciate the return of the original linen duly signed at your earliest convenience.

Sincerely,

J. S. Battershill
J. S. Battershill,
Manager,
Legal Surveys Division

JSB/mw
encls.

1290152

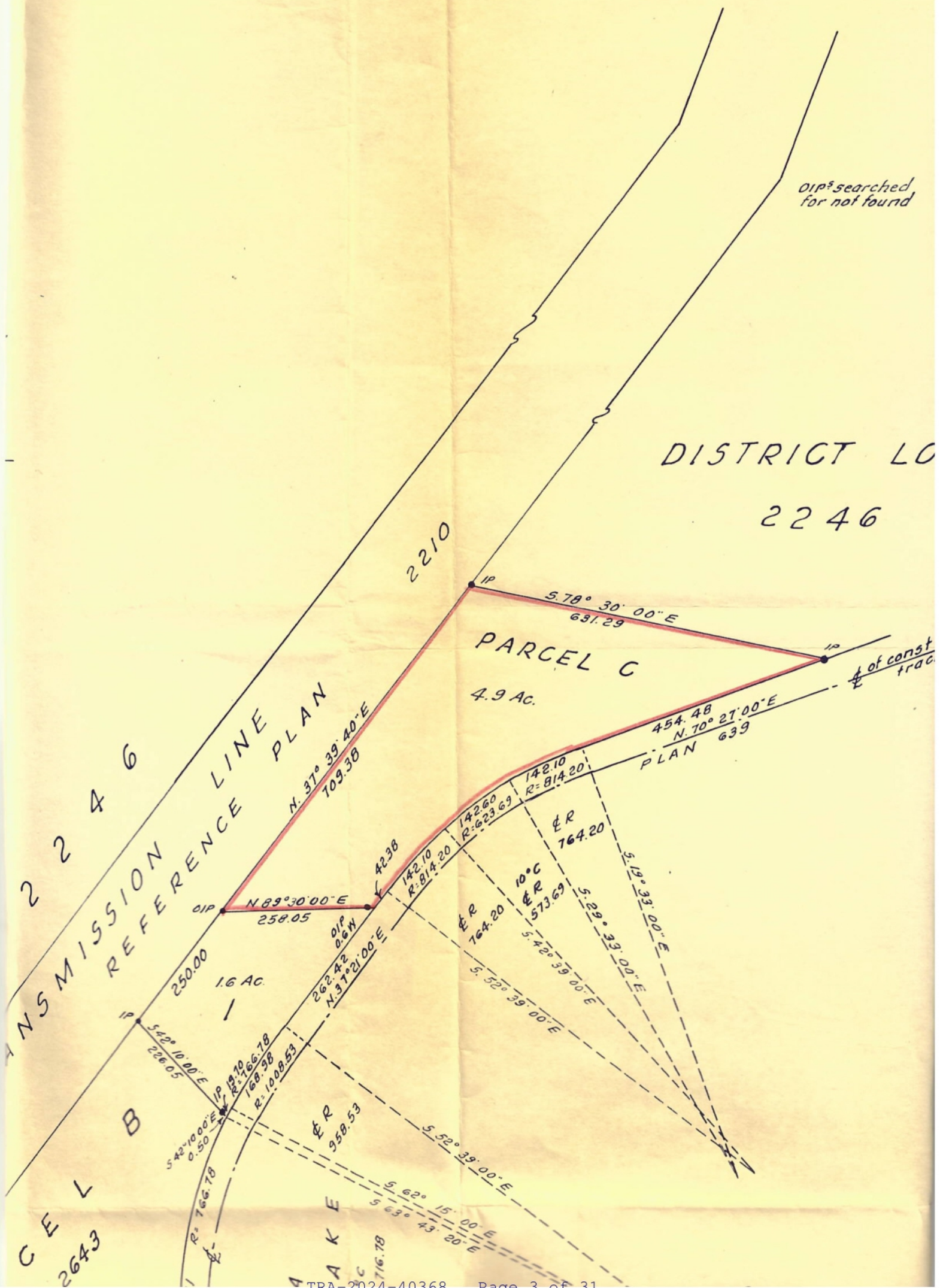
PLAN OF PORTLAND
DISTRICT LOT 2
GROUP 1, NEW WESTMINSTER

SCALE: 1 INCH = 200'



GROUP 1, NEW WESTMINSTER DISTRICT

SCALE: 1 INCH = 200 FEET



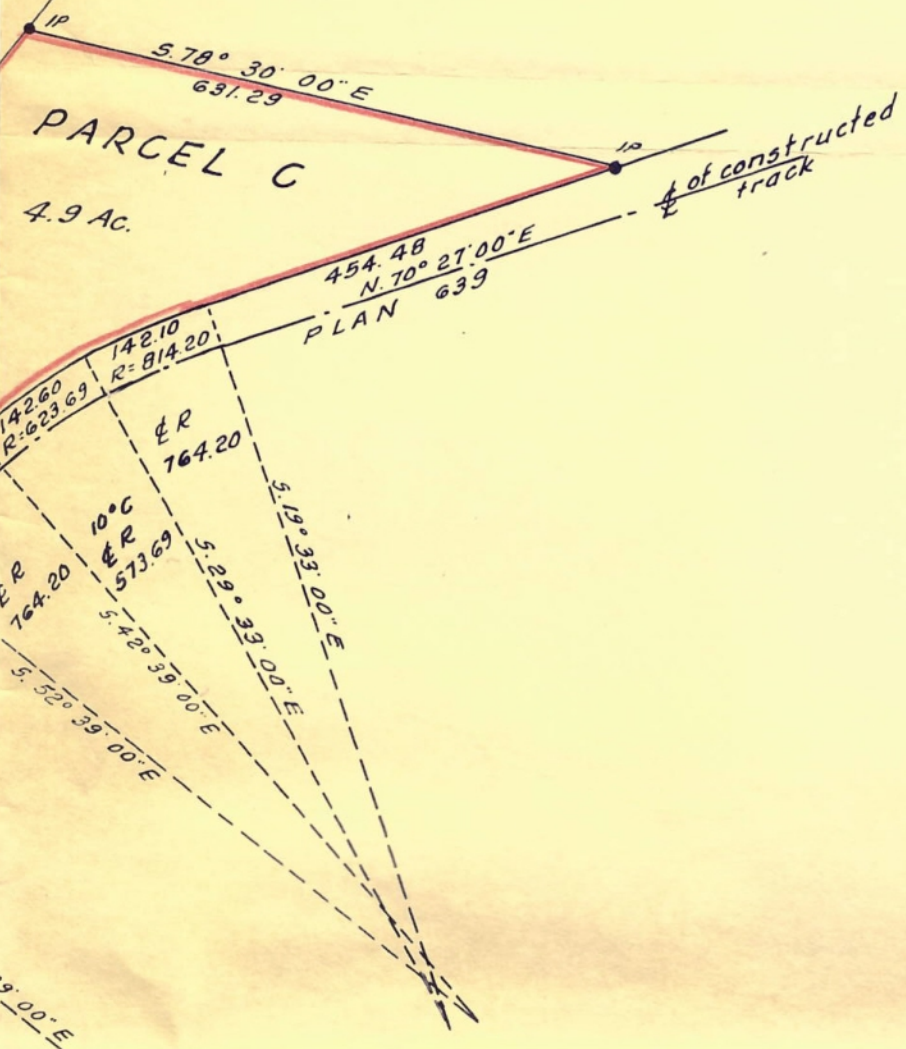
ION OF
246
STER DISTRICT
FEET

Deposited in the Land
Office at Vancouver, B.C.
this ___ day of ___

REGISTRAR

OIP^s searched
for not found

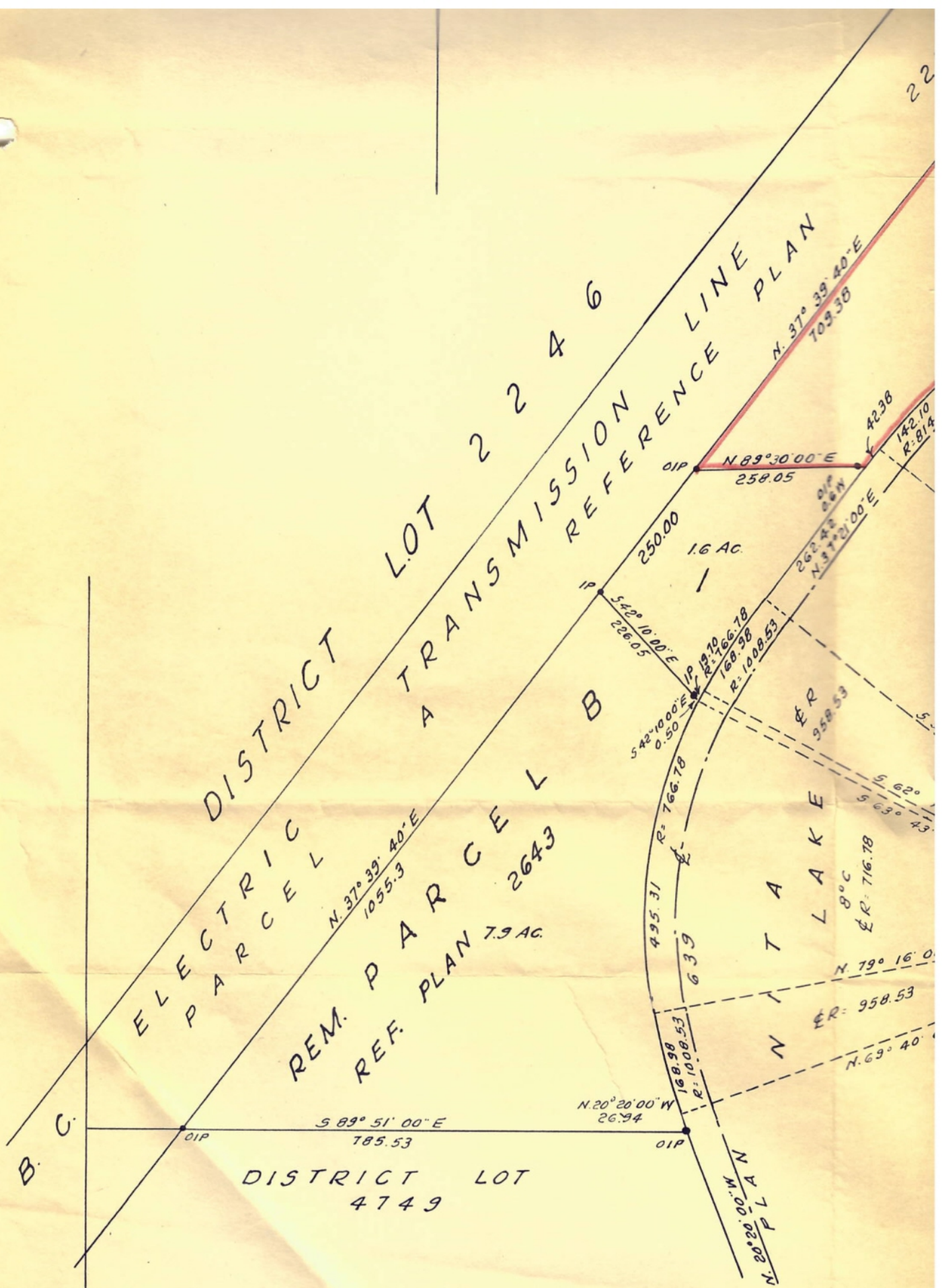
DISTRICT LOT
2246



LEGEND

- OIP Denotes old iron post found
- IP Denotes iron post set

Bearings are astronomic and are



I, J. W. P. Matthews of the City of Vancouver,
British Columbia Land Surveyor, make oath
and say that I was present at and did
personally superintend the survey represented
by this plan and that the survey and plan are
correct. The said survey was completed on
the 8th day of September 1958

J. W. P. Matthews
B.C.L.S.

Sworn before me at Vancouver, B.C.
this 28th day of January 1959

J. A. Dowdix
A Notary Public in and for the
Province of British Columbia.

Approved under the
this day of

APPROVING

TRANSMISSION LINE PLAN

CELL B
2643
7.9 AC.

PARCEL C
4.9 AC.

LOT

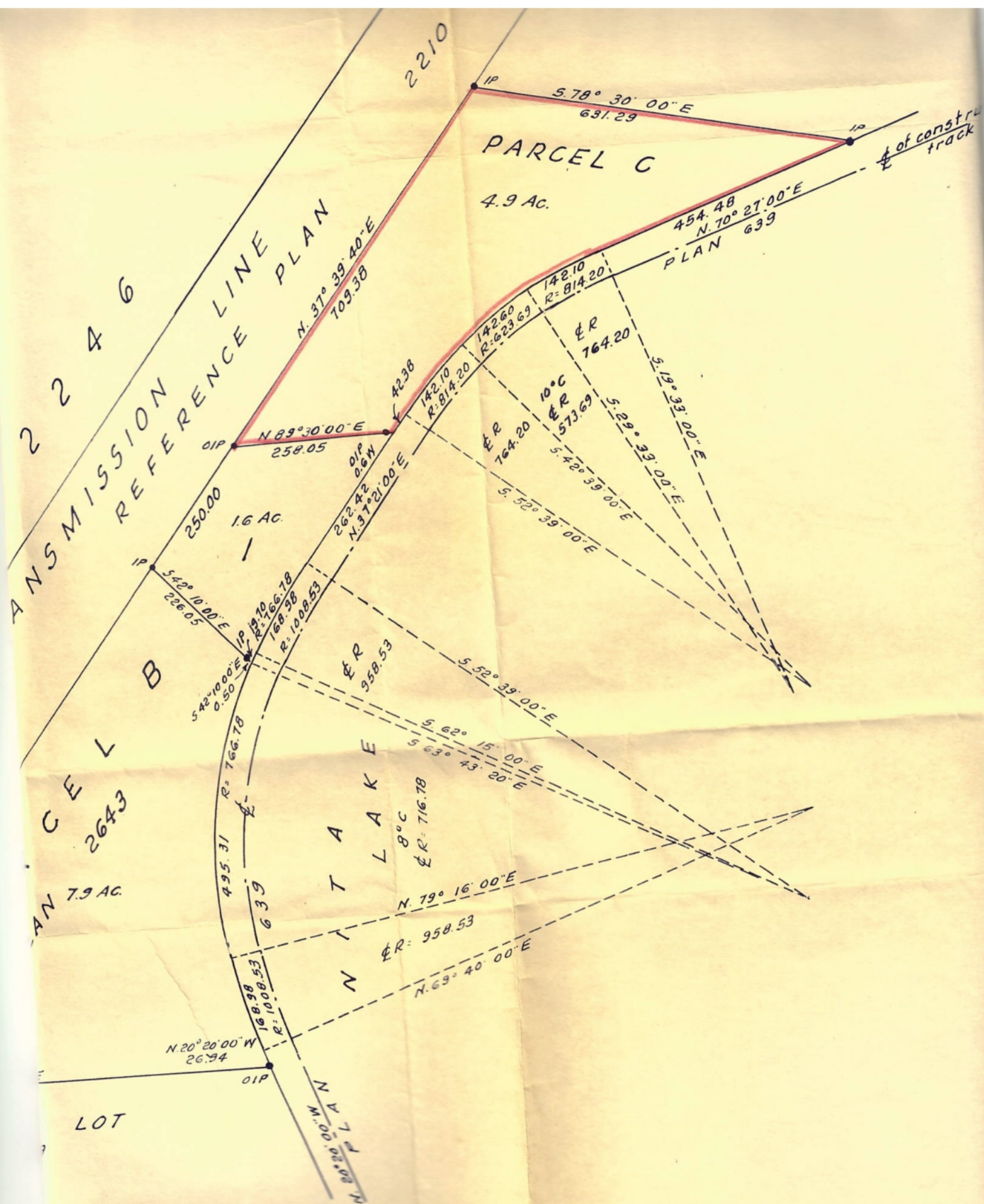
Approved under the Land Registry Act
this _____ day of _____ 1959

APPROVING OFFICER

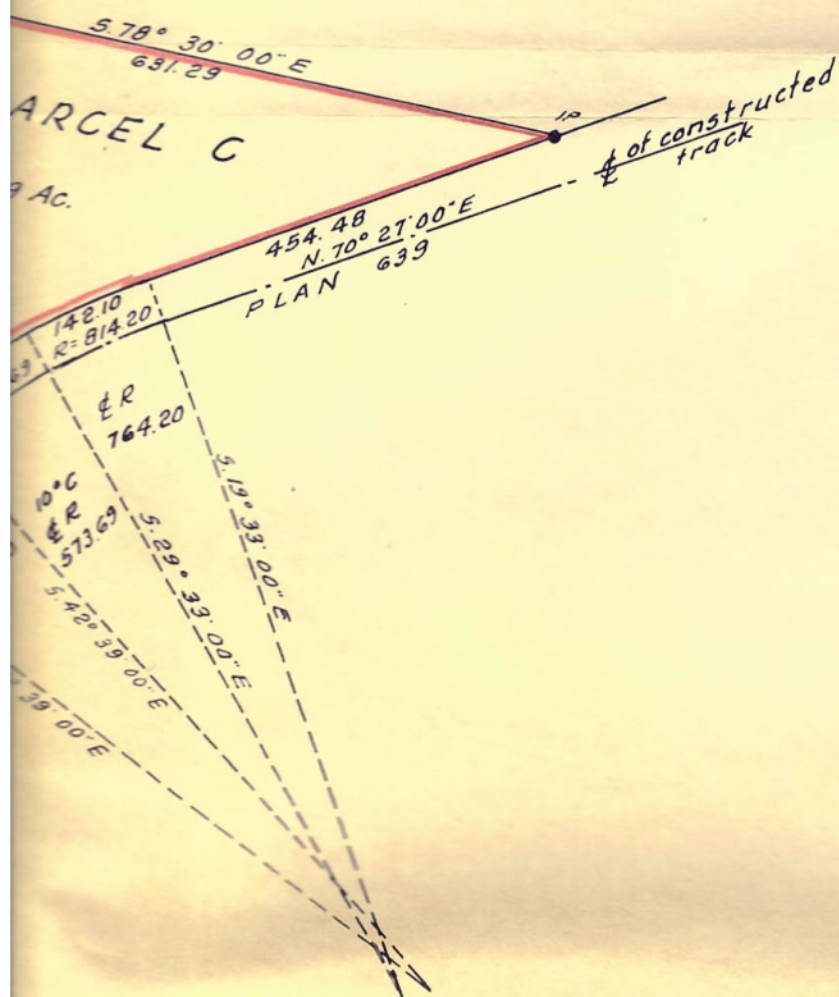
OWNER

OWNER

OWNER



2246



LEGEND

• IP Denotes iron post set

Bearings are astronomic and are derived from the south Bdy. of Reference Plan 2643.

OWNER

WITNESS

OWNER

WITNESS

OWNER

WITNESS

Registry Act
1959

ICER

McElhanney, M' Rae, Smith & Nash
Surveyors & Engineers
1200 West Pender St. File 128
Vancouver, B.C. Job 6-11

May 21st, 1959.

Asst. Chief Engineer,
Dept. of Highways,
Victoria, B. C.

Mr. H. F. Blunden,
District Superintendent,
Lillooet, B. C.

Lillooet,

5173/1274283

Plan of Portion of Parcel B (Reference
Plan 2643) of District Lot 2246, Group
1, New Westminster District.

Forwarded herewith please find two paper prints
of the above-noted plan on which we would be pleased
to receive your recommendation.

This plan was received from Messrs. McElhanney,
McRae, Smith & Nash, Surveyors, 1200 West Pender St.
Vancouver.

It would be appreciated if you could expedite
your recommendation as much as possible, as a report
was requested in error from our North Vancouver Office.

ASST. CHIEF ENGINEER,

CHE:cm

Per:

FORM H. 118A
FOR DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE

RECEIVED
REGIONAL HIGHWAYS ENGINEER
NORTH VANCOUVER, B. C.

PROVINCE OF BRITISH COLUMBIA
DEPARTMENT OF HIGHWAYS

MAY 1 - 1959

5173

FROM Asst. Chief Engineer, Dept. of Highways, Victoria, B. C.	TO Mr. D. D. Godfrey, Regional Highway Engineer, 1890 Main Street,	ANSWERED NOTED DATE April 30th, 1959. ELECTORAL DISTRICT Lillooet, OUR FILE 5173/1274283 YOUR FILE REFERENCE YOUR LETTER
SUBJECT Parcel "B", Reference Plan 2643, District Lot 2246, Group 1, New Westminster District.		

MAY 8 1959

ANSWERED *EBP* May we receive your recommendation as to
NOTED the approval of the above-noted subdivision
DATE *2 May 59* plan as requested by our letter of February 25th.

Asst. Chief Engineer,

CRE:om

Per:

→ Asst. Chief Engineer
Victoria, B.C.

R1/0-49 6 May 1959

Kindly be advised that the above subdivision is
in the Lillooet distfict .

D. D. GODFREY
Regional Hwy. Engineer

1286780

North Vancouver	APR 30 1959	File <i>R1-0-49</i>
To: District Superintendent		
NORTH VANCOUVER		
For your information	<input type="checkbox"/>	action <input type="checkbox"/>
Please fwd.: Report	<input checked="" type="checkbox"/>	estimate <input type="checkbox"/>
<i>C. EVA</i> Regional Highway Engineer		

April 30th, 1959.

Asst. Chief Engineer,
Dept. of Highways,
Victoria, B. C.

Mr. D. D. Godfrey,
Regional Highway Engineer,
1890 Main Street,

Lillooet,
5173/1274283

Parcel "B", Reference Plan 2643,
District Lot 2246, Group 1, New
Westminster District.

May we receive your recommendation as to
the approval of the above-noted subdivision
plan as requested by our letter of February 25th.

Asst. Chief Engineer,

GRE:cm

Per:

5173

McElhanney, McRae, Smith & Nash

SURVEYORS AND ENGINEERS

200 GRAPHIC ARTS BUILDING
1200 WEST PENDER STREET

Vancouver 1, B.C.

RECEIVED
DEPT. OF HIGHWAYS
VICTORIA, B. C.

FEB 1 2 1959

Registered

ANSWERED *[Signature]*

NOTED

DATE

21 Aug 59
Att. Mr. A.J. Bowering, Approving Officer

YOUR FILE NO.

OUR FILE NO. *1399*
GI9

February 10, 1959

Department of Highways,
Province of British Columbia,
Parliament Buildings,
VICTORIA, B. C.

Dear Sir:

Re: Parcel "B", Reference Plan 2643,
District Lot 2246, Group 1, New
Westminster District.

Enclosed please find the original linen tracing
and a paper print of the said tracing for your files.

Also enclosed please find a cheque in the amount
of \$2.00 and a Tax Certificate covering the above property.

We ask that you return the said tracing at your
earliest convenience.

Sincerely,

[Signature]
J. S. Battershill,
Manager,
Legal Surveys Division.

JSB/mw
encls.

1274283

44303

[Signature]

PROVINCE OF BRITISH COLUMBIA
DEPARTMENT OF HIGHWAYS

5-173

FROM	To Regional Engineer Kamloops	DATE 29 August 1960 ELECTORAL DISTRICT Lillooet OUR FILE R1/0-49 YOUR FILE
SUBJECT	Gebhart Purchase, D.L. 2246 N.W.D. Grp. 1 RECEIVED DEPT. OF HIGHWAYS VICTORIA, B.C.	REFERENCE YOUR LETTER

AUG 30 1960

ANSWERED *eps*

NOTED

DATE *4 Sept 60*

I attach letter from the Assistant Chief Engineer dated 25 August 1960 which corresponds to your Region.

DDG
D. D. GODFREY*for* Regional Highway EngineerDDG/eh
Encl.

→ c.c. Assistant Chief Engineer, Victoria.
(Attention Mr. Eva)

1353805

C. EVA

August 25, 1960.

Asst. Chief Engineer,
Dept. of Highways,
Victoria, B. C.

Mr. D. D. Godfrey,
Regional Engineer,
1890 Main Street,
North Vancouver, B. C.

Lillooet South,

5173/1353127

Gebhart Purchase, District Lot
2246, Group 1, New Westminster
District.

XXXXX

McElhanney, McRae, Sni
Nash & Papove's
August 18th, 1960.

Forwarded herewith for your records please
find copies of correspondence with Messrs. McElhanney,
McRae, Smith, Nash & Papove, covering the proposed
subdivision of the above-noted property.

ASSISTANT CHIEF ENGINEER,

GRE:cm

Per:

McELHANNEY, McRAE, SMITH, NASH & PAPOVE
Surveyors & Engineers

Partners:-

GORDON McRAE, B.C.L.S.
 GEORGE J. SMITH, B.C.L.S.
 FRED H. NASH, D.L.S., B.C.L.S.
 W. N. PAPOVE, B.Sc.C.E., P.Eng., D.L.S., B.C.L.S., A.L.S.

Consultant:-

W. G. McELHANNEY, B.A., P.Eng., D.L.S., B.C.L.S.

Associates:-

R. CHAPMAN, B.C.L.S.
 J. W. P. MATTHEWS, B.C.L.S.
 G. McLAREN, B.C.L.S.
 D. S. MEREDITH, B.C.L.S.

200 GRAPHIC ARTS BUILDING
 1200 WEST PENDER STREET
 VANCOUVER 1, B.C.
 CANADA

YOUR FILE: Ref. File # 5173-1344258 OUR FILE: 1284

August 18th, 1960

Pacific Great Eastern Rlwy. Co.
 1095 West Pender Street
 Vancouver 1, B. C.

RECEIVED
 DEPT. OF HIGHWAYS
 VICTORIA, B. C.

AUG 24 1960

ANSWERED *[Signature]*

NOTED *[Signature]*

DATE 25 Aug 60

Attention: Mr. Ritchie

Right-of-way Agent

Dear Sir:

Re: Gebhart Purchase, District Lot 2246, Group 1,
 New Westminster District

References made to our verbal discussion of yesterday's date concerning the problem existing in connection with the Plan prepared by this organization creating a 4.9 acre Parcel of District Lot 2246, Group 1, New Westminster District.

Further references made to our letter of June 21st, 1960, addressed to the Approving Officer of the Department of Highways in Victoria, a copy of which was forwarded to your attention.

It is apparent from the reply of the Department of Highways, dated July 11th, 1960, and further discussions with the Registrar in the Land Registry Office at Vancouver, that some additional means of access will have to be provided to the proposed Parcel to comply with Section 86 of the Land Registry Act.

It has been suggested that the Registrar at the Land Registry Office in Vancouver might be prepared to consider an easement running from the proposed subdivision to the high water mark of Nita Lake in the manner shown outlined in red on the enclosed sketch. As discussed with you the easement could be severely restricted to allow only pedestrian traffic with no liability on the part of the railway company in the event of accidents.

1353127

C. EVA

As you are no doubt aware practical access to the proposed subdivision is obtained through the north boundary of same and the proposed easement would be merely a legal technicality to comply with the Land Registry Act.

I am sure the Department of Highways would be prepared to accept this solution to the problem and I should like to respectfully solicit your comments at the earliest possible date.

I trust you will find this satisfactory.

Sincerely,

J. S. Battershill
Manager
Legal Surveys Division

JSB:mj

Copies to: Dept. of Highways

Victoria, B. C.

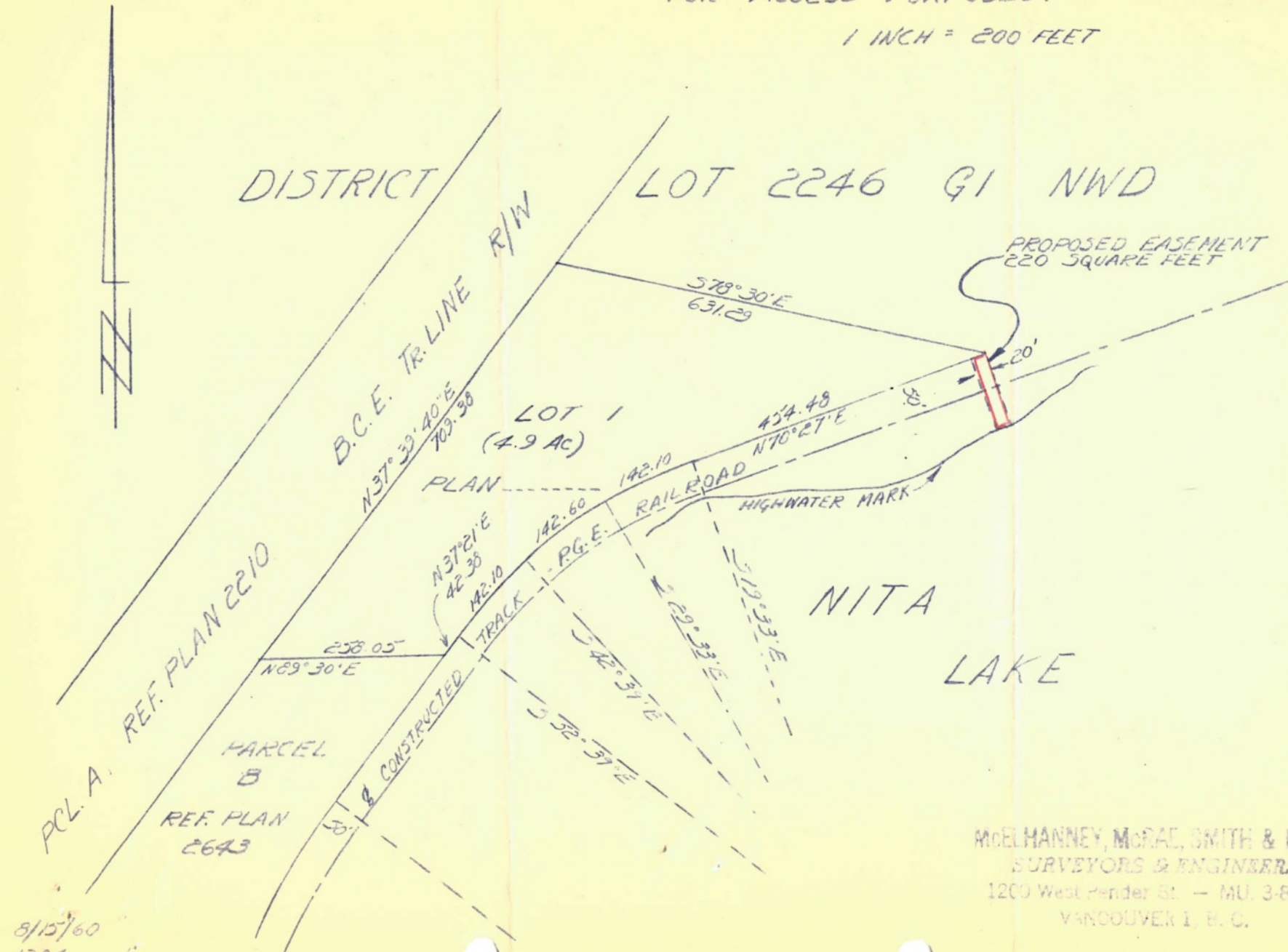
Ref. File # 5173-1344258

Registrar
Land Registry Office
Vancouver, B. C.

Attn: Mr. D. Stertz, Surveyor

SKETCH SHOWING PROPOSED EASEMENT
FROM NITA LAKE TO "LOT 1", D.L. 2246
FOR ACCESS PURPOSES.

1 INCH = 200 FEET

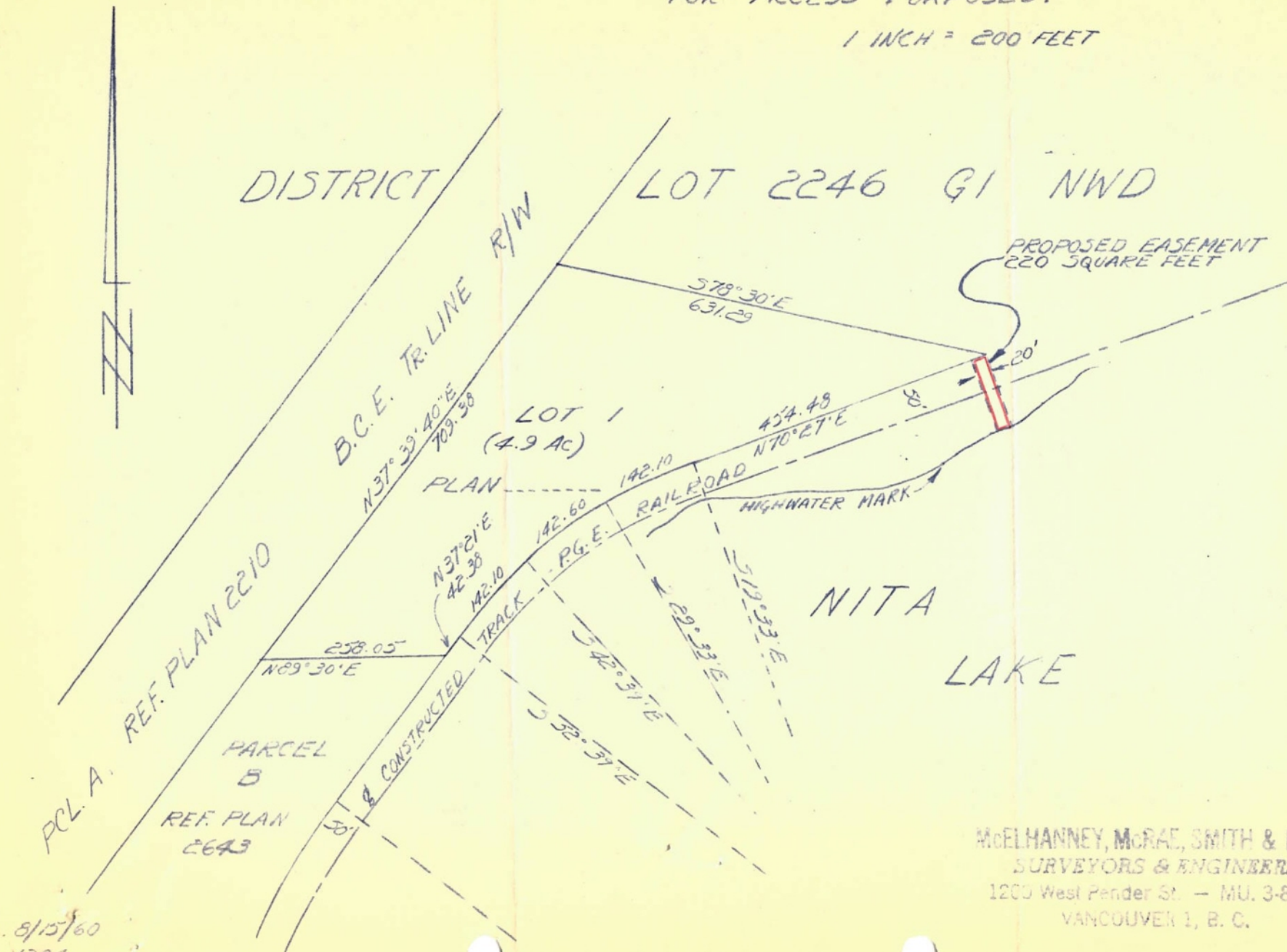


McELHANNY, McRAE, SMITH & NASH
SURVEYORS & ENGINEERS
1200 West Pender St. — MU. 3-8521
VANCOUVER 1, B. C.

8/15/60
1284

SKETCH SHOWING PROPOSED EASEMENT
FROM NITA LAKE TO "LOT 1", D.L. 2246
FOR ACCESS PURPOSES.

1 INCH = 200 FEET



McELHANNEY, McRAE, SMITH & NASH
SURVEYORS & ENGINEERS
1200 West Pender St. — MU. 3-8521
VANCOUVER 1, B. C.

July 11th, 1960.

Messrs. McElhanney, McRae, Smith, Nash & Papove,
B. C. Land Surveyors,
200 Graphic Arts Building,
1200 West Pender Street,
Vancouver 1, B. C.

Dear Sirs,

Attn. Mr. J. S. Battershill:

I wish to acknowledge receipt of your letter of June 21st in connection with plan of subdivision of District Lot 2246, Group 1, N.W.D.

This matter has been discussed with the Location Engineer who advises that road dedication in this vicinity is contemplated, but will not be put into effect until next year.

The question of providing access to this parcel was investigated at the time the plan was submitted and on the recommendation of our District Engineer the Approving Officer approved the plan on the understanding that access would be by the Pacific Great Eastern Railway only.

If there is any way in which we can be of assistance, please advise, but the final approval of the plan is at the discretion of the Registrar.

Yours very truly,

ASST. CHIEF ENGINEER,

CRE:cm

Per:

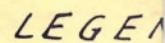
eds

PLAN OF PORT
DISTRICT LO
GROUP I, NEW WESTMI

SCALE: 1 INCH = 2



SCALE: 1 INCH = 200 FEET



- OIP Denotes old

Deposited in the Land Registry
Office at Vancouver, B.C.
this-----day of----- 1959

REGISTRAR

OT

structed
ick

LEGEND

- OIP Denotes old iron post found
- IP Denotes iron post set



I, J. W. P. Matthews of the City of Vancouver,
British Columbia Land Surveyor, make oath
and say that I was present at and did
personally superintend the survey represented
by this plan and that the survey and plan are
correct. The said survey was completed on
the 8th day of September 1958

J. W. P. Matthews
B.C.L.S.

Sworn before me at Vancouver, B.C.
this 28th day of January 1959

J. A. Dowdix
A Notary Public in and for the
Province of British Columbia.

Approved under
this _____ day of _____

APPROV

2210



OWNER

structed
tick

LEGEND

- OIP Denotes old iron post found
- IP Denotes iron post set

Bearings are astronomic and are derived from the south Bdy. of Reference Plan 2643.

PACIFIC GREAT EASTERN RAILWAY ONLY!

WITNESS

WITNESS

WITNESS

McElhanney, McRae, Smith & Nash
Surveyors & Engineers
1200 West Pender St. File 1204
Vancouver, B.C. Job G-14

McELHANNEY, MCRAE, SMITH, NASH & PAPOVE
Surveyors & Engineers

Partners:

GORDON MCRAE, B.C.L.S.
 GEORGE J. SMITH, B.C.L.S.
 FRED H. NASH, D.L.S., B.C.L.S.

W. N. PAPOVE, B.Sc.C.E., P.Eng., D.L.S., B.C.L.S., A.L.S.

Consultant:-

W. G. McELHANNEY, B.A., P.Eng., D.L.S., B.C.L.S.

Associates:-

R. CHAPMAN, B.C.L.S.
 J. W. P. MATTHEWS, B.C.L.S.
 G. McLaren, B.C.L.S.
 D. S. MEREDITH, B.C.L.S.

200 GRAPHIC ARTS BUILDING
 1200 WEST PENDER STREET
 VANCOUVER 1, B.C.
 CANADA

YOUR FILE: 5173-1294577

RECEIVED
DEPT. OF HIGHWAYS
VICTORIA, B. C.
 OUR FILE: 1284

June 21st, 1960

JUN 23 1960

The Approving Officer
 Department of Highways
 Victoria, B. C.

ANSWERED *298*

NOTED

DATE *8 July 60*

RE: D.L. 2246, Group 1, New Westminster District

Dear Sir:

With reference to the above described property you will perhaps recall that on or about July 22nd, 1959 you returned to us one original linen tracing, one ozalid tracing and one ozalid linen print of a subdivision of the said property duly approved under the Land Registry Act.

You will, perhaps, recall that on April 25th 1960 you reapproved the said plan under the Land Registry Act.

In due course the said tracings were deposited in the Land Registry Office in Vancouver with the necessary fees and documents in order to obtain title to the said Parcel "C" created. In due course we received communication from the Registrar at the Land Registry Office in Vancouver that the plan did not comply with Section 86 of the Land Registry Act, therefore, he had no alternative but to refuse registration.

You will recall upon inspection of your files that we, acting for Mr. A. Gebhart of Alta Lake, the purchaser, and the Pacific Great Eastern Railway Company, the seller, obtained tentative approval from your department for the said subdivision. It was apparent at that time that public roads in the area were practically non-existent, however, we are under the impression that the Department of Highways has plans for some type of road dedication in this vicinity. It was felt by us that under the circumstances and until such time as the Department of Highways was prepared to locate the new highway through this area, access to the Parcel created could be by the Pacific Great Eastern Railway. This solution seemed to meet with your approval and

1344258

C. EVA

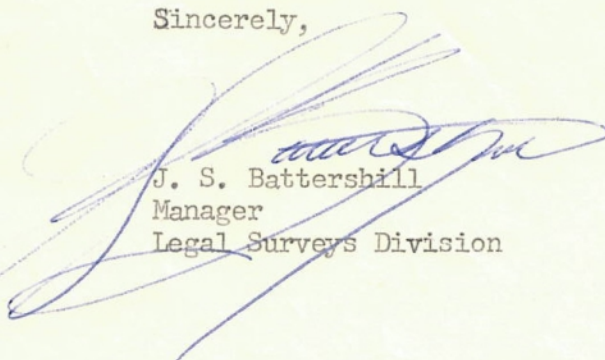
that of the Pacific Great Eastern. The circumstances surrounding this subdivision are not unusual in remote areas of the province, and in this case public access of a sort has been provided through the Pacific Great Eastern.

It would seem that the Registrar in Vancouver is taking a rather "unrealistic" interpretation of the said Section 86.

I am sure you would concur with our thinking that the dedication of a road allowance to comply with Section 86 of the Land Registry Act at this date would seem foolish in addition to costing the purchaser a considerable amount of money to have a survey of the said access.

I am enclosing a copy of the said plan for your inspection. Your comments would be appreciated at your earliest convenience.

Sincerely,



J. S. Battershill
Manager
Legal Surveys Division

JSB:mj

Encls.

c.c.

P. G. E. Rlwy., 1095 W. Pender St., Vancouver, B. C.
At n: Mr. Ritchie, Right-of-way Agent
Dept. of Highways, 1890 Mains St., North Vancouver, B. C.
Attn: Mr. McMillan

April 25, 1960.

Mr. A. Gebbart,
Alta Lake, B. C.

Dear Sir,

With reference to your letter of April 7th, returned herewith by registered mail please find linen tracing, linen transparency and linen print of plan of subdivision of portion of District Lot 2246, Group 1, N.W.D., which has been reapproved as requested.

Yours very truly,

ASST. CHIEF ENGINEER,

GRE:om

Per:

CC - Mr. H. F. Blunden,
Lillooet, B. C.

July 22nd, 1959.

Messrs. McElhanney, McRae, Smith & Nash,
B. C. Land Surveyors,
200 Graphic Arts Building,
1200 West Pender Street,
Vancouver 1, B. C.

Dear Sirs,

With reference to your letter of June 30th, your File No. 1284, returned herewith by registered mail please find linen tracing of plan of portion of District Lot 2246, Group 1, New Westminster District, which has now been approved.

Tax Certificate is attached.

Yours very truly,

ASST. CHIEF ENGINEER,

CRE:cm

Per:

CC - Mr. H. F. Blunden,
Lillooet, B. C.

H. 235 (To be submitted in triplicate to H.Q. with all subdivision plans for approval)

RECEIVED
DEPT. OF HIGHWAYS
VICTORIA, B. C.

JUL 13 1959
ANSWERED
NOTED
DATE 21 Aug 59

5173
Date 7 July 1959

Electoral Dist. Lillooet R2

Our File 5173/127 4283

Your File

Subdivision of Parcel B (Plan 2643), Dist. Lot 2246, Grp 1, NWD

General Location (state distance & direction of nearest place)

1/2 mile west of Alta Lake

- (1) Date plan received at District Office 25 May 1959
- (2) If plan returned to subdivider date and reason for return No
- (3) Examined on ground Yes Date 6 July 1959
- (4) Roads graded and gravelled to your satisfaction See below
- (5) Physical access by vehicle is possible to all lots of subdivision and lands lying beyond or around No, see below
- (6) Sufficient access is provided to navigable water as required by Sec. 86 (b) of Land Registry Act See below
- (7) Is land improved? No Is land subject to serious flooding? No
- (8) Is the land situated in a regulated area and if yes, has the Inspector been consulted? No
- (9) Is the land situated in an improvement district and if yes, have the Trustees been notified as per the Land Registry Act, Sec. 91 (3)? No
- (10) By reason of the size and location of the subdv. do you consider sanitation might create a health problem? No
- (11) Advise in "Remarks" below as to the topographical features of the surrounding land of the subdv. as to whether same is flat land, hillside, rocky, swampland, etc.
- (12) Are any public road allowances being cancelled by this plan pursuant to Section 112A (and amendment 1950) Land Registry Act? No
If so, are same indicated on plan as per regulations of Surveyor-General?
- (13) Will any Public Utility Company be affected by this closure?
- (14) Are any highways designated under the "Controlled Access Highways Act" involved in this subdivision? No
- (15) I recommend this subdivision for approval Yes

If no, my reasons for not recommending this subdivision are as follows:

REMARKS (4) No road access to this lot. Access by water (Nita Lake) and crossing of & (5) P.G.E. only.

(6) P.G.E. right-of-way follows shore line closely hereabouts. Any access to lake would be across railway.

2 Paper prints attached
Reference your letter May 21, 1959

(7) Wooden sidehill sloping to lake.

1296083

Signature

District

Superintendent

District Official

(Note: Back of form to be used for H.Q. reply)

HFB:hh

DEPARTMENT OF HIGHWAYS

From Chief Engineer Victoria, B. C.	To	Date Electoral Dist. Our file Your file Reference your letter
Re: Subdv. Plan of		

Returned under separate registered cover the above plan duly approved.

Returned under separate registered cover the above plan rejected for the following reasons:

Tax Certificates returned herewith.

Approving Officer

Per:

McElhanney, McRae, Smith & Nash

SURVEYORS AND ENGINEERS

200 GRAPHIC ARTS BUILDING
1200 WEST PENDER STREET

Vancouver 1, B.C.

RECEIVED

DEPT. OF HIGHWAYS
VICTORIA

Registered

JUL 2 1959

ANSWERED

NOTED

DATE *21 July 59*

Department of Highways,
Parliament Buildings,
VICTORIA, B. C.

Dear Sirs:

Re: District Lot 2246, Group 1,
New Westminster District.

Further to your letter of June 25th, 1959, we are returning the original linen tracing, and two additional prints of the plan of subdivision of the above-described district lot with the addition of the words "access by Pacific Great Eastern Railway only" indicated thereon.

We trust you will find this satisfactory.

Sincerely,

J. S. Battershill
J. S. Battershill,
Manager,
Legal Surveys Division

JSB/mw
encls.

1294577