

More on Baseline Summary Procedures – Eric Clough

Here is a simple site plan we (The New Family Society) used for our baseline summary. It was readily accepted for registration by the Lands Title Branch.

They are currently discouraging photos, and multi-paged baseline summaries. The simpler the better from their perspective.

When necessary, other support documents like photos, and other things like detailed inventories can be filed with the owner(s) documents and with the covenant holders ... but Lands Titles doesn't want them in their files.

Presently there is a move in the Branch to have ALL original registered documents filed only in Victoria ... all other branches of Lands and Titles will communicate with Victoria primarily by FAX so they want minimal paper and only illustrations that will FAX clearly.

The .pdf file attached will print out as a readable drawing on an 11"x17" format ... smaller than that might be hard to read.

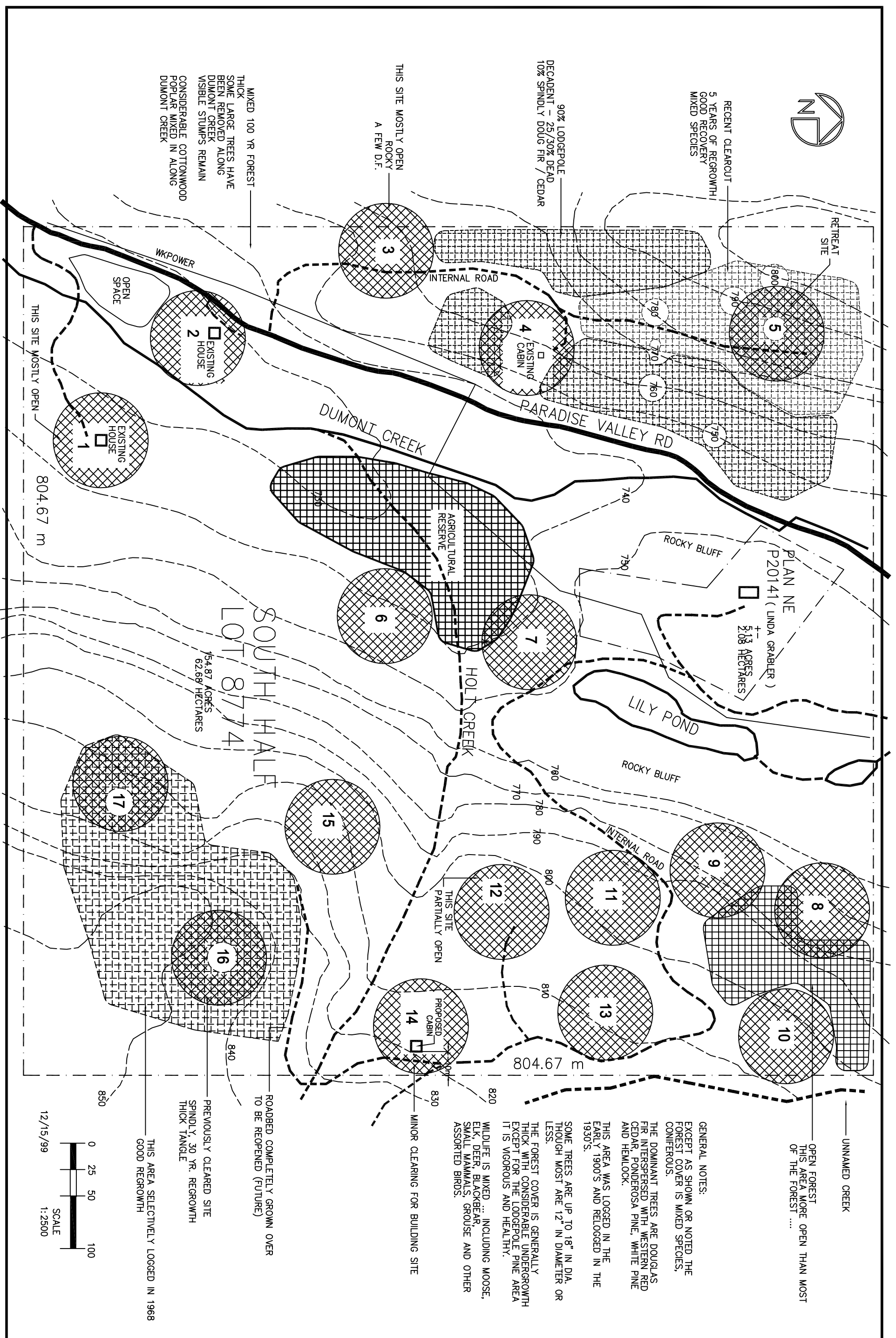
The LTA plans to produce a clear paper on this subject by the fall of this year. In the meantime see the article on the subject in the last issue of the Kingfisher ... our magazine.

sorry for the delay,

eric

Eric Clough
Winlaw, BC V0G 2J0
(250) 226-6988

Have a great day ... breathe!



RECENT CLEARCUT - 5 YEARS OF REGROWTH! GOOD RECOVERY MIXED SPECIES

90% LODGEPOLE DECADENT - 25/30% DEAD 10% SPINDLY DOUG FIR / CEDAR

THIS SITE MOSTLY OPEN ROCKY A FEW D.F.

MIXED 100 YR FOREST THICK SOME LARGE TREES HAVE BEEN REMOVED ALONG DUMONT CREEK VISIBLE STUMPS REMAIN CONSIDERABLE COTTONWOOD POPLAR MIXED IN ALONG DUMONT CREEK

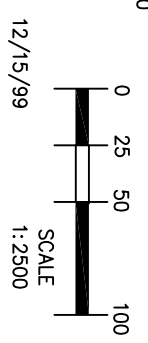
PLAN NE P20141 (LINDA GRABLER) 2.08 HECTARES

SOUTH HALF LOT 8774 154.87 ACRES 62.68 HECTARES

UNNAMED CREEK
OPEN FOREST THIS AREA MORE OPEN THAN MOST OF THE FOREST ...

GENERAL NOTES:
EXCEPT AS SHOWN OR NOTED THE FOREST COVER IS MIXED SPECIES, CONIFEROUS.
THE DOMINANT TREES ARE DOUGLAS FIR INTERSPERSED WITH WESTERN RED CEDAR, PONDEROSA PINE, WHITE PINE AND HEMLOCK.
THIS AREA WAS LOGGED IN THE EARLY 1900'S AND RELOGGED IN THE 1930'S.
SOME TREES ARE UP TO 18" IN DIA. THOUGH MOST ARE 12" IN DIAMETER OR LESS.
THE FOREST COVER IS GENERALLY THICK WITH CONSIDERABLE UNDERGROWTH EXCEPT FOR THE LODGEPOLE PINE AREA IT IS VIGOROUS AND HEALTHY.
WILDLIFE IS MIXED ... INCLUDING MOOSE, ELK, DEER, BLACKBEAR, SMALL MAMMALS, GROUSE AND OTHER ASSORTED BIRDS.

ROADED COMPLETELY GROWN OVER TO BE REOPENED (FUTURE)
PREVIOUSLY CLEARED SITE SPINDLY, 30 YR. REGROWTH THICK TANGLE
THIS AREA SELECTIVELY LOGGED IN 1968 GOOD REGROWTH



DRAWINGS PREPARED BY: ERIC CLOUGH - ASCT, RBD - BCSLA Registered Building Designer Landscape Architect WINLAW, B.C. VOG 2JO Ph/FAX (250) 226-7138	PROJECT	PARADISE VALLEY NEW FAMILY SOCIETY	DATE:
		EXISTING CONDITIONS	SHEET #
			12/15/99