

# **Professional Survey Project**

## **Subdivision Survey**

Submitted by

**Robert Gordon King**

Partial fulfillment of the articling process towards  
obtaining a commission as a Saskatchewan Land Surveyor.

February, 2006

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## Background

The first subdivision that occurred in Western Canada was one of the greatest surveying feats ever accomplished. The goal of the first subdivision was to divide the vast 200 million acres of prairie into approximately 1.25 million quarter sections of land. To accomplish this large feat, a six mile square township system was developed. Today this vast subdivision, the Dominion Land Survey (DLS) System, makes up the foundation of all surveys performed today.

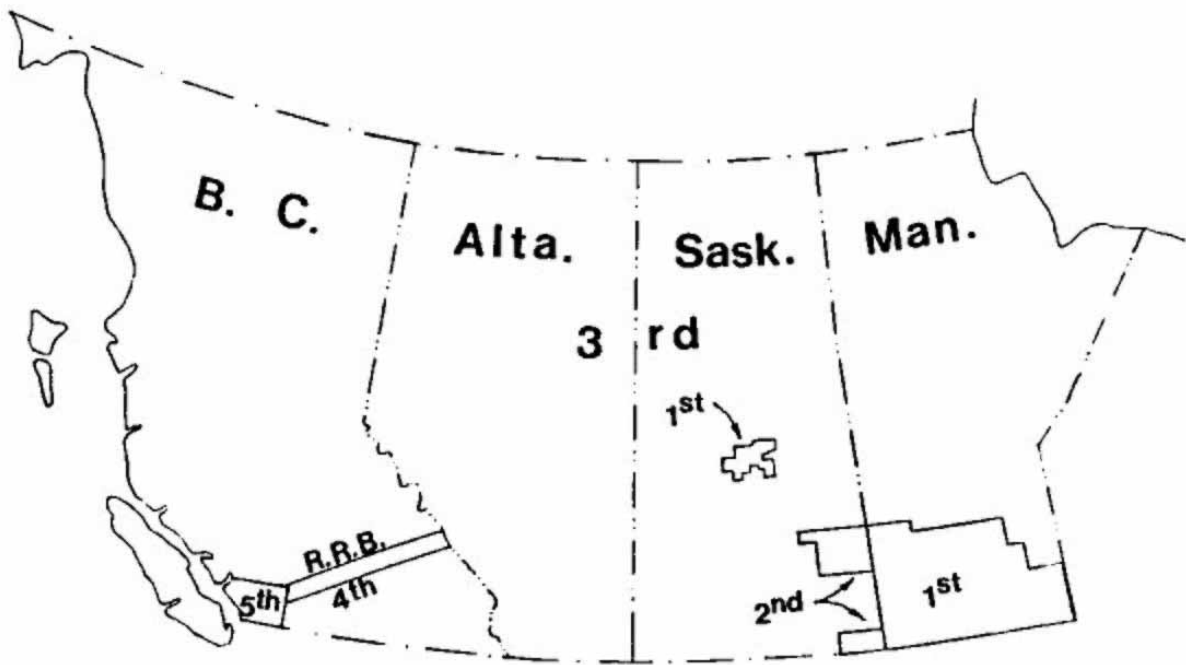


Figure 1: The DLS System.<sup>2</sup>

This DLS subdivision is identified as the primary subdivision by the *Land Surveys Act*. All subdivision surveyed within the primary subdivision are identified as secondary subdivisions and are regulated by the *Planning and Development Act*. The *Planning and Development Act* ensures that all approvals, regulations, bylaws, planning and zoning issues are dealt with prior to the subdividing of a parcel. The process of subdividing land is often a long and detailed process, but if properly planned; the value, use, and enjoyment of the land is greatly increased.

## **Introduction**

This report outlines the entire process involved in surveying a subdivision in the Province of Saskatchewan. The process involves numerous aspects including the initial contact from the client, the contract, subdivision application and approvals, field work, plan preparation, final returns and invoicing.

To illustrate the process, a single lot subdivision surveyed by Donald R. Hanson, S.L.S. was chosen. The subdivision was located within the N.W. ¼ Section 33 Township 47 Range 24 West of the 3<sup>rd</sup> Meridian.

## **Initial Contact**

The client contacted McElhanney Land Surveys Ltd. on April 28, 2003 by telephone. Initially the client inquired about the cost and timeline for surveying a single lot subdivision adjacent to the town of Waseca, Saskatchewan. The client indicated that the subdivision application had already been prepared, yet he required a proposed plan or sketch of the subdivision. Since all projects vary in complexity, the project manager, Donald Hanson, suggested that he would like to meet with the client to overview the project prior to providing any costs or timelines.

Donald emphasized to the client that the more information he provided to the survey company, the more accurately a timeline and cost analysis could be performed.

On May 1, 2003, the first meeting between the client and Donald Hanson occurred. The client brought in a proposed drawing of the parcel and the building to be constructed. The subdivision was to consist of a single lot located in the North West corner of the section.

After reviewing the project with the client, Donald was able to provide the client with an approximate timeline and cost estimate for the survey and plan registration. The client accepted the information provided by Donald and a contract was formed between the client and McElhanney Land Surveys Ltd.

## **Contract and Cost Analysis**

Although fees were discussed, no written contract was signed between the client and McElhanney Land Surveys Ltd. The contract in place was strictly a verbal contract with a small memo in the file indicating the meeting date and items discussed. Amongst the items noted was the approximate cost of the survey based on the scope of work provided by the client.

In determining an approximate cost for the survey, a cost analysis form was completed. This form ensures the project manager is aware of all the costs associated with the type of survey to be performed. By completing the required areas of the form, an approximate cost was produced based on the current chargeable rates of the company. Key points addressed in the cost analysis included:

- The location of the survey. This factor determines travel costs and room and board expenses. Also by performing a background search, the surveyor can determine if any recent survey activity has occurred in the area. If recent surveys have been prepared in the area, the primary statutory monuments should be easily found, hence decreasing the amount of survey time required for re-establishments.
- The complexity of the project. An accurate estimation of the survey duration and personnel hours can be predicted based on the subdivision size and shape, and number of lots.
- Variable costs. This includes expenses for materials, and survey and communication equipment. This is often a direct reflection of the number of field personnel hours required.
- Fixed costs. This includes fixed fees for information searches, plan registration, printing and delivery. These costs are often third party charges which must be included in the final invoice.

The meeting with the client addressed most of these key points critical to an accurate cost analysis. Including the information provided by the client with a background search of the location, the cost analysis performed should reflect all of the charges incurred over the length of the project.

## **Subdivision Application**

In Saskatchewan, the subdivision application (*Appendix A*)<sup>8</sup> can be completed by the registered owner of the land, or an individual acting on behalf of the registered owner. As outlined in the *Subdivision Regulations*, the application to subdivide land must be accompanied by a proposed plan of the subdivision, a current copy of the title, and the required fees. Once an application package has been completed, the forms are sent in to the Community Planning Branch for the region. It is important to note that this is only the process for towns, villages, rural municipalities, and the cities of Humbolt, Melfort and Melville. All of the other cities have different application form which must be obtained from the city.

Prior to preparing the plan of the proposed subdivision, the client requested the proposed parcel and building corners be staked in the field. On May 14, 2003 the field crew performed the initial site visit. The field crew staked the proposed parcel boundaries and building corners and surveyed in the location of the existing approach and drainage course within the parcel. Upon visiting the site, the client was concerned as to the size of the lot and the setbacks of the building to the property boundaries. The client indicated to hold off preparing the proposed plan of subdivision as he was to approach the land owner for a larger parcel.

On May 16, 2003, the client contacted McElhanney Land Surveys Ltd. with the revised parcel dimensions and the proposed plan of survey was prepared (*Appendix B*). The complete subdivision application package was then submitted to the Community Planning Branch for approval.

On June 12, 2003, the Community Planning Branch responded to McElhanney Land Surveys Ltd. The letter (*Appendix C*) indicated that the subdivision application had been received and was currently under review by various offices as outlined in the Planning and Development Act, 1983. The letter indicated that these offices have forty days to respond to the subdivision and that until a decision has been issued, no building contracts for the land should be entered and no construction or site preparation started.

On July 9, 2003, McElhanney Land Surveys Ltd. received the *Certificate of Approval (Appendix D)* from the Community Planning Branch. McElhanney Land Surveys Ltd. could now proceed with surveying the subdivision and preparing a registered plan on behalf of the client.

## **Job Setup**

For this project, all of the setup information required was found at Information Services Corporation (ISC) of Saskatchewan. ISC allows registered users access to the Land Registry and Geomatic Products and Services within Saskatchewan. The following information obtained from ISC was compiled prior to commencing the field survey:

- Registered Legal plans for the immediate area of the survey.
- Title to the affected quarter sections and/or parcels (*Appendix E*)
- Township Plan (4<sup>th</sup> Edition) (*Appendix F*)

Once the survey package was assembled, the field crew would have all of the information required to survey the subdivision successfully without altercations.

## **Field Work**

To survey the subdivision, the field crew utilized a Real Time Kinematic (RTK) Global Positioning System (GPS). This allowed the survey evidence to be tied into the survey quickly and accurately without relying on line of sight traverses.

By reviewing the registered legal plans provided in the job setup package, the field crew quickly determined the statutory monuments required to define the boundaries of the subdivision parcel. The subdivision parcel was to be bound by two registered legal survey plans and a Metes and Bounds description:

1. Registered Plan 00B18065 (*Appendix G*) determined the North and South boundaries.
2. Registered Plan 65B04963 (*Appendix H*) determined the West and East boundaries.
3. Certificate of Title 99B10140, description 31 (*Appendix I*) determined the boundaries of a Metes and Bounds parcel to be omitted from the subdivision.

To define the North and South boundaries of the parcel, the field crew would require the statutory monuments R. 16 and R. 17, as shown on Registered Plan 00B18065. The R.16

In the course of the field survey all of the required statutory monuments were found except the N.E. 32, N. ¼ 33, 'R. XV' established by Registered Plan 65B04963, and 'R. XIV' and 'R. XVII' established by Registered Plan 00B18065. In order to properly define the boundaries of the new parcel, the position of each of these monuments required re-establishing. Using the found statutory iron posts established by Registered Plans 00B18065 and 65B04963, the approximate positions of the missing monuments were determined. In establishing the position of the monuments for the N.E. 32, N. ¼ 33, 'R. XV' and 'R. XIV', each of these positions lied within or adjacent to the paved highway. Since digging for trace of the monuments was not a viable option, these monuments were identified as 'lost monuments' by the field crew. The only missing monument which the field crew was able to dig for trace of the monument was 'R. XVII'. Unable to find any trace of the monument, the field crew was required to rely on the measurement as shown on the plan of survey to re-establish the lost monument.

With all of the required evidence tied into the survey, and the position of the lost monuments calculated as to their re-established positions, the parcel was surveyed. As required by Legislation, a statutory iron pin was marked "S057" and placed at each boundary deflection of the parcel. Since none of the statutory iron pins were placed adjacent to fence lines, no marker posts were placed in the course of the survey. As expected, the field survey was completed without any complications by the survey crew.

Upon completion of the field survey, the field crew returned to the office and submitted the original field notes (*Appendix J*) and a file containing the GPS observations of the survey data. Using Trimble Geomatics Office, a GPS software program, the GPS observations were post processed and a local coordinate file was generated (*Appendix K*). This file contained the Northing, Easting, Elevation, and Description of the survey data collected in the field. The data file along with the field notes were then submitted to the drafting department so a plan of survey could be prepared.



## **Plan Preparation and Returns**

The only plan required from a subdivision survey is that of a plan of survey showing surface subdivision. The plan is prepared based on the guidelines set out in the *General Requirements for the Preparation of Plans* document. This document is intended to outline some of the rules and regulations required of the *Land Survey Regulations*. Once the plan of survey has been prepared by the drafting staff, the plan is then checked by the Saskatchewan Land Surveyor supervising the project. The Land Surveyor ensures the plan accurately reflects the field survey performed, and ensures all statutory monuments found and placed meet the current standards set forth in Legislation. Once the plan has been checked and all closures have been calculated, the plan is ready for registration with the Land Registry.

In Saskatchewan, the Land Registry is operated by Information Services Corporation (ISC) of Saskatchewan. ISC has set forth a procedure which must be followed in order to register a legal plan in Saskatchewan. The procedure involves a series of forms which must be filled out to create a registration packet. Each legal plan to be registered is identified by a unique bar code, which is displayed on the cover page of the packet. The completed packet (*Appendix L*) is then e-mailed to ISC for processing.

Once the plan has been reviewed by ISC and checked by a plan examiner, the packet is either returned to the surveyor with corrections or the surveyor receives a *Transform Approval Certificate (Appendix M)*. This *Transform Approval Certificate* can then be used to surrender title to the source parcel and raise title to the new parcel. For this project, the *Transform Approval Certificate* and a copy of the registered legal plan (*Appendix N*) was forwarded to the clients' lawyer and the project was completed.

## **Conclusion**

Overall the project encountered no complications from start to finish. The duration of the project was seven months from initial contact with the client to the final registration of the survey plan. The cost of the survey was seven percent higher than initially expected from the cost analysis. The main discrepancy in the cost estimate occurred in the client requesting the

prepared by the drafting staff, the plan was then checked by the Saskatchewan Land Surveyor supervising the project. The Land Surveyor ensured the plan accurately reflected the field survey performed, and that all statutory monuments found and placed met the current standards set forth in Legislation. Once the plan had been checked and all closures had been calculated, the plan was ready for submission to the Controller of Surveys Office for plan examination and approval.

In Saskatchewan, submitting a plan of survey to the Controller of Surveys is operated by Information Services Corporation (ISC) of Saskatchewan. ISC has set forth a procedure which must be followed in order to submit all legal survey plans for examination. The procedure involves a series of forms which must be filled out to create a packet. Each legal plan to be approved is identified by a unique bar code, which is displayed on the cover page of the packet. The completed packet (*Appendix L*) is then e-mailed to ISC for processing.

Once the plan has been reviewed by ISC and checked by a plan examiner, the plan image along with an examination memorandum is either returned to the surveyor for corrections, or the surveyor receives a *Transform Approval Certificate* (TAC) (*Appendix M*) along with the approved plan. This TAC provides the surveyor with both the source and target (new) parcel numbers which are utilized in the Land Registry submission. When a packet is submitted for Land Registry, the TAC identifies the parcel in which the title is to be surrendered, and the parcel(s) to which new title(s) are to be raised. Although the Land Registry submission is not always required to be completed by a lawyer, for this project, the TAC and a copy of the registered legal plan (*Appendix N*) were forwarded to the clients' lawyer and the project was completed.

## **Surrender and Transfer**

Although McElhanney Land Surveys was not directly involved in the surrender and transfer of the new parcel, an example of the process has been included for reference and as a learning tool in the subdivision process of Saskatchewan.

In order to assign title to the new parcels created, a two part process must be adhered to. The first step in the process is the *Application for Transfer (Part I: Surrender) (Appendix O)*. This application allows the owner of the original parcel, as shown on the certificate of title, to surrender the existing parcel of land to the new owners of the two new parcels created. For this subdivision, since the original owners of the quarter section was retaining the remaining portion of the quarter, their names were also included in the "TO" portion of the transform authorization. A *Transform Affidavit of Value* was also included in the package to indicate the "fair market value" of the two new parcels created. This allowed the Registrar of Titles to establish a value for the new titles to be issued.

The second step in the process is the *Application for Transfer (Part II: Setup) (Appendix P)*. These documents assign ownership to each of the new parcels indicated on the *Transform Approval Certificate* and as authorized by the *Application for Transfer*.

## **Conclusion**

Overall the project encountered no complications from start to finish. The duration of the project was seven months from initial contact with the client to the final registration of the survey plan. The cost of the survey was seven percent higher than initially expected from the cost analysis. The main discrepancy in the cost estimate occurred in the client requesting the proposed lot and building corners to be staked. This field work was outside of the original scope of work for the project, and the client was made aware of the additional cost to be incurred prior to commencing the field work. Although the timeline on the project was longer than a typical single lot subdivision, the client was still pleased with the outcome of the project and has continued to rely on McElhanney Land Surveys Ltd. for additional surveys.

## **Appendix A – Subdivision Application**

This application was included for reference only, the completed application was submitted by the client for this project and McElhanney Land Surveys Ltd. did not obtain a copy for the file.

# Application to Subdivide Land Form A

Under The Planning and Development Act, 1983

FOR OFFICIAL USE

Date of receipt of completed Form A \_\_\_\_\_  
 C. P. File No. \_\_\_\_\_  
 Fees Submitted \_\_\_\_\_

**1** Location of land to be subdivided:

\_\_\_\_\_

Municipality (City, Town, Village, R.M., N.S.A.R.) \_\_\_\_\_

1/4 Sec. Twp. Rge. Mer. \_\_\_\_\_

Lot(s) Block(s) Reg'd Plan No. \_\_\_\_\_

**2** Intended subdivision is shown on enclosed:

Plan of proposed subdivision or;

Sketch plan and / or;

Written legal description.

**3** Legal and Physical access from the subdivision is:

Urban  Main Farm Access

Highway  Road Allowance

Grid Road  Resource Road

**4** Characteristics of land to be subdivided (These features should also be shown on the sketch plan)

(flat, rolling, steep)	
(brush, sloughs, creeks, etc.)	
(sandy, loam, clay, etc.)	

**5** Existing and Proposed use of land to be subdivided:

a) Current land use of proposed lot(s):

b) Intended use of each proposed lot:

**6** a) Water supply is:

existing  proposed

Municipal  Lake

Municipal well  Other

Private well  Not required

b) Sewer disposal is:

existing  proposed

Municipal sewer  Pit Privy

Septic system  Other

Holding tank  Not required

**7** Utility services required:

a) Electrical power is:  Existing  Proposed

b) Telephone service is:  Existing  Proposed

c) Natural Gas service is:  Existing  Proposed  not available  not required

Please show all line locations on the sketch or plan. Relocation and / or extensions must be negotiated with the supplier.

8

**Note:** If the municipal council or any other agency has already been contacted, please attach a copy of their comments to this application.

Additional information which would assist the review agency: (attach additional sheets as necessary)

[Empty box for additional information]

9

Surrounding land uses:  
If the proposed subdivision is in a Rural Municipality, are any of the following within 5 km; or  
If in an Urban Municipality, are any of the following within 500m?

	Yes / No	If yes, please state distance
1. Airport	<input type="radio"/> <input type="radio"/>	_____
2. Intensive Livestock Operation	<input type="radio"/> <input type="radio"/>	_____
3. Sewage Treatment Facility or Sewage Lagoon	<input type="radio"/> <input type="radio"/>	_____
4. Landfill for disposal of garbage or refuse	<input type="radio"/> <input type="radio"/>	_____
5. High Voltage Power Transmission Lines	<input type="radio"/> <input type="radio"/>	_____
6. High Pressure Gas Transmission Line, Oil Line, specify	<input type="radio"/> <input type="radio"/>	_____
7. Industrial, Commercial Operation, specify	<input type="radio"/> <input type="radio"/>	_____
8. National, Provincial, Regional Park	<input type="radio"/> <input type="radio"/>	_____
9. Residential Lot(s)	<input type="radio"/> <input type="radio"/>	_____
10. Stream or larger body of water	<input type="radio"/> <input type="radio"/>	_____
11. Cemetery	<input type="radio"/> <input type="radio"/>	_____
12. School Bus Route	<input type="radio"/> <input type="radio"/>	_____
13. Urban Municipality	<input type="radio"/> <input type="radio"/>	_____
14. Water Treatment Plant or Reservoir	<input type="radio"/> <input type="radio"/>	_____
15. Other, specify	<input type="radio"/> <input type="radio"/>	_____

10

**A.** Name of registered owner of land to be subdivided:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_ SK \_\_\_\_\_  
Telephone: \_\_\_\_\_ Postal Code \_\_\_\_\_

**B.** Land surveyor / Planner / Lawyer / Agent (specify): \_\_\_\_\_  
Name: \_\_\_\_\_ File: \_\_\_\_\_  
Address: \_\_\_\_\_ SK \_\_\_\_\_  
Telephone: \_\_\_\_\_ Postal Code \_\_\_\_\_

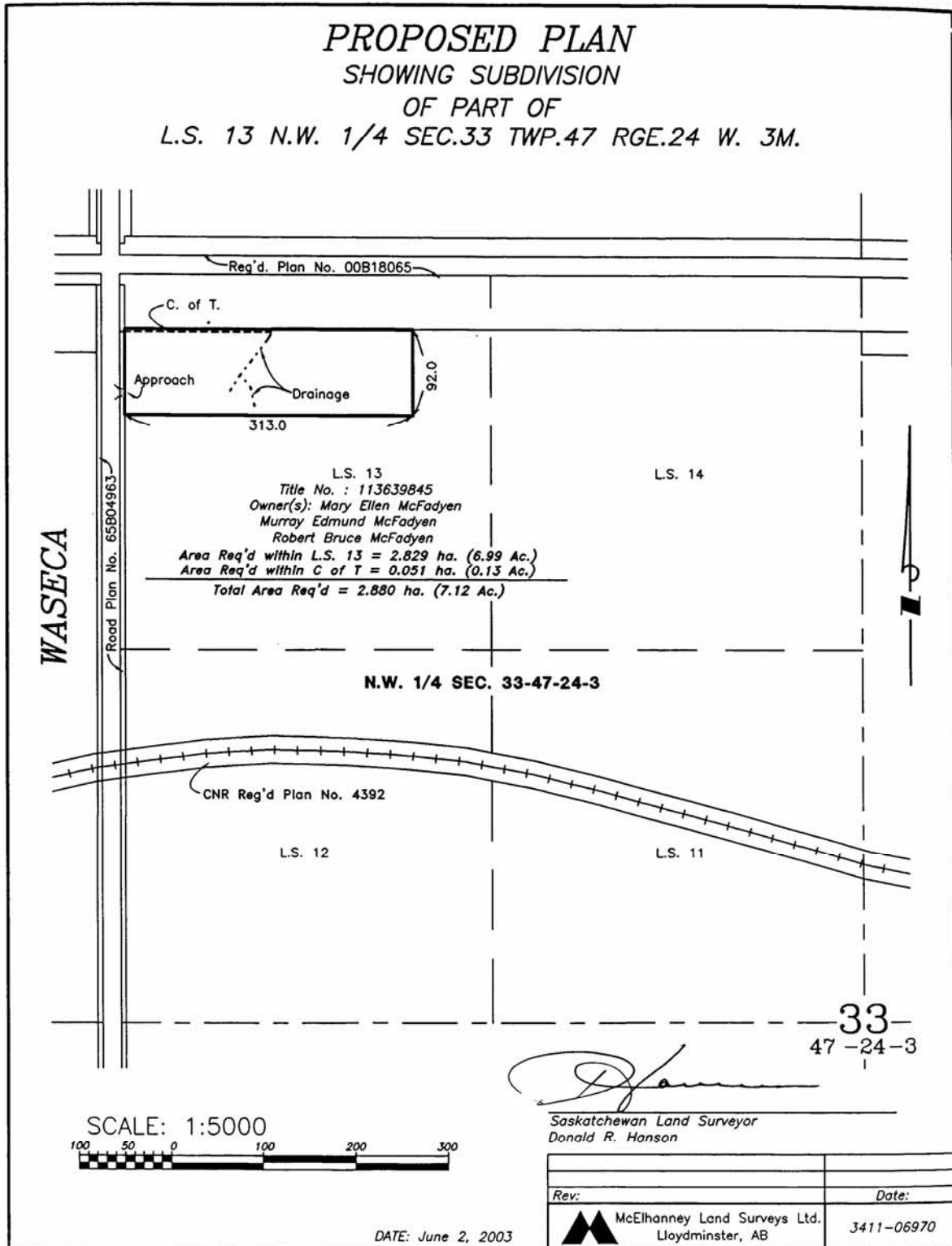
**C.** Registered owner or person acting on the owner's behalf:  
I, \_\_\_\_\_, hereby certify  
(Full name in block capitals)

that I  am the registered owner of the land proposed for subdivision.  
 am authorized to act on behalf of the registered owner and that all the above statements contained within the application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act.

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Signature: \_\_\_\_\_ SK \_\_\_\_\_  
Date: \_\_\_\_\_ Telephone: \_\_\_\_\_ Postal Code \_\_\_\_\_

**REPLIES ARE TO BE SENT TO:**  **A**  **B** or  **C** (Please Specify)

**Appendix B – Proposed Plan Showing Subdivision**



# Appendix C – Community Planning Branch Letter

## Saskatchewan



Government Relations and  
Aboriginal Affairs

Municipal Relations Division

Community Planning Branch  
122 3rd Avenue North  
SASKATOON SK S7K 2H6  
Phone: (306) 933-6920  
Fax: (306) 933-7720

June 10, 2003

RECEIVED

File: R178 – 03S

JUN 12 2003

Donald Hanson, S.L.S.  
McElhanney Land Surveys Ltd.  
#116, 5704 – 44 Street  
LLOYDMINSTER SK T9V 2A1

Dear Mr. Hanson,

**Re: RM of Eldon No. 471  
NW ¼ Section 33-47-24-W3M  
Proposed Site – Trucking Shop and Office**

Your subdivision application was received on June 5, 2003. The Planning and Development Act, 1983 (the Act), requires us to send a copy of the application for comments to the offices listed below. They have forty days to reply to us. Some offices may contact you for more information.

Our total fees are \$250.00: \$150.00 (non-refundable) for reviewing an application plus \$100.00 for each new title shown on the plan. We acknowledge receipt of cheque number 060293 for this amount.

Until a decision is issued no building contracts for the land should be entered and no construction or site preparation started. Sales agreements for the land being subdivided should be conditional upon the subdivision application being approved.

Yours truly,

Twyla Carter  
Planning Consultant

**Referral List:**

SaskPower Land 5NE, 2025 Victoria Av, REGINA SK S4P 0S1  
D. McNaughton, SkEnergy/TransGas, 700 1777 Victoria Avenue, REGINA S4P 4K5  
B. Schmidt, Lands & Easements, SaskTel, 140 1st Av N, SASKATOON S7K 5T6  
F. Skinick, Highways Central Reg, 15 Innovation Blvd. SASKATOON SK S7N 2X8

cc: Bexson Construction Ltd., 3705-51 Avenue, LLOYDMINSTER AB T9V 2C3  
C. Sylvestre, Administrator, R.M. of Eldon No. 471, Box 130, MAIDSTONE SK  
S0M 1M0



# Appendix D – Certificate of Approval

Saskatchewan



Government Relations and  
Aboriginal Affairs

Municipal Relations Division

Community Planning Branch  
122 3rd Avenue North  
SASKATOON SK S7K 2H6  
Phone: (306) 933-5729  
Fax: (306) 933-7720

RECEIVED  
JUL 6 2003

Notice of Decision  
**CERTIFICATE OF APPROVAL**  
Under *The Planning and Development Act, 1983*

**Number:** R178-03S  
**Date:** July 4, 2003

Donald Hanson, S.L.S.  
McElhanney Land Surveys Ltd.  
#116, 5704-44<sup>th</sup> Street  
LLOYDMINSTER SK T9V 2A1

**Re: Rural Municipality of Eldon No. 471**  
**NW ¼ Section 33-47-24-W3M**  
**Proposed Site – Petroleum Related Commercial**

Under Sections 140(2) and 141 of *The Planning and Development Act, 1983* (the Act), the proposed subdivision shown on the attached plan is hereby **APPROVED**.

### Municipal Reserve

Under Section 190(a) of the Act, this proposal is exempt from providing municipal reserve land since it is the first lot subdivided from the quarter section.

### Legal

This Certificate is subject to the following legal limitations and qualifications:

- a) It does not establish the method of registration prescribed under *The Land Titles Act, 2000*, but it must be included when a plan is submitted to the Controller of Surveys for examination.
- b) It is valid for 24 months from the date of issue. If requested before the expiry date, it may be re-issued for a fee of \$25.00. After the expiry date, such a request must be considered a new application subject to the full examination fees.
- c) It does not eliminate the need to comply with the requirements of any other government department or authority, or with the municipality's building, zoning or other bylaws.

... 2

Donald Hanson, S.L.S.  
Certificate of Approval R178-03S  
Page 2  
July 4, 2003

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**General Comments**

Anyone planning new construction or excavations must contact each utility company for service connections and line locations before starting work.

Saskatchewan Highways and Transportation has advised that any permanent development within 90 metres of the highway requires a permit. Minimum setback from the highway centreline is 80 metres for homes and 55 metres for trees, shrubs and commercial development. No new access to Highway No. 16 will be permitted. Access to the proposed subdivision shall be via the north/south municipal road adjacent to the proposed subdivision. No development within a triangle formed by measuring the following distances from the intersection of the roadway centrelines and joining the points so obtained: 290 meters (951 feet) along the highway centreline; 80 meters (263 feet) along the centreline of the intersecting grid road. See attached map for details.

**Fees**

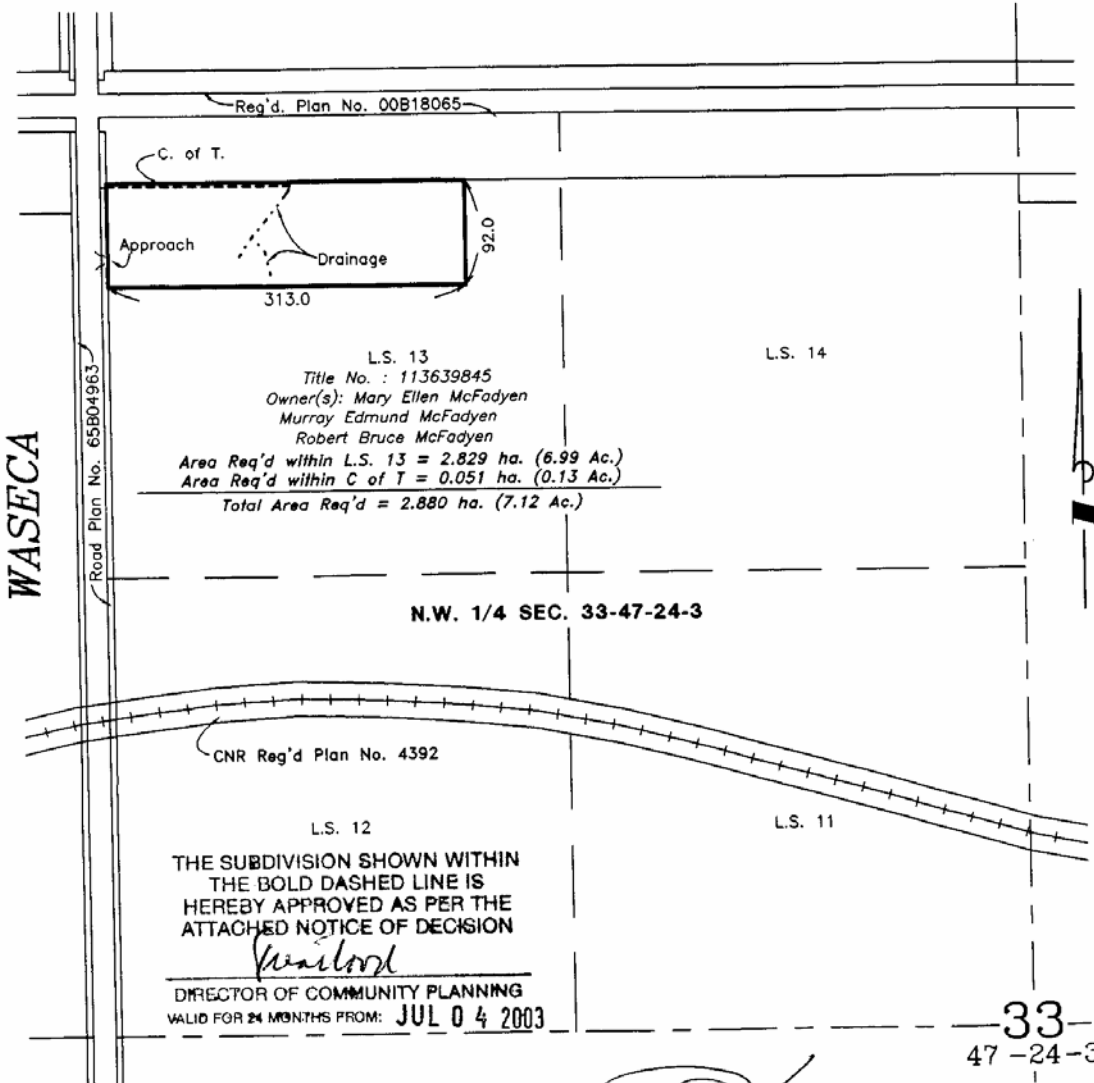
Our fees are \$150 for reviewing an application (nonrefundable) plus \$100 for each lot or parcel approved based on the number of new titles to be created. On this proposal, our fees total \$250.00. We acknowledge receipt of cheque no. 60293 as payment in full.



Trent Good  
Director of  
Community Planning

cc:  
SaskPower Land 5NE, 2025 Victoria Av, REGINA SK S4P 0S1 19452 03-6060  
D. McNaughton, SkEnergy/TransGas, 700 1777 Victoria Avenue, REGINA S4P 4K5  
B. Schmidt, Lands & Easements, SaskTel, 140 1st Av N, SASKATOON SK S7K 5T6  
REGINA SK S4P 3V7  
F. Skilnick, Highways Central Rgn, 15 Innovation Blvd., SASKATOON SK S7N 2X8  
4711  
C. Sylvestre, Administrator, R.M. of Eldon No. 471, Box 130,  
MAIDSTONE SK S0M 1M0  
Bexson Construction Ltd., 3705-51 Avenue, LLOYDMINSTER AB T9V 2C3

**PROPOSED PLAN**  
**SHOWING SUBDIVISION**  
**OF PART OF**  
**L.S. 13 N.W. 1/4 SEC.33 TWP.47 RGE.24 W. 3M.**



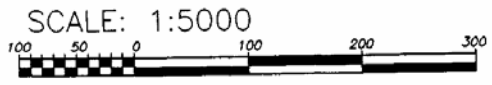
L.S. 13  
 Title No. : 113639845  
 Owner(s): Mary Ellen McFadyen  
 Murray Edmund McFadyen  
 Robert Bruce McFadyen  
 Area Req'd within L.S. 13 = 2.829 ha. (6.99 Ac.)  
 Area Req'd within C of T = 0.051 ha. (0.13 Ac.)  
 Total Area Req'd = 2.880 ha. (7.12 Ac.)

**N.W. 1/4 SEC. 33-47-24-3**

L.S. 12  
 THE SUBDIVISION SHOWN WITHIN  
 THE BOLD DASHED LINE IS  
 HEREBY APPROVED AS PER THE  
 ATTACHED NOTICE OF DECISION  
*Wainford*  
 DIRECTOR OF COMMUNITY PLANNING  
 VALID FOR 24 MONTHS FROM: **JUL 04 2003**

**33**  
 47-24-3

*Donald R. Hanson*  
 Saskatchewan Land Surveyor  
 Donald R. Hanson



DATE: June 2, 2003

Rev:	Date:
McElhanney Land Surveys Ltd. Lloydminster, AB	3411-06970



NW 1/4 33-47-24-3



NOTE: THIS IS NOT A LEGAL PLAN  
IT IS TO BE USED FOR DESCRIPTIVE PURPOSES ONLY.  
NOT TO SCALE

LAST REV DATE: 3247350

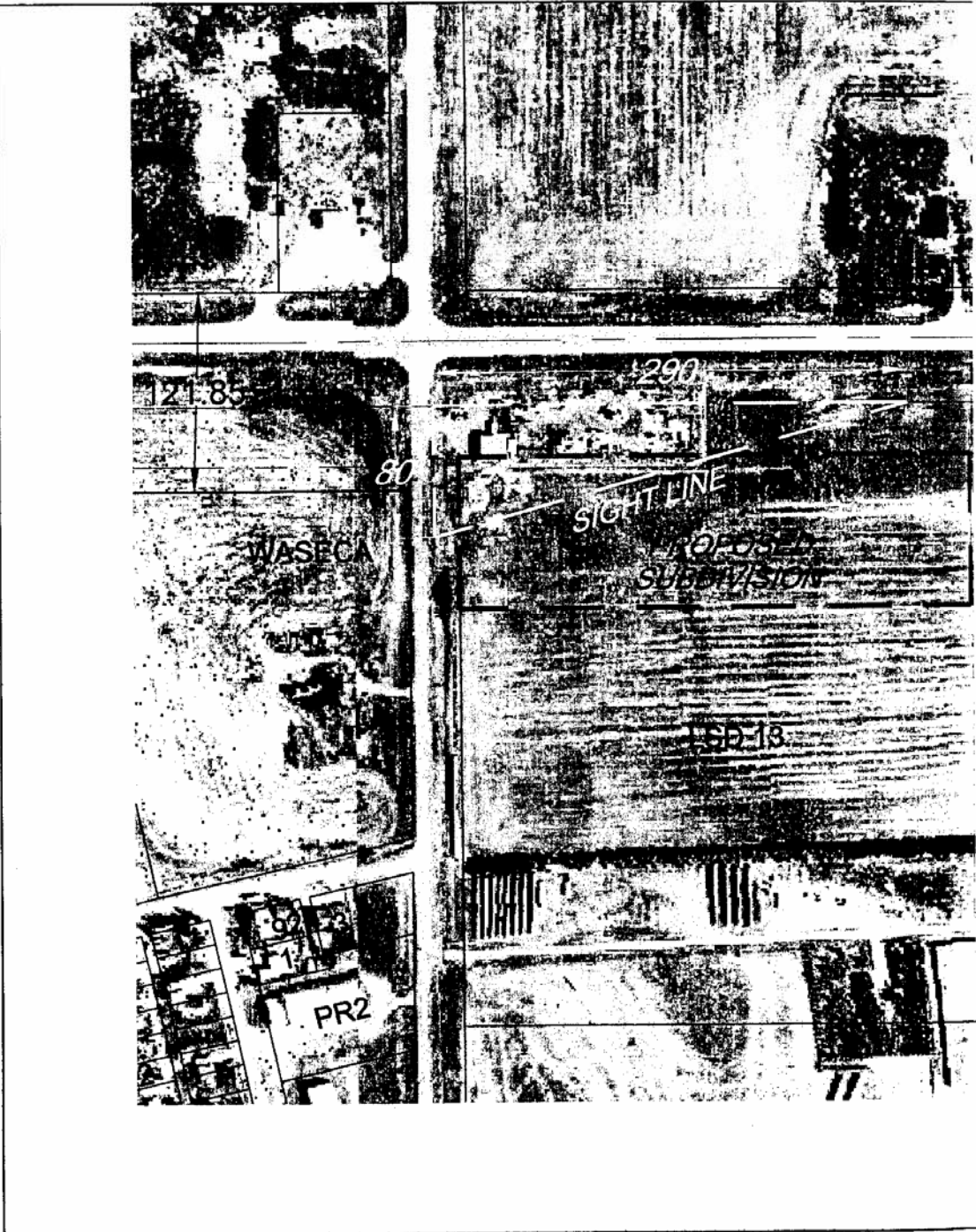


Saskatchewan  
Highways and  
Transportation

PROPOSED SUBDIVISION  
HIGHWAY NO 16  
NW 1/4 33-47-24-W3M

DRAWN BY	K. MEAKIN	DATE	03/06/19	CONTROL SEC	16-29	DWG NO	1
DESIGNED BY		DATE		CONTRACT NO		SHEET	1 OF 1

AGLD DWG:



# Appendix E – Certificate of Title – L.S. 13

Title Detail

Page 1 of 2



## Quick Search Results

**Search By:** Current Title Details  
**With Criteria:** As Of Date = 29-May-2003 09:58:57  
Title Number = 113639845

### Province of Saskatchewan Land Titles Registry Title

**Title #:** 113639845                      **As of:** 29-May-2003 09:58:57  
**Status:** Active                              **Last Amendment Date:** 16-Sep-2002  
**Parcel Type:** Surface                      **Issued:** 16-Sep-2002 21:05:55  
**Parcel Value:** N/A  
**Title Value:** N/A                              **Municipality:** UNKNOWN  
**Converted Title:** 95B12145

Robert Bruce McFadyen , Mary Ellen McFadyen and Murray Edmund McFadyen are the registered owners, as joint tenants, of Surface Parcel #146040421

Reference Land Description: LSD 13-Sec 33 Twp 47 Rge 24 W3 Extension 34  
As described on Certificate of Title 95B12145, description 34.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

#### Registered Interests:

**Interest #:**  
**112939410**                      CNV Caveat                                      **Value:**  
**Reg'd:** 13-Jan-1994 00:00:49  
**Expiry Date:** N/A

**Holder:**  
SASKATCHEWAN POWER CORPORATION  
2025 VICTORIA AVE  
REGINA, Saskatchewan, Canada S4P 0S1  
Client #: 100008829  
**Int. Register #:** 105084200  
**Converted Instrument #:** 94B00487

#### Addresses for Service:

Name	Address
<b>Owner:</b> Robert Bruce McFadyen Client #: 108720716	Box 28 Waseca, Saskatchewan, Canada S0M 3A0
<b>Owner:</b> Mary Ellen McFadyen Client #: 108720727	Box 28 Waseca, Saskatchewan, Canada S0M 3A0
<b>Owner:</b> Murray Edmund McFadyen Client #: 108720738	Box 28 Waseca, Saskatchewan, Canada S0M 3A0

#### Notes:

Parcel Class Code: Unknown

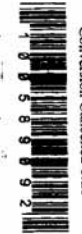


Government of Saskatchewan

# CERTIFICATE OF TITLE

M.C. ....  
Value \$ 5,000.00  
Grant No. B 1857

No. 95B12145  
Ref. 84B08568



THIS IS TO CERTIFY that **ROBERT BRUCE MCFADYEN, MARY ELLEN MCFADYEN,  
MURRAY EDMUND MCFADYEN**

are now the owner s of an estate in fee simple as joint tenants

of and in

**Legal Subdivision 13 of Section 33**

**Township 47**

**Range 24**

**West of the Third Meridian, Saskatchewan**

**Except: Firstly** All that portion described as follows: Commencing at the North West corner of the Quarter Section; thence Easterly along the Northern Boundary of the Quarter Section 525 feet; thence Southerly parallel with the Western Boundary of the Quarter Section 210 feet; thence Westerly parallel with the Northern Boundary to the Western Boundary; thence Northerly along the Western Boundary to the point of commencement.

**Secondly:** All that portion for Roadway on Plan 65B04963

~~Thirdly: All that portion for Roadway on Plan 79B10153 - cancelled by 00B18040~~  
24 Nov 00

**MINES AND MINERALS EXCEPTED BY D 750 and BU 2843**

**M & B** *PLC* **Plan Ex**  
*SD 13*  
**Description 34**

**SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM NOW OR HEREAFTER UNDERWRITTEN OR ENDORSED HEREON, OR WHICH ATTACH BY IMPLICATION UNDER THE LAND TITLES ACT. ANY REFERENCE TO AREA IS "MORE OR LESS".**

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal this

28 day of August, A.D. 19 95

Post Office Address Box 28

Waseca, Sask.

SOM 3A0

NOTICE: The Land Titles Act provides that "every owner or mortgagee shall notify the Registrar of any change in his Post Office Address."

*P. Bunzmann* Registrar

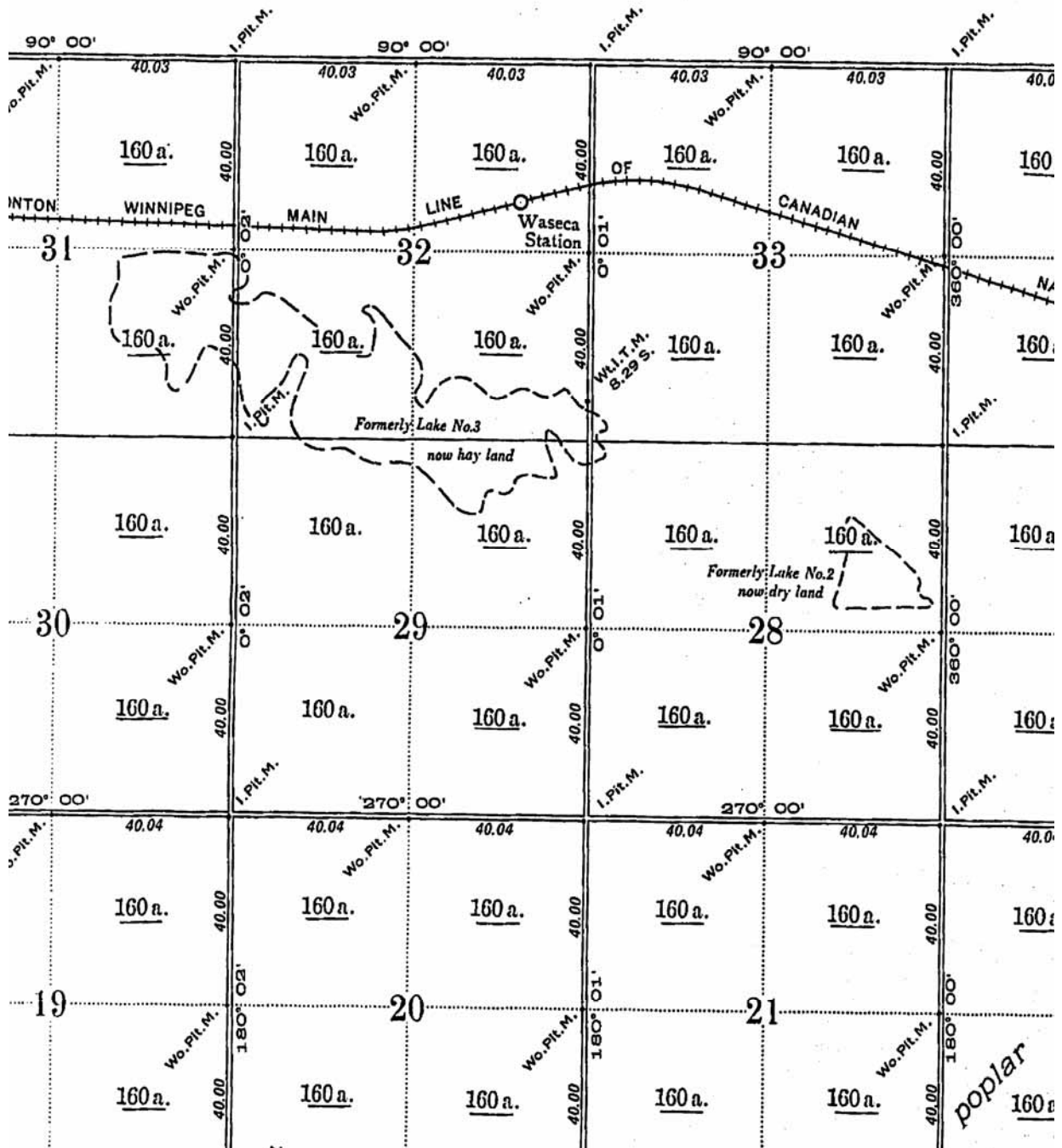
Battleford Land Registration District

wla Province of Saskatchewan

Appendix F – Township Plan

# of Township 47, Range 24, V

TION



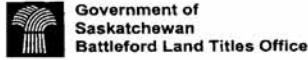








# Appendix I – Certificate of Title 99B10140, Description 31



## CERTIFICATE OF TITLE



M.C. No. 99B10140  
Value \$  
Grant No. B 1857 Ref. 82B13594

THIS IS TO CERTIFY that **HER MAJESTY THE QUEEN (SASKATCHEWAN)**

is now the owner of an estate in fee simple

of and in

All that portion of the North West Quarter of Section 33  
Township 47  
Range 24  
West of the Third Meridian, Saskatchewan

**M & B**

*NW 1/4*  
**Description 31**

described as follows: Commencing at the North West corner of the quarter section; thence Easterly along the Northern boundary of the quarter section 525 feet; thence Southerly parallel with the Western boundary of the quarter section 210 feet; thence Westerly parallel with the Northern boundary to the Western boundary; thence Northerly along the Western boundary to the point of commencement

**Except:** Firstly: 0.07 of an acre, for Roadway on Plan 65B04963

~~Secondly: 0.315 of a hectare, for Roadway on Plan 70B10163 - cancelled by 00B18039 24 Nov 00~~ *PKC*

MINES AND MINERALS EXCEPTED BY D 750, BU 2843 and 75B10172

**Plan Ex**

**SUBJECT TO THE ENCUMBRANCES, LIENS, AND INTERESTS NOTIFIED BY MEMORANDUM NOW OR HEREAFTER UNDERWRITTEN OR ENDORSED HEREON, OR WHICH ATTACH BY IMPLICATION PURSUANT TO THE LAND TITLES ACT. ANY REFERENCE TO AREA IS "MORE OR LESS".**

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal this 30 day of June, 1999

Post Office Address  
c/o Dept. of Highways and Transportation  
Property Services Branch  
10<sup>th</sup> Floor, 1855 Victoria Avenue  
REGINA SK S4P 3V5

NOTICE: The Land Titles Act requires that "every owner or mortgagee shall notify the Registrar of any change in his Post office Address."

 Registrar  
Battleford Land Registration District

Ich

Appendix J - Field Notes

PAGE 1 OF \_\_\_\_\_



**McELHANNEY LAND SURVEYS**  
PROFESSIONAL LAND SURVEYORS

EDMONTON, ALBERTA      CALGARY, ALTA.  
PH. (780) 451-3420      PH. (403) 245-4711  
FAX: (780) 452-7033      FAX: (403) 229-9160

JOB NO.: 341106970

DATE COMMENCED: JULY 28, 2003

DATE COMPLETED: JULY 28, 2003

LOCATION: 33-47-24-3

SURVEY TYPE: SUBDIVISION

CLIENT: FRED NORTH

CLIENT REP.: \_\_\_\_\_

PARTY CHIEF: R KING

ASSISTANT: N. MORGAN

INSTRUMENTATION: RTE 4700

P.P.M. SETTING \_\_\_\_\_

DATE OF CALIBRATION: \_\_\_\_\_

SPECIAL EQUIP: \_\_\_\_\_

WEATHER: \_\_\_\_\_

W/S COORDINATES: \_\_\_\_\_

W/S, A/R SIZE: \_\_\_\_\_

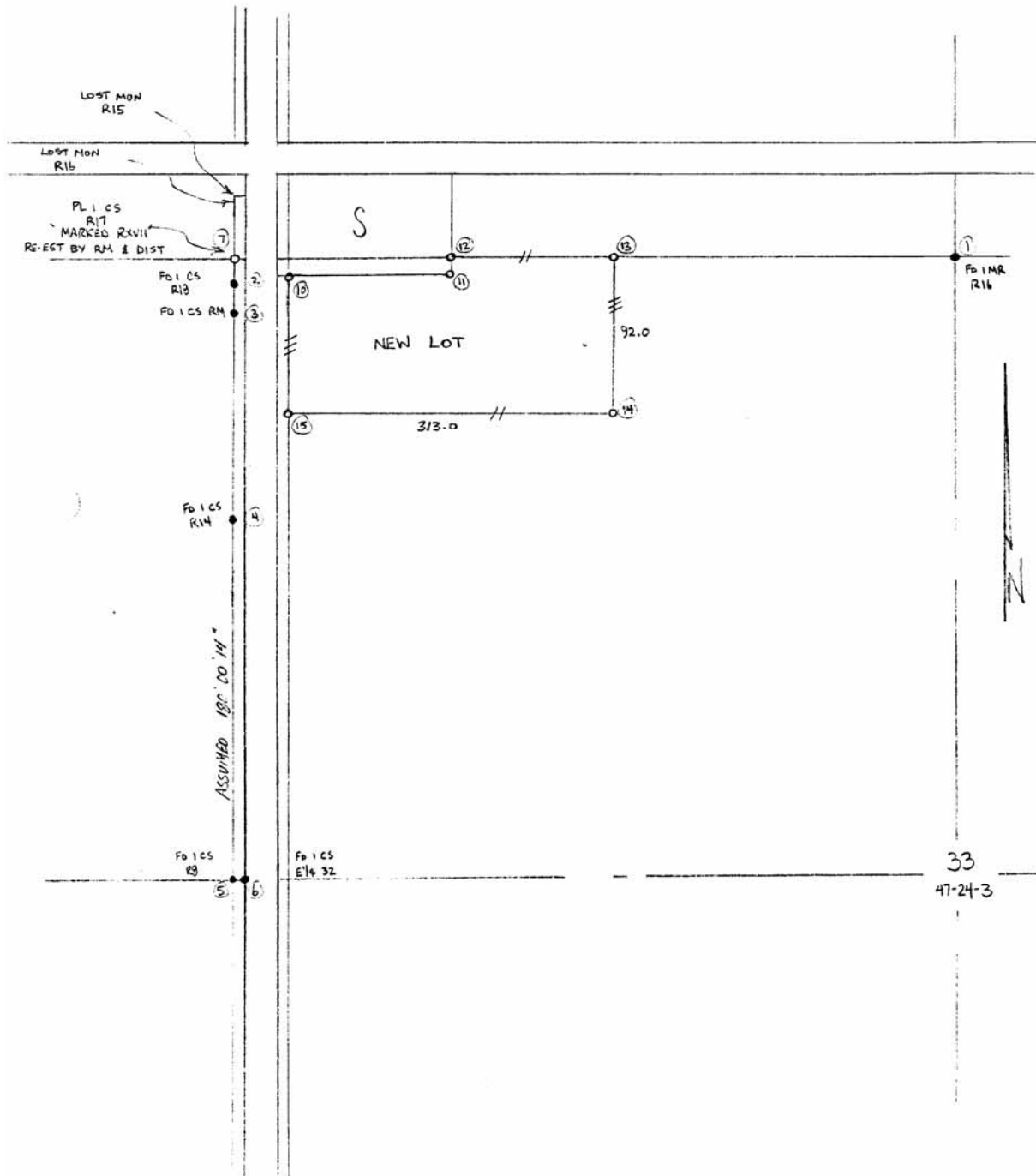
**SYMBOLS USED ARE IN ACCORDANCE WITH THE  
A.L.S.A. MANUAL OF STANDARD PRACTICE.**



Design Sketch

McElhanney

SUBJECT	LEGAL SUBDIVISION 13-33-47-24-3	DESIGN	R. KING	CHECK		JOB NO.	341106970	PAGE	2/2
		DATE	JULY 28/03	DATE					





Design Sketch

McElhanney

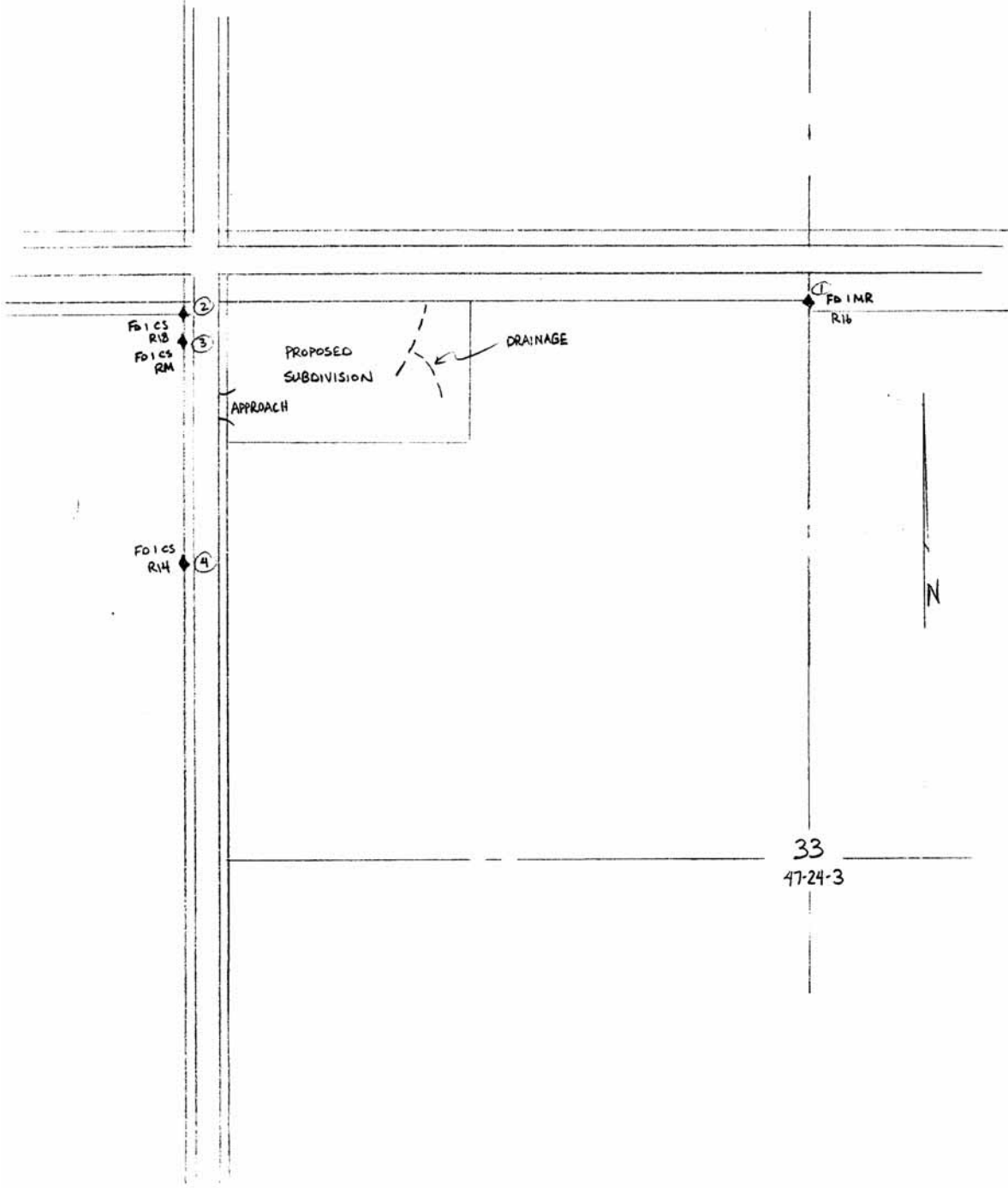
SUBJECT *SUBDIVISION*  
*33-47-24 w3m*

DESIGN *R. KING*  
DATE *MAY 15/03*

CHECK  
DATE

JOB NO.  
*341108970*

PAGE  
*2/2*



# Appendix K – GPS Data File

Points

Page 1 of 2

## Points

**Project : 6970**

<b>User name</b>	Richard	<b>Date &amp; Time</b>	2:27:22 PM 10/20/2003
<b>Coordinate System</b>	Projection from data collector	<b>Zone</b>	Zone from data collector
<b>Project Datum</b>	(WGS 84)		
<b>Vertical Datum</b>	None	<b>Geoid Model</b>	Not selected
<b>Coordinate Units</b>	Meters		
<b>Distance Units</b>	Meters		
<b>Height Units</b>	Meters		

Point listing

Name	Northing	Easting	Elevation	Feature Code
1	5000.000	5000.000	620.000	FDIMR-RXVI
2	4979.491	4169.765	620.263	FDIMR-RXVIII
3	4959.497	4169.732	620.472	FDICS-RM
4	4745.479	4169.716	617.813	FDICS-RXIV
5	4260.409	4169.685	618.113	FD-I-CS-R8-32-47-24
6	4260.417	4174.897	618.229	FD-I-CS-E1/4-32-47-24
7	4999.496	4169.736	621.399	LOST-MON-PL-I-CS-R17-32-47-24
10	4996.197	4200.213	620.621	NE-COR-SUBD
11	4996.286	4354.897	620.126	N-COR-SUBD
12	4999.606	4354.899	620.525	N-COR-SUBD
13	4999.705	4513.214	620.512	NE-COR-SUBD
14	4907.707	4513.206	620.318	SE-COR-SUBD
15	4907.516	4200.206	619.932	SW-COR-SUBD
100	4881.463	4210.894	620.895	BASE
200	4999.491	4169.769	620.263	CALC
201	4999.510	4200.249	620.263	CALC
202	4999.645	4421.542	620.263	CALC
203	4908.205	4421.523	620.263	CALC
204	4908.070	4200.230	620.263	CALC
205	4908.098	4245.950	620.263	CALC
206	4938.578	4245.957	620.263	CALC
207	4969.058	4245.963	620.263	CALC
208	4969.049	4288.633	620.263	CALC
209	4938.569	4288.626	620.263	CALC
210	4969.044	4311.493	620.263	CALC
211	4938.564	4311.486	620.263	CALC
220	4999.497	4169.734	620.472	CALC
221	5040.468	4169.737	620.472	CALC
222	5047.372	4169.738	620.472	CALC
223	5047.375	4174.752	620.472	CALC
224	5060.191	4174.749	620.472	CALC
225	5060.666	4999.963	620.000	CALC
230	5060.195	4194.866	620.472	CALC
240	5060.203	4194.866	650.000	CALC
241	5060.295	4354.886	650.000	CALC
242	4996.287	4354.898	650.000	CALC
243	4996.195	4194.878	650.000	CALC



250	5047.393	4200.218	620.472	CALC
251	4260.452	4200.150	620.229	CALC
255	4996.388	4513.213	650.000	CALC
260	4996.198	4200.213	650.000	CALC
261	4999.609	4354.897	650.000	CALC
262	4999.705	4513.211	650.000	CALC
263	4907.705	4513.203	650.000	CALC
264	4907.515	4200.206	650.000	CALC
1000	4945.082	4189.175	621.566	APPROACH
1001	4941.321	4193.583	620.973	APPROACH
1002	4941.117	4199.870	620.458	APPROACH
1003	4933.235	4200.299	620.338	APPROACH
1004	4933.051	4194.360	621.008	APPROACH
1005	4929.140	4189.593	621.370	APPROACH
1006	4932.096	4197.766	620.505	CULVERT
1007	4941.986	4197.734	620.611	CULVERT
1008	4923.391	4341.678	619.757	SWAIL
1009	4943.342	4337.513	619.791	SWAIL
1010	4939.387	4315.007	620.268	SWAIL
1011	4956.098	4325.618	619.834	SWAIL
1012	4971.012	4337.914	620.000	SWAIL
1013	4992.840	4355.007	620.082	SWAIL
1014	4999.570	4359.376	620.273	SWAIL

**Back to top**

# Appendix L – Plan Processing Packet



**Information Services Corporation**  
of Saskatchewan

USE THE BARCODE NUMBER FOR FUTURE INQUIRIES REGARDING THIS PACKET

**Plan Processing Packet Cover Page**

Packet Sheet Count	Request Count
10	1

**Complete either Section A or B**

**Section A - Existing Client Information**

Client Number	Client Reference Number	Account Number	Account Password
100004689	3411-06970	100003318	3411MLSL

**Section B - New Client Information**

Last Name		Firm or Other Name	
First Name		OR	
Second Name	Third Name		
Address			
City		Province/State	
Country (if outside Canada)	Postal/Zip Code	Phone Number (include Area Code)	Fax Number (include Area Code)
E-mail Address			

ISC-EBS-PPP0001-2001 05 30



108037694

**Plan Processing Packet Cover Page**

**Section C - Credit Card Payment:**     Visa     MasterCard

Card Number	Expiry Date (MM/YY)	_____
Amount (must be entered)	_____	Print Cardholder Name
(Note: This amount will be credited to your account.)		_____
		Cardholder Signature



**Information Services Corporation**  
of Saskatchewan

USE THE BARCODE NUMBER FOR FUTURE  
INQUIRIES REGARDING THIS PACKET

Request Sequence Number:  Request Sheet Count:

## Plan Processing Request

### Plan Information

Total Plans Submitted:  Total Support Documents Submitted:  Previous/Reference Plan Number (if applicable):  Previous Request Number (if applicable):

SLS Commission Number

OR Prepared By:

Last Name:  First Name:

Second Name:  Third Name:

Attachment File Names
10-6970 Fred Nor

Address:

City:  Province/State:  Country (if outside Canada):

Postal/Zip Code:  Phone Number (include Area Code):

### Request Type

Examination  Resubmission

### Examination Type

Plan  Change Order  Support Document  Resurrection

### Additional Distribution List (if applicable)

Client Number	Name	Address	Send Plan	Send Certificate	Delivery Method		Medium CD-ROM Hard Copy
					Mail E-mail E-Fax		
			<input type="checkbox"/>	<input type="checkbox"/>			
	E-mail Address					Fax Number	
			<input type="checkbox"/>	<input type="checkbox"/>			
	E-mail Address					Fax Number	
			<input type="checkbox"/>	<input type="checkbox"/>			
	E-mail Address					Fax Number	



## ***Begin Attachment Sheet***

---

### **Instructions**

Use the Begin Attachment Sheet to separate the bar-coded application/request sheets from documentation you would like to submit to support your request.

Use the Begin Attachment Sheet for submissions in both paper format and electronic format (e-mail, e-fax, CD-ROM).

Do not use this Begin Attachment Sheet to separate Application/Request Sheets that do not have supporting documentation.

### **Example 1:**

When submitting a Plan Processing Packet Cover Page with a Plan Processing Request Sheet and a Plan on paper with additional supporting documentation add this Begin Attachment Sheet between the Request Sheet and the Plan. This indicates the end of the request and the beginning of the plan that you have attached. The order for submitting this package would be the Packet Cover Page first, the Request Sheet, the Begin Attachment Sheet, followed by the Plan and other supporting documentation.

### **Example 2:**

When submitting a Land Registry Packet Cover Page, with a Land Registry Application Sheet and a mortgage for example on paper add this Begin Attachment Sheet between the Application Sheet and the mortgage. This indicates the end of the request and the beginning of the mortgage. The order for submitting this package would be the Packet Cover Page first, the Application Sheet, then the Begin Attachment Sheet followed by the mortgage.

**SURVEYORS CERTIFICATE**

PLAN OF SURVEY  
SHOWING

SURFACE SUBDIVISION  
of part of  
L.S. 13, SEC. 33,  
Twp. 47 – Rge. 24 – W.3 M.  
SASKATCHEWAN

BY: DONALD R. HANSON, S.L.S.

June 2003

SCALE: 1 : 2000

I, Donald R. Hanson, Saskatchewan Land Surveyor do hereby certify that the survey represented by this plan has been made by me in accordance with the provisions of the Land Survey Act, that this survey was performed on July 28 A.D. 2003, and that this plan is correct and true to the best of my knowledge and belief.

Dated at Lloydminster in the Province of Saskatchewan

This 30<sup>th</sup> day of OCTOBER A.D. 2003.



A handwritten signature in cursive script, appearing to read "Donald R. Hanson", written over a horizontal line.

Saskatchewan Land Surveyor

**MCELHANNEY LAND SURVEYS LTD.**

**FILE NO. 3411-06970**



RECEIVED  
JUL 9 2003

## Notice of Decision

### **CERTIFICATE OF APPROVAL**

Under *The Planning and Development Act, 1983*

**Number:** R178-03S

**Date:** July 4, 2003

Donald Hanson, S.L.S.  
McElhanney Land Surveys Ltd.  
#116, 5704-44<sup>th</sup> Street  
LLOYDMINSTER SK T9V 2A1

**Re: Rural Municipality of Eldon No. 471**  
**NW ¼ Section 33-47-24-W3M**  
**Proposed Site – Petroleum Related Commercial**

Under Sections 140(2) and 141 of *The Planning and Development Act, 1983* (the Act), the proposed subdivision shown on the attached plan is hereby **APPROVED**.

#### Municipal Reserve

Under Section 190(a) of the Act, this proposal is exempt from providing municipal reserve land since it is the first lot subdivided from the quarter section.

#### Legal

This Certificate is subject to the following legal limitations and qualifications:

- a) It does not establish the method of registration prescribed under *The Land Titles Act, 2000*, but it must be included when a plan is submitted to the Controller of Surveys for examination.
- b) It is valid for 24 months from the date of issue. If requested before the expiry date, it may be re-issued for a fee of \$25.00. After the expiry date, such a request must be considered a new application subject to the full examination fees.
- c) It does not eliminate the need to comply with the requirements of any other government department or authority, or with the municipality's building, zoning or other bylaws.

...2

Donald Hanson, S.L.S.  
Certificate of Approval R178-03S  
Page 2  
July 4, 2003

---

**General Comments**

Anyone planning new construction or excavations must contact each utility company for service connections and line locations before starting work.

Saskatchewan Highways and Transportation has advised that any permanent development within 90 metres of the highway requires a permit. Minimum setback from the highway centreline is 80 metres for homes and 55 metres for trees, shrubs and commercial development. No new access to Highway No. 16 will be permitted. Access to the proposed subdivision shall be via the north/south municipal road adjacent to the proposed subdivision. No development within a triangle formed by measuring the following distances from the intersection of the roadway centrelines and joining the points so obtained: 290 meters (951 feet) along the highway centreline; 80 meters (263 feet) along the centreline of the intersecting grid road. See attached map for details.

**Fees**

Our fees are \$150 for reviewing an application (nonrefundable) plus \$100 for each lot or parcel approved based on the number of new titles to be created. On this proposal, our fees total \$250.00. We acknowledge receipt of cheque no. 60293 as payment in full.

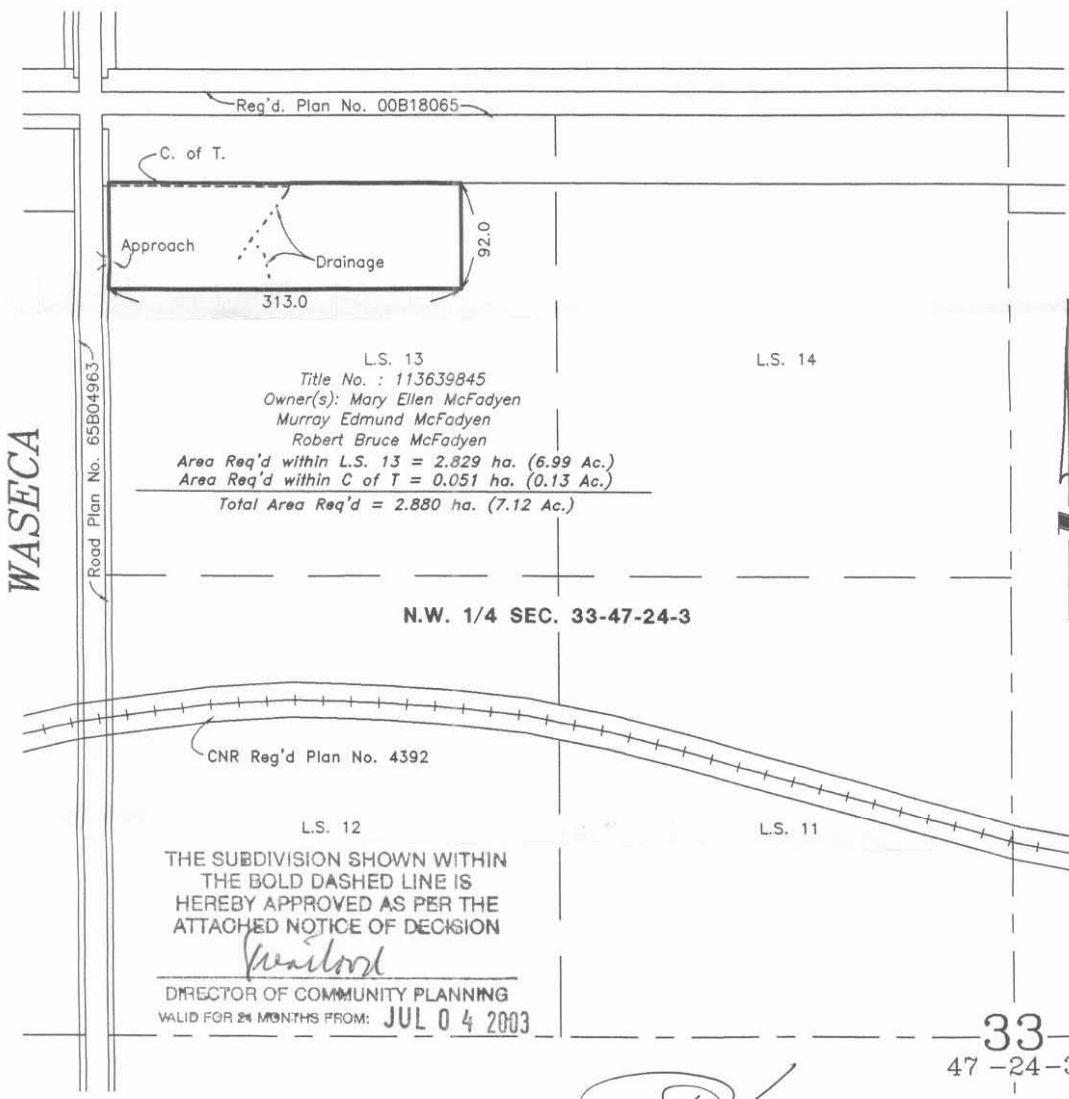


Trent Good  
Director of  
Community Planning

cc:

SaskPower Land 5NE, 2025 Victoria Av, REGINA SK S4P 0S1 19452 03-6060  
D. McNaughton, SkEnergy/TransGas, 700 1777 Victoria Avenue, REGINA S4P 4K5  
B. Schmidt, Lands & Easements, SaskTel, 140 1st Av N, SASKATOON SK S7K 5T6  
REGINA SK S4P 3V7  
F. Skilnick, Highways Central Rgn, 15 Innovation Blvd., SASKATOON SK S7N 2X8  
4711  
C. Sylvestre, Administrator, R.M. of Eldon No. 471, Box 130,  
MAIDSTONE SK S0M 1M0  
Bexson Construction Ltd., 3705-51 Avenue, LLOYDMINSTER AB T9V 2C3

**PROPOSED PLAI**  
 SHOWING SUBDIVISION  
 OF PART OF  
 L.S. 13 N.W. 1/4 SEC.33 TWP.47 RGE.24 W. 3M.



L.S. 13  
 Title No. : 113639845  
 Owner(s): Mary Ellen McFadyen  
 Murray Edmund McFadyen  
 Robert Bruce McFadyen  
 Area Req'd within L.S. 13 = 2.829 ha. (6.99 Ac.)  
 Area Req'd within C of T = 0.051 ha. (0.13 Ac.)  
 Total Area Req'd = 2.880 ha. (7.12 Ac.)

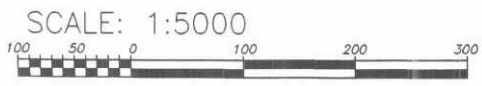
**N.W. 1/4 SEC. 33-47-24-3**

L.S. 12  
 THE SUBDIVISION SHOWN WITHIN  
 THE BOLD DASHED LINE IS  
 HEREBY APPROVED AS PER THE  
 ATTACHED NOTICE OF DECISION

*Wentwood*  
 DIRECTOR OF COMMUNITY PLANNING  
 VALID FOR 24 MONTHS FROM: **JUL 04 2003**

**33**  
 47 -24-3

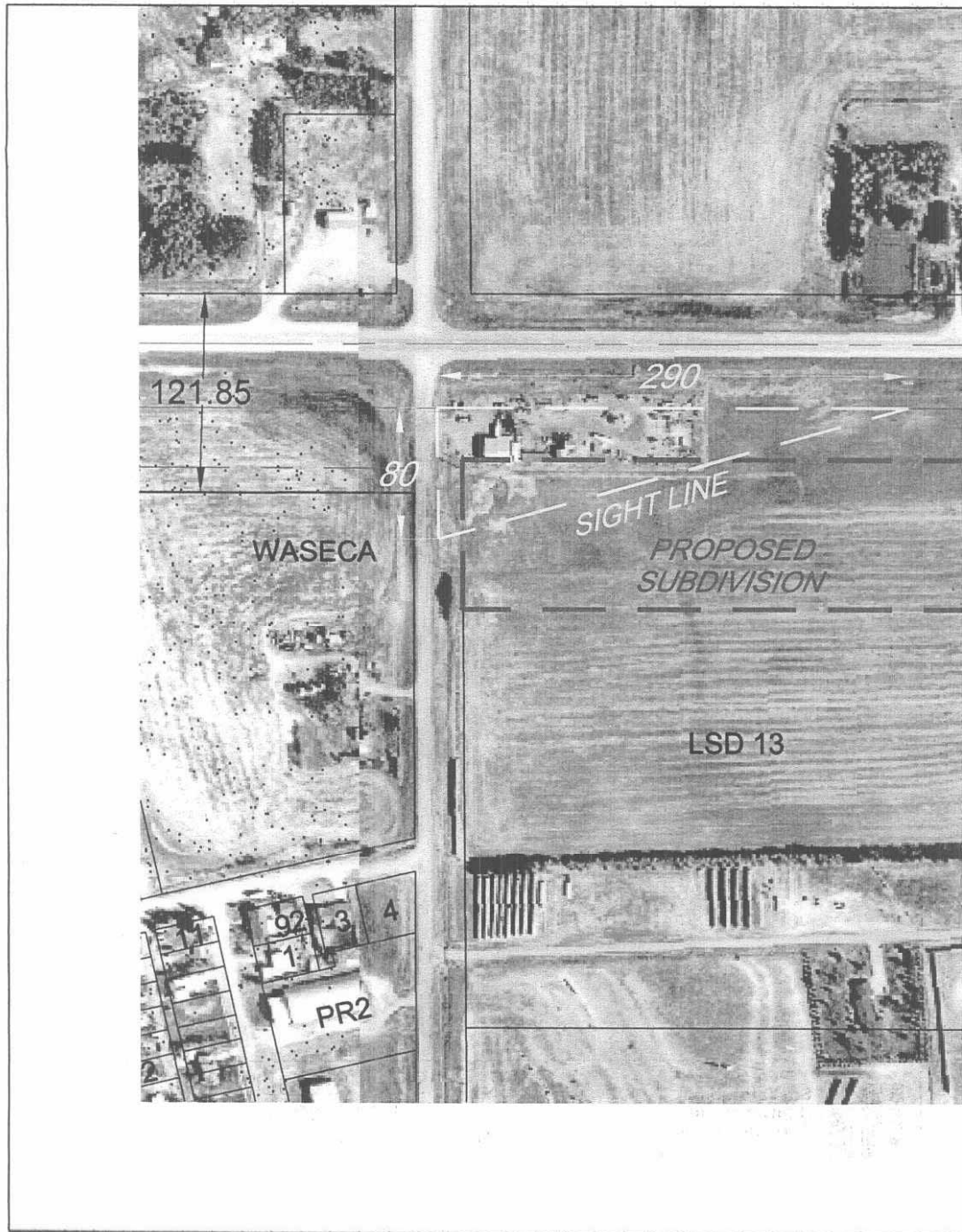
*Donald R. Hanson*  
 Saskatchewan Land Surveyor  
 Donald R. Hanson

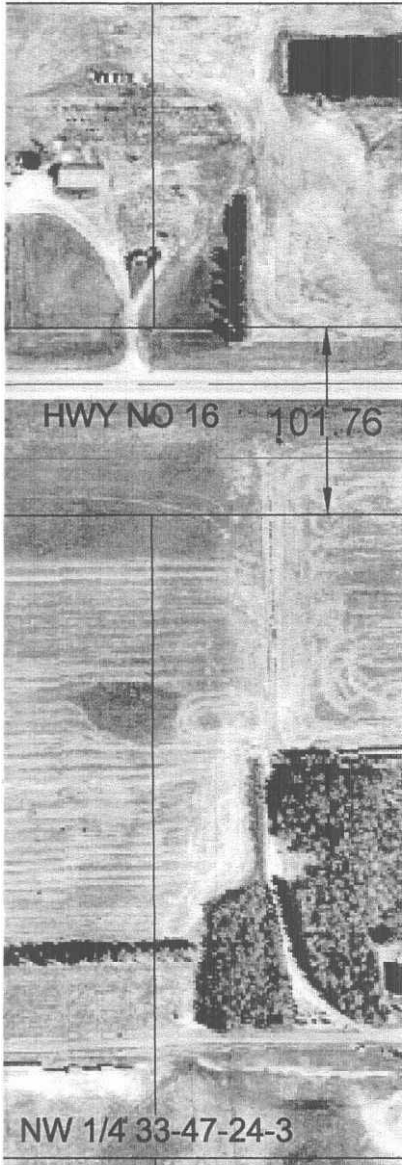


Rev:	Date:
McElhanney Land Surveys Ltd. Lloydminster, AB	3411-06970

DATE: June 2, 2003







NOTE: THIS IS NOT A LEGAL PLAN  
 IT IS TO BE USED FOR DESCRIPTIVE PURPOSES ONLY.  
 NOT TO SCALE

LAST REV DATE: 32447338



Saskatchewan  
 Highways and  
 Transportation

PROPOSED SUBDIVISION  
 HIGHWAY NO 16  
 NW 1/4 33-47-24-W3M

DRAWN BY	K. MEAKIN	DATE	03/06/19	CONTROL SEC	16-29	DWG NO	1
DESIGNED BY		DATE		CONTRACT NO		SHEET	1 OF 1

ACAD DWG:



# Appendix M – Transform Approval Certificate



Plan Processing  
 2nd Floor, 10 Research Drive  
 Regina SK S4P 3V7

Toll Free: 1-866-275-4721  
 Fax: (306) 787-1451  
 E-mail: ask@isc-online.ca  
 Website: www.isc-online.ca

## Transform Approval Certificate

Client Reference Number: 3411-06970  
 Request Number: 105430936  
 Transform Number: 100068713  
 Approval Date: November 25, 2003

Plan Number(s)		Plan Purpose(s)	
101831532		Subdivision	
Source Parcel(s)		New Parcel(s)	
Parcel Number	Legal Land Descr	Parcel Number	Legal Land Descr
146040421	LSD 13 33-47-24-3 Ext 34	153239609	LSD 13 33-47-24-3 Ext 35
		153239610	Lot 1-Blk/Par 1-Plan 101831532 Ext 0
Class Code	Class Code	Class Code	Class Code
Parcel (Generic)	Parcel (Generic)	Parcel (Generic)	Parcel (Generic)

Note: New parcel information bold and underlined indicates parcels previously shown. Title Setup is not required for these parcels.



10183446 1008724212

**Appendix N – Registered Plan 101831532 – Final Returns**



## **Appendix O – Application for Transfer (Part I: Surrender)**











## **Appendix P – Application for Transfer (Part II: Setup)**

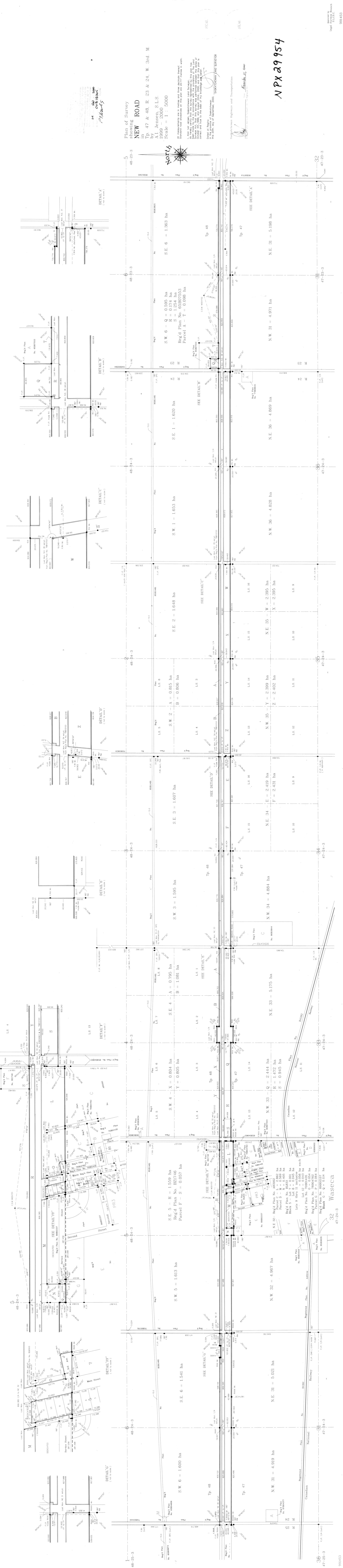




## References

1. James g. MacGregor, Vision of an Ordered Land, The Story of the Dominion Land Survey. Western Producer Prairie Books. Saskatoon Saskatchewan; 1981.
2. W. F. Teskey, T.C. Swanby, W.D.Usher, A. Hittel, Cadastral Studies Notes. University of Calgary, June 1983.
3. Subdivision Regulations, Statutes of Saskatchewan. Chapter P-13.a Reg 1 (effective April 17, 1984) as amended by Saskatchewan regulations 11/86, 65/87, 95/87, cL-5.1 Reg 3, 50/2002 and 62/2005. Saskatchewan Land Surveyors Handbook. 2006.
4. Planning and Development Act, 1983. Chapter P13.1 of the Revised Statutes of Saskatchewan, 1983-84 (effective April 17, 1984) as amended by the Statutes of Saskatchewan, 1983-84, c.50 and 61;1984-86, c.11; 1986, c.5 and 17; 1988-89, c.M-23.2 and 42; 1989-90, c.5 and 51; 1992, c.S-35.1; 1993, c.11 and 55; 1996, c.C-27.01 and 35; 1997, c.44; 2000, c.58; and 2001, c.28. Saskatchewan Land Surveyors Handbook. 2006.
5. Land Surveys Act, 2000. Chapter L.4.1 of The Statutes of Saskatchewan, 2000. Saskatchewan Land Surveyors Handbook. 2006.
6. Land Survey Regulations, 2000. Chapter L-4.1 Reg 1 (effective June 25, 2001) as amended by Saskatchewan Regulations 20/2002. Saskatchewan Land Surveyors Handbook. 2006.
7. Information Services Corporation of Saskatchewan.  
<http://www.isc-online.ca>
8. Subdivision Application Form.  
<http://www.forms.gov.sk.ca/graa/getformharness.asp?formName=graa94.xft&preference=PDFFORMS>







PLAN of SURVEY  
SHOWING **NEW ROAD** BA002890

IN THE E. 1/2-SEC'S. 17, 20, 29, 32,

W. 1/2-SEC'S. 16, 21, 28, 33,

TWP. 47 - RGE. 24 - W. 3<sup>RD</sup> M.

By: **J. R. GEORGE, S.L.S.**

**1957-1962**  
SCALE - 1" = 300'

I, James Russell GEORGE, Saskatchewan Land Surveyor, do hereby certify that the survey represented by this plan has been made by me in accordance with the provisions of the Land Surveys Act, that this survey was performed between the dates of July 15th A.D. 1957, and July 6th A.D. 1962, and that this plan is correct and true to the best of my knowledge and belief.

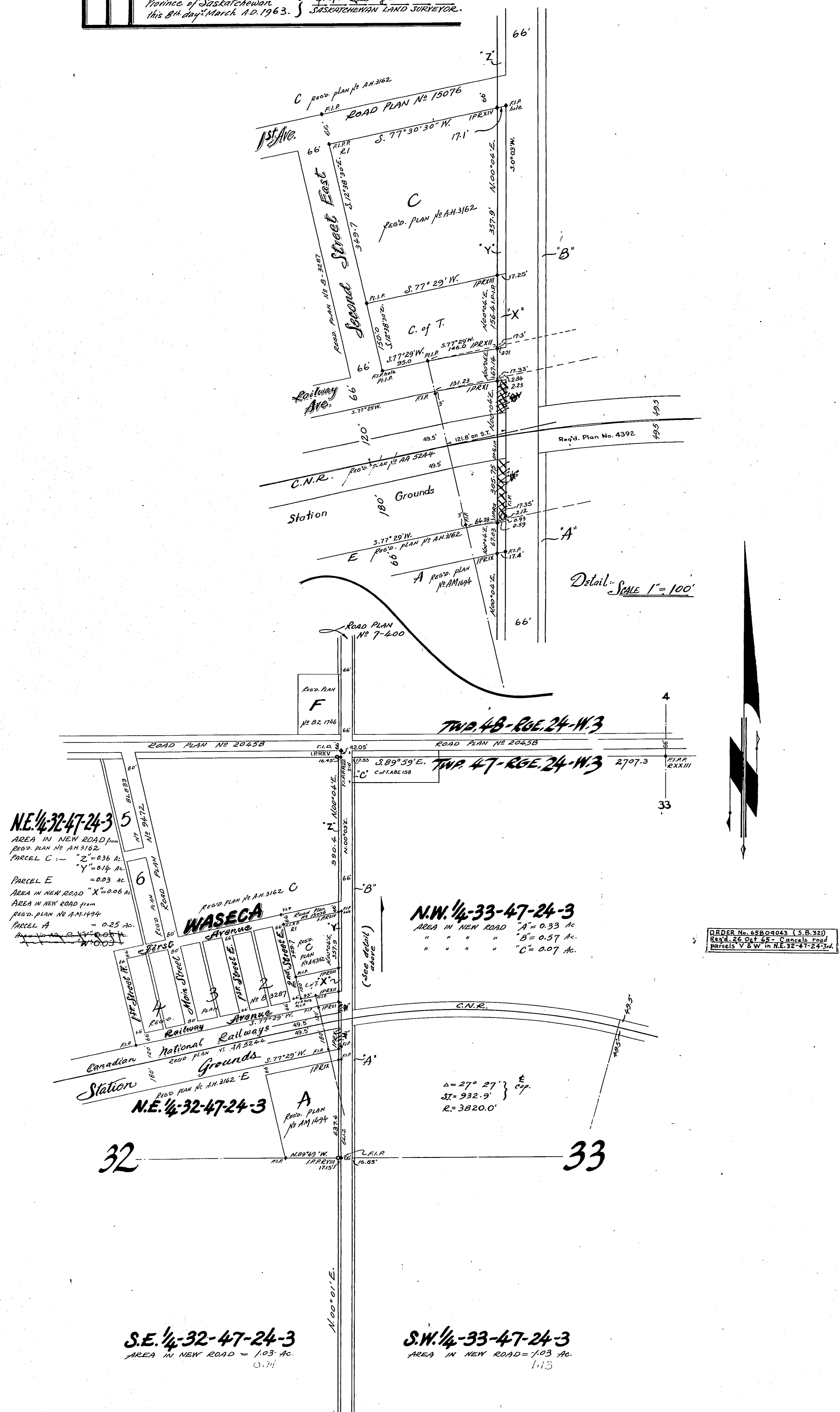
Dated at Saskatoon in the Province of Saskatchewan, this 8th day of March A.D. 1963. **J. R. George**  
SASKATCHEWAN LAND SURVEYOR.

This instrument has not been examined but purports to be a duplicate of an instrument registered in the Land Titles Office for the Battleford Land Registration District at Battleford, in the Province of Saskatchewan on the 15th day of March A.D. 1963 as Number S.S. 6. 4. 1. 2. 9. 3

COPY FOR THE CHIEF SURVEYOR  
LAND TITLES OFFICE, REGINA

CANADA  
PROVINCE OF SASKATCHEWAN  
I, **Amund A. King**  
25th day of May A.D. 1963  
Witness:  
**Amund A. King**  
A Commissioner for Oaths in and for Saskatchewan.  
My Appointment expired Dec. 31st. 1963

I hereby certify that this plan is a true copy of the returns of survey shown hereon, that such survey and plan have been made in accordance with the provisions of the Highway and Transportation Act and the Land Surveys Act, and that I have examined and approved the said returns and one copy thereof is filed in the Department of Highways and Transportation for the Province of Saskatchewan and that two copies are being filed in the Land Titles Office for the Land Registration District of Battleford in pursuance of the said Act.  
Dated at Regina this 25th day of May A.D. 1963  
Signed in the presence of **Amund A. King**  
Director of Highways and Transportation for the Province of Saskatchewan.



**S.E. 1/4-32-47-24-3**  
AREA IN NEW ROAD = 1.03 AC.  
O.P.H.

**S.W. 1/4-33-47-24-3**  
AREA IN NEW ROAD = 1.03 AC.

**N.E. 1/4-29-47-24-3**  
AREA IN NEW ROAD = 1.05 AC.  
O.P.H.

**N.W. 1/4-28-47-24-3**  
AREA IN NEW ROAD = 1.05 AC.  
O.P.H.

**S.E. 1/4-29-47-24-3**  
AREA IN NEW ROAD = 1.018 AC.  
O.P.H.

**S.W. 1/4-28-47-24-3**  
AREA IN NEW ROAD = 1.03 AC.

**N.E. 1/4-20-47-24-3**  
AREA IN NEW ROAD = 1.02 AC.

**N.W. 1/4-21-47-24-3**  
AREA IN NEW ROAD = 1.02 AC.

**S.E. 1/4-20-47-24-3**  
AREA IN NEW ROAD = 1.03 AC.

**S.W. 1/4-21-47-24-3**  
AREA IN NEW ROAD = 1.03 AC.

ORDER No. 171521513, S.B. 52172.  
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BY: [Signature]  
FOR: [Signature]  
5th St, SW, NE, MN 55425

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Plan of Survey  
SHOWING  
SURFACE SUBDIVISION  
OF PART OF THE  
L.S. 13, Sec. 33,  
Twp. 47-Rge. 24-W.3 M.  
SASKATCHEWAN

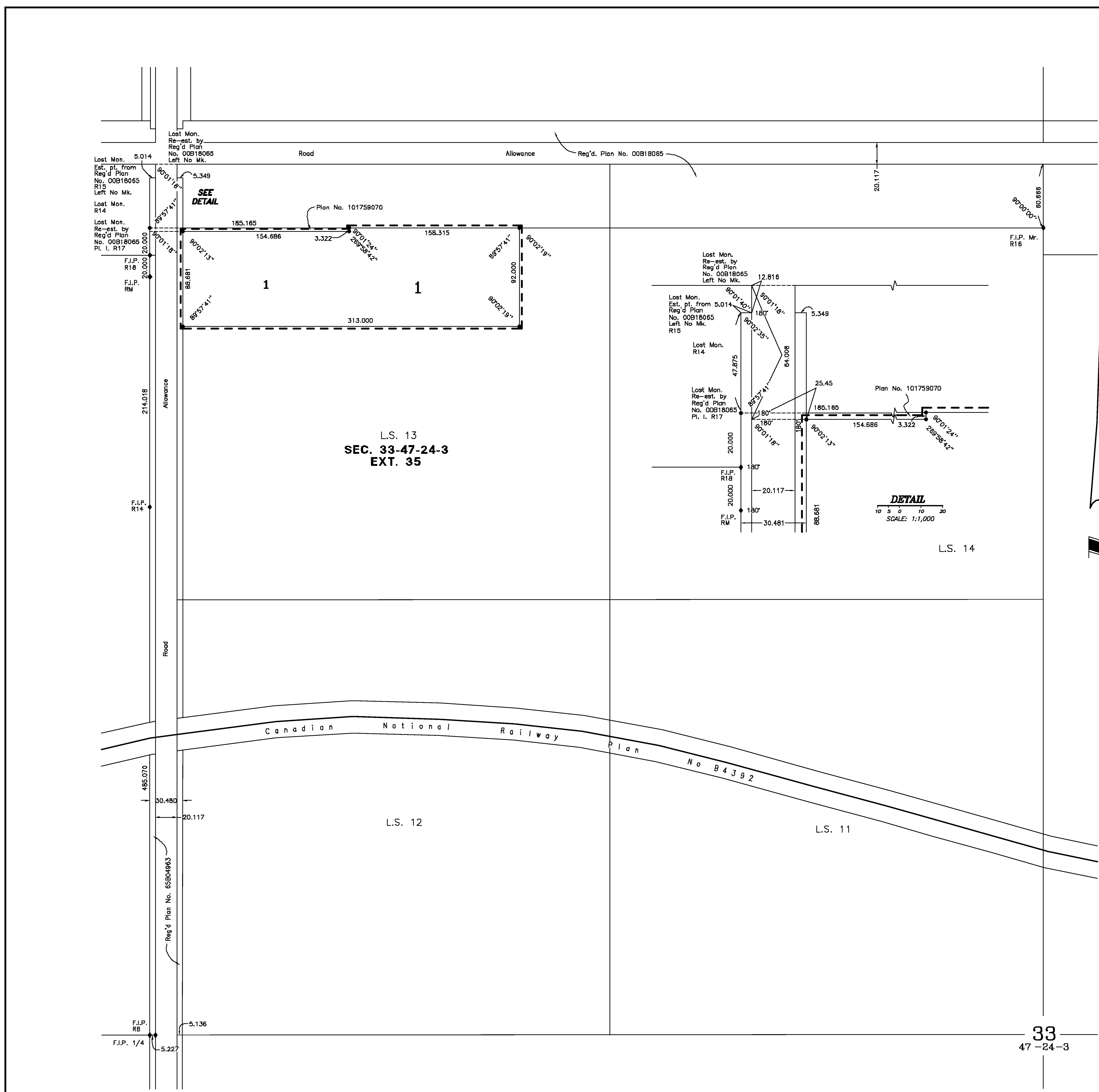
DONALD R. HANSON, S.L.S.

July, 2003

Scale 1 : 2000

NOTE:

STANDARD IRON POSTS FOUND ARE SHOWN THUS: ..... ◆  
STANDARD IRON POSTS PLANTED ARE SHOWN THUS: ..... ◆  
MEASUREMENTS ARE IN METRES AND THREE DECIMALS THEREOF.  
AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.  
ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION 0.



33  
47-24-3