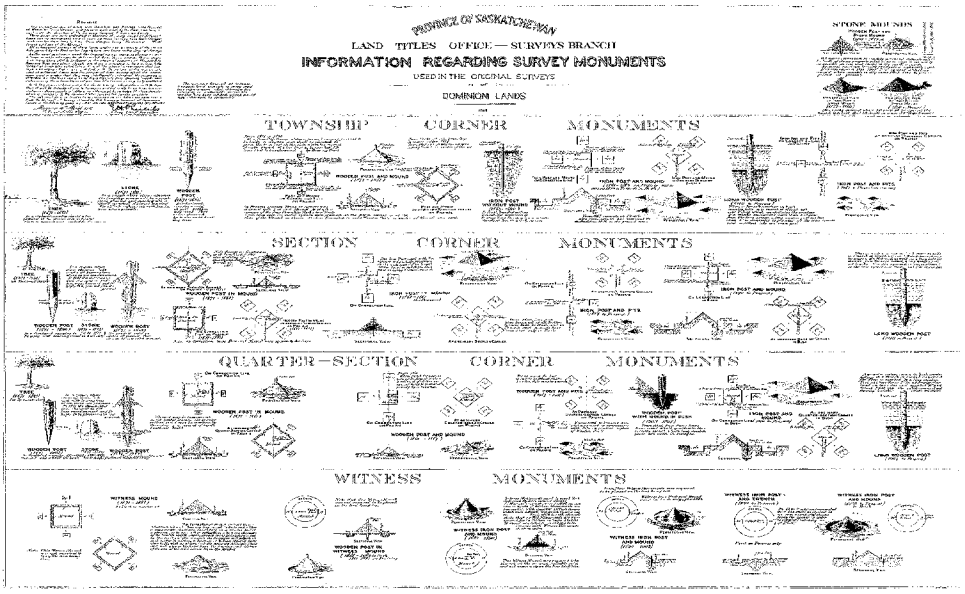
Professional Survey Project

A Retracement and Subdivision Survey



Submitted by

Robert Gordon King

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

January, 2007

Table of Contents

Background 1
Introduction 2
Client Correspondence 2
Subdivision Application and Approvals 3
Job Setup 4
Field Work 5
Plan Preparation and Returns 10
Surrender and Transfer 11
Conclusion 11
References 61

Appendix

Appendix A – Subdivision Application 13
Appendix B – Proposed Plan Showing Subdivision 15
Appendix C – Community Planning Branch Letter 16
Appendix D – Certificate of Approval 18
Appendix E – Certificate of Title 21
Appendix F – Township Plan 22
Appendix G – Registered Plan 65B04867 23
Appendix H – Registered Plan AA2296 25
Appendix I – Registered Plan 101874685 27
Appendix J – Registered Plan 62B00722 29
Appendix K – Field Notes 31
Appendix L – GPS Data File 40
Appendix M – ISC Registration Packet 42
Appendix N – Transform Approval Certificate 50
Appendix O – Registered Plan 101899840 51
Appendix P - Application for Transfer (Part I: Surrender) 52
Appendix Q - Application for Transfer (Part II: Setup) 59

Background

The most critical task charged to a Saskatchewan Land Surveyor in the course of a secondary survey, is the evaluation of survey evidence. In the Dominion Land Survey System, the monuments placed in the primary township survey, define and govern the boundaries of the original subdivisions. According to the doctrine of original monumentation,

> all boundary lines of townships, sections or other authorized subdivisions …and all section lines and all limits of lots or parcels of land surveyed or resurveyed, as defined by monuments placed at the corners (thereof) shall…be the true boundaries (thereof), whether the same are or are not found to contain the exact area or dimensions mentioned or expressed in any plan or any letters patent, grant or other instrument. [1]

Therefore, once the monument has been placed and the survey has been confirmed, the position of the monument governs the boundary for which it was intended to define, even though the monument may have been placed in error.

When an original monument has "disappeared entirely, so that there is no physical evidence of the monument remaining"[2], a surveyor must gather secondary evidence to re-establish the original position of the lost monument. In gathering secondary evidence, one must consider the hierarchy of evidence prior to re-establishing the monument. One must evaluate the location of fences, or sworn statements of witnesses who may know where the monument was. Only after the surveyor has exhausted his search and has thoroughly sifted the ground with a shovel, should he rely on measurements as shown on official plans.

Introduction

This report outlines the entire process involved in surveying a subdivision in the Province of Saskatchewan. The process involves numerous aspects including: client correspondence, the subdivision application and approvals, field work, plan preparation, final returns, and the transfer of ownership.

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 25 Township 51 Range 19 West of the 3rd Meridian.

This subdivision survey was unique in regards to the evaluation of evidence required during the retracement survey. The retracement survey yielded a previously restored monument, two obliterated monuments and four lost monuments. Although the obliterated monuments found on the E. ½ Section 25 were not required for this subdivision, they were included in this survey to preserve and maintain the original survey fabric.

Client Correspondence

An initial office consultation regarding the subdivision occurred on May 2, 2006. The client indicated that the quarter section of interest contained an existing homestead, and the new subdivision parcel was to be placed to the West of the homestead. To clarify the situation, the client was requested to sketch the location of the proposed parcel within the quarter section. The parcel sketched by the client was approximately 500 metres East of the road allowance, with no indication of legal access. The *Planning and Development Act, 1983* requires that "every lot or parcel of land has legal and physical primary access."[3] By insuring that every parcel of land has legal and physical primary access, land lock and trespass issues are avoided. The client was not aware of this requirement, and indicated he would include the existing access road into the homestead with the subdivision. The initial meeting was concluded with a site visit planned for May 11, 2006.

Subdivision Application and Approvals

In Saskatchewan, the subdivision application[4] 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 a different application form which must be obtained from the city.

The subdivision application and approvals adhered to the following timelines:

June 1, 2006	The application (*Appendix A*) was sent to the Community Planning Branch on behalf of the registered owner. The application was accompanied by a current copy of the title (*Appendix B*) and the proposed plan of subdivision (*Appendix C*)
June 8, 2006	The Community Planning Branch responded to McElhanney Land Surveys Ltd. The letter (*Appendix D*) 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.
August 9, 2006	McElhanney Land Surveys Ltd. received the *Certificate of Approval* (*Appendix E*) 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 B*)
- Township Plan (2nd Edition) (*Appendix F*)

Unfortunately the job setup for the project had too narrow of a scope for the amount of evidence required. The job setup only included the legal plans affecting Section 25, and the E. ½ Section 26, which included:

1. Registered Plan 65B04867 (*Appendix G*)
2. Registered Plan AA2296 (*Appendix H*)
3. Registered Plan 101874685 (*Appendix I)*

During the initial field visit, the N.E. 26 was concluded to be a lost monument and a re-establishment was required. Upon examining Registered Plan AA2296, it was determined that the field staff would require the N. ¼ 26 and the N.E. 27. The ISC plan search was extended to include section 26 and section 35, which resulted in additional legal plans being gathered for the field staff. Included in the additional job setup was Registered Plan 62B00722 (*Appendix J)*, a road widening affecting the N.E. 27.

Field Work

To survey the subdivision, the field crew utilized a Trimble Real Time Kinematic (RTK) Global Positioning System (GPS), in combination with a Leica 805L total station. The RTK GPS system allowed the survey evidence to be tied into the survey quickly and accurately without relying on line of sight traverses. Due to the existence of large poplar and spruce trees surrounding many of the survey monuments, the total station was utilized in connecting the RTK GPS traverse points to many of the required monuments. Traverse points were placed in open areas, where satellite paths were not obstructed by trees, allowing the crew to conventionally traverse into each of the required survey monuments.

Initial Field Survey

During the initial field visit to the site, the client indicated that he may want the road to overlap the existing farm access to the homestead. This would require the field crew to establish the quarter line as created by the monuments at the E. ¼ 26 and the E. ¼ 25. Upon examining the registered legal plans, the crew could see that the E. ¼ 26 was restored by Registered Plan 65B04867, yet the E. ¼ 25 had not been recorded on any plans other than the original township plat. The field crew was able to find the E. ¼ 26, but upon searching for the E. ¼ 25 the crew turned up no evidence based on a visual search and a scan with the metal detector. In order to accurately determine the position of this monument the crew would require additional survey evidence including the N.E. 25 and N.E. 24 statutory monuments. Although the N.E. 24 was found to be a lost monument, the crew was confident that the position of the N.E. 24 could be re-established as per Registered Plan 65B04867. Similar to the E. ¼ 25, the N.E. 25 had not been recorded on any plans other than the original township plat. Upon the initial visit to the N.E. 25, the field crew encountered a new fence line with the original iron monument lying flat on the ground adjacent to a fence corner post. Further examination of the fence lines yielded that the fence corner post appeared to be in a depression, or a trace of a pit, and the remaining three pits lay to the South West of the fence corner post. Confident that the position of the original monument could be ascertained by the location of the pits, the crew returned to the East boundary of section 26, to search for the N.E. 26 monument. In searching for the N.E 26, the crew had noted that the monument had been found on Registered Plan AA 2296. Upon arriving at the calculated position of the N.E. 26, derived by producing the line from R.4

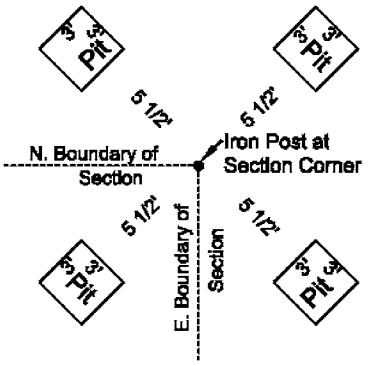
through the E. ¼ 26 a distance of 40 chains as indicated on township, the crew was unable to find a monument using a visual search and the metal detector.

The field crew was now aware of the evidence problems that they were to face during the course of the subdivision survey. The crew completed the day, gathering all of the information required for the subdivision application, including the location of the homestead in relation to the section boundaries, and the proposed location of the new parcel.

The Subdivision Survey

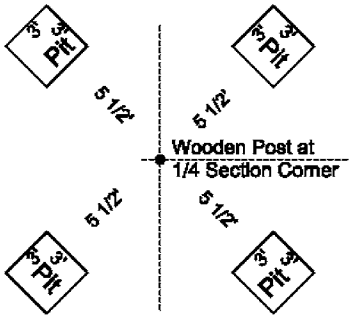
As suggested by the field crew, and as shown on the subdivision application, the landowner decided to survey the road into the parcel thirty metres North of the quarter line. The purpose of this change was for future planning. Should the client decide to sell the homestead, there would be existing access without trespassing onto the new parcel, or having to create an alternate access into the homestead.

Since the survey was moved thirty metres North of the quarter line, it was no longer a requirement of the field crew to establish the quarter line prior to surveying the parcel. During the initial site visit, the field crew had identified that the N.E. 25 monument could be restored with the original statutory iron monument. To preserve and maintain the survey fabric, it was decided by the field crew that the restored monument would be linked to the new parcel survey. The field crew returned to the N.E. 25 and dug for trace of the original monument in the center of the pits as indicated by Bulletin 38.[6] The soil condition was that of a sandy loam, and the field crew was unable to find trace of the original position of the iron post. Utilizing the found pits, the field crew was able to determine the center of the configuration and restore the original statutory iron monument.



At Ordinary Section Corner

With the N.E. 25 monument restored, the field crew determined that the position of the E. ¼ 25 could be easily calculated and they would search for an obliterated monument. Upon proportioning the distance to calculate the position of the E. ¼ 25, the field crew noted that the overall distance measured was 1.7 metres short of the distance shown on the original township plat. Should the field crew not find any trace of the original monument by a visual search, the crew would have to sift the ground over a distance of six metres in the North/South direction and two metres in the East/West direction to fully exhaust their search. Upon navigating to the calculated position of the E. ¼ 25 monument, the field crew noticed a depression to the North East of the proportioned distance. Utilizing Bulletin 38, it was determined that although this depression was North of the calculated position by almost two metres, the crew would start digging for trace approximately 5 ½ feet to the South West of the depression. After removing the topsoil and scrapping the ground, the field crew identified an old wooden post. The crew was able to restore the position of the E. ¼ 25, confident that the wooden post they had found was that of the obliterated monument.



At Ordinary
Quarter-Section Corner

With the obliterated monuments restored, the crew was now faced with the challenge of re-establishing the lost monument of the N.E. 26. The field crew had determined the best method for establishing the N.E. 26 would be by utilizing the N. ¼ 26 monument and the N.E. 27 monument as shown on the Registered Plan AA 2296. The location of the N. ¼ 26 statutory monument was marked by the intersection of two fences, and the N.E. 27 statutory monument was identified as a lost monument. To re-establish the N.E. 27 the field crew was required to address secondary evidence as shown on Registered Plan 62B00722. In re-establishing the N.E. 27 the field crew would require road pins R.1 and R.2 to appropriately determine the location of the N.E. 27. The field crew was able to find R.1, but was unable to locate any evidence at the location of R.2. Additional evidence would be required to re-establish the lost monument at R.2, hence the field crew located R.3 on Registered Plan 62B00722, as well as

R.8 on Registered Plan 65B04867 and R.3A on Registered Plan. 101874685. When re-establishing a road monument, Section 57 of the Land Surveys Act states:

> Where a monument is lost and no evidence can be obtained as to its original position, the surveyor shall locate on the ground two adjacent monuments on each side of the lost monument and shall assume the straight lines between these monuments to have the bearings given them on the plan of survey thereof and from these bearings he shall locate on the ground the intersection of the courses of the road on each side of the lost monument, giving to each the bearing shown on the registered plan of survey, and the intersection of the two courses so located shall be the true corner whether or not the chainage obtained for the same agrees with the chainage on the plan.[2]

In this instance, the registered plan only has one monument to the North and two monuments to the South, therefore the method of re-establishing this monument must consider the intent of the plan. By holding the two South monuments, R.3 and R.8, and calculating through the road plan, the monument at R.1 is 0.41 metres from the position as shown on the plan of survey. This results in an accuracy factor of only 3885, yet as outlined in Section 29 of the Land Survey Regulations, "for a survey performed between 1951 and 1975, the [acceptable] accuracy factor is 2,500" [5], therefore the monuments can be accepted not to be in error.

In reviewing the evidence collected, Registered Plan 62B00722 shows a three minute deflection at the R.2 monument. In re-establishing the R.2 monument it would not be feasible to maintain the three minute deflection, as the intersection of these lines would cause the re-established position of R.2 to be almost 200 metres North of the position established on the plan. Therefore the method chosen to re-establish the R.2 monument was by holding the line from R.8 through R.3 and proportioning the distance as shown on the original plan of survey. The plan distance on Registered Plan 62B00722 between R.3 and R.2 is 803.880 metres. The proportioned distance is 804.005 metres, which results in a discrepancy of 0.125 metres, which equates to an accuracy factor of 6406, and is therefore deemed acceptable for the date of survey.

Registered Plan 62B00722 does not show a direct tie distance and bearing to the N.E. 27. The only information provided on the plan is an offset distance of 17 feet. When a bearing is not provided on the plan of survey, common practice is to turn 90 degrees from the direction of the lower marked monument on the surveyed line of the road. In this instance, one would turn 90

degrees from the bearing of R.2 to R.1 to establish the N.E. 27 monument. The field crew decided to re-establish the monument at the N.E 27 since the location of the monument was not hazardous and the re-established position of the monument had a direct relation on the plan of survey.

Once the N.E. 27 was re-established, the distance from the N.E. 27 to the N. ¼ 26 was compared to the distance as shown on Registered Plan AA 2296. The distance on the Registered Plan AA 2296 was 826.313 metres and the measured distance was 826.399 metres. This resulted in an error of 0.086 metres which is an accuracy factor of 9608. As outlined in Section 29 of the Land Survey Regulations, "for a survey performed in 1950 or earlier, the [acceptable] accuracy factor is 1,500",[5] therefore the N. ¼ 26 monument can be accepted not to be in error.

Since the N.E. 26 was found to be a lost monument and sifting the ground with a shovel produced no evidence of an obliterated monument, the most acceptable method for re-establishing the N.E. 26 was using the line created from the N.E. 27 through the N. ¼ 26 at a plan distance of 806.196 metres. As secondary evidence to the location of the N.E. 26, the field crew noted that the East/West fence line that they had found adjacent to the N. ¼ 26 was still online at the N.E. 26 re-established monument position.

With all of the required evidence tied into the survey and the lost monuments re-established, the parcel was surveyed. As required by Legislation, a statutory iron pin was marked "S057" and placed at each boundary deflection of the parcel. Aside from the evidence re-establishments, the subdivision survey was completed without any complications by the field crew.

Upon completion of the field survey, the field crew returned to the office and submitted the original field notes (*Appendix K*) 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 L*). This file contained the Northing, Easting, Elevation, and Description of the survey data collected in the field. This

data file, along with the field notes, was then submitted to the drafting department so a plan of survey could be prepared.

Plan Preparation and Returns

The only plan required as a result of a subdivision survey is that of a plan of survey showing surface subdivision. The plan was 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 had been prepared by the drafting staff, the plan was then checked by the Saskatchewan Land Surveyor supervising the project. The Land Surveyor ensures the plan accurately reflected the field survey performed, and ensured all statutory monuments found and placed meet the current standards set forth in Legislation. Once the plan had been checked and all closures had been calculated, the plan was 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 all legal plans 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 M*) 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 N)* 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 O*) 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, 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 P*). 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 owner of the quarter section is retaining the remaining portion of the quarter, her name is also included in the "TO" portion of the transform authorization. A *Transform Affidavit of Value* is also included in the package to indicate the "fair market value" of the two new parcels created. This allows 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 Q*). 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

Often the most time consuming task of a secondary survey is the evaluation of survey evidence. The timeline of this project was increased by one complete day of field time due to the lost and obliterated monuments. Prior to relying on mechanical methods for re-establishing lost monuments, the field crew ensured they had fully exhausted their search by analyzing all secondary information and thoroughly sifting the ground for trace. By analyzing secondary information and sifting of ground, the field crew was able to find two obliterated monuments, and only had to rely on mechanical methods for re-establishing the N.E. 26 and the N.E. 27.

When addressing lost monuments, it is critical for field crews to assess and collect as much evidence to fully exhaust their search of the monument. Only once the surveyor has exhausted

his search should he result to mechanical methods such a proportioning or utilizing a measurement as shown on official plans. As shown at the E. ¼ 25 obliterated monument, the total distance from the N.E. 24 to the N.E. 25 was 1.7 metres short when compared to the original township plat. Should the field crew have relied on the proportioned distance, the monument planted would have been 1.26 metres South and 0.13 metres East of the position of the found wooden post. Even if the found wooden post was placed in error, the position of the monument governs the boundary for which it was intended to define.

The most important tool any survey crew should have in their possession during a secondary survey is a copy of Bulletin 38 and the Township plan. These two tools allow the survey crew to identify the date of the original survey, and the type of monument placed during the original survey. Should the field crew find pits and a mound, based on the year of survey, the survey crew will be able to identify whether the statutory iron post was originally placed in the center of the mound, or at the North face of the mound. By restoring obliterated monuments to their original positions, this ensures the preservation and maintenance of the survey fabric of the original township survey.

Appendix A – Subdivision Application

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:

R.M. of Mervin No. 499

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

N.W. 25	51	19	3
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)	gently rolling
(brush, sloughs, creeks, etc.)	cultivation
(sandy, loam, clay, etc.)	sandy loam

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:
Cultivation	Country Residential

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

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

○ not available ◉ not required

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)

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	○	●	
2. Intensive Livestock Operation	○	●	
3. Sewage Treatment Facility or Sewage Lagoon	○	●	
4. Landfill for disposal of garbage or refuse	●	○	4.5 km
5. High Voltage Power Transmission Lines	○	●	
6. High Pressure Gas Transmission Line, Oil Line, specify	○	●	
7. Industrial, Commercial Operation, specify	○	●	
8. National, Provincial, Regional Park	○	●	
9. Residential Lot(s)	○	○	
10. Stream or larger body of water	○	●	
11. Cemetery	●	○	3.0 km
12. School Bus Route	○	●	
13. Urban Municipality	●	○	2.4 km - Village of Livelong
14. Water Treatment Plant or Resevoir	○	●	
15. Other, specify	○	●	

10

A. Name of registered owner of land to be subdivided:

Name: Jean Eversen
Address: Box 163
Livelong SK S0M 1J0
Telephone: (306)845-2412 Postal Code

B. Land surveyor / Planner / Lawyer / Agent (specify): Land Surveyor

Name: Donald Hanson File: 09188
Address: 116 - 5704 44 Street
Lloydminster AB T9V 2A1
Telephone: (780)875-8857 Postal Code

C. Registered owner or person acting on the owner's behalf:

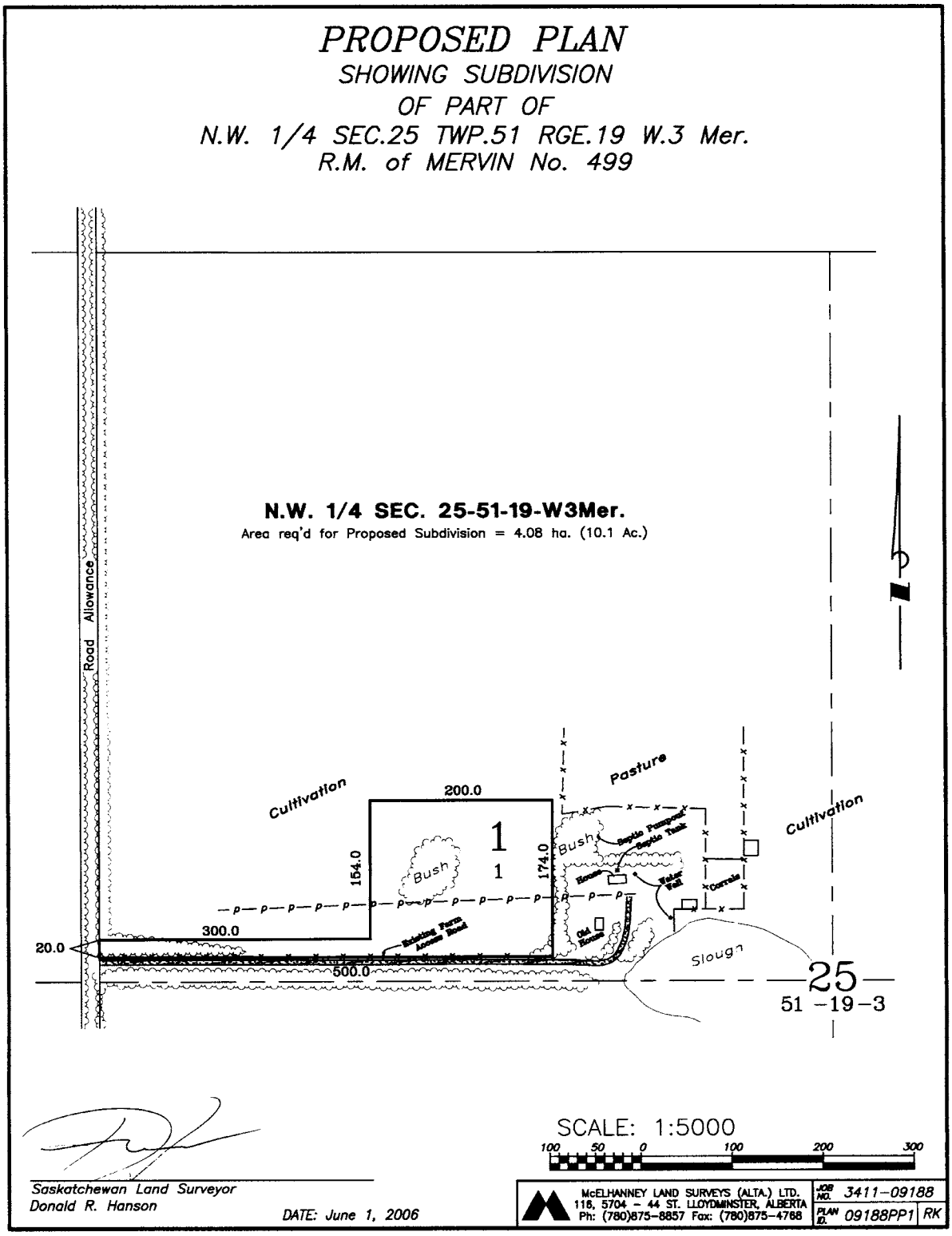
I, _____, hereby certify
(Full name in block capitals)

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

RECEIVED

JUN 0 8 2006

Saskatchewan

Government Relations

Community Planning

Room 978, 122-3rd Avenue North
SASKATOON SK S7K 2H6
(306) **933-5215**
(306) 933-7720 (fax)
mvelonas@gr.gov.sk.ca

RECEIVED

JUN 0 8 2006

June 6, 2006

File: R425-06S
Your File: 09188

Mr. Donald Hanson, SLS
McElhanney Land Surveys Ltd.
116 – 4704 44th Street
LLOYDMINSTER AB T9V 2A1

Dear Mr. Hanson:

RE: RM of Mervin No. 499
NW ¼ Section 25-51-19-W3M
Proposed Parcel 1 – Country Residential

Your subdivision application was received on June 2, 2006. *The Planning and Development Act, 1983* (the Act), requires us to send a copy of the application to the offices listed below for comments. They have 40 days to reply, and some offices may contact you for more information or utility easements.

Section 143 of the Act allows a council and subdivision applicant to negotiate a servicing agreement covering construction standards and costs for new roads and other services necessitated by a subdivision. If a council requires a servicing agreement, we cannot issue a Certificate of Approval for the subdivision until the council sends us a letter saying the agreement is executed by all parties, or is no longer required. The Act requires a servicing agreement to be negotiated within 90 days of the municipality's receipt of a complete subdivision application from us. The negotiation period may be extended by mutual agreement. If an agreement is not concluded when a negotiation period expires, an applicant may appeal some terms and conditions to the Saskatchewan Municipal Board.

Until a decision is issued, no binding sale or other contracts for the land should be made and no construction or site preparation work should be started. Anyone planning new construction or excavations must contact each utility company for service connections and line locations before starting work.

. . . 2

Acid-free Paper

Our basic fees are $100 for each proposed lot or parcel plus $150 for issuing an approval. Additional fees may be required for such things as titles or interest registration which will be explained in later correspondence. We thank McElhanney Land Surverys Ltd. for their cheque #1065 covering the basic fees.

Please call me if more details are needed before you reply.

Yours sincerely,

for Sherman Hendsbee
Community Planning Branch

REFERRALS:
SaskPower Land, 2025 Victoria Av, REGINA SK S4P 0S1
SaskEnergy/TransGas, 700 1777 Victoria Av, REGINA S4P 4K5
SaskTel Lands & Easements, 140 1st Av N, SASKATOON S7K 5T6
R. Koroluk, Prairie North Health Region,
1146 – 102nd Street, NORTH BATTLEFORD SK S9A 1E9

RM of Mervin No. 499, Box 130, TURTLEFORD SK S0M 2Y0

Appendix D – Certificate of Approval

Saskatchewan

Government Relations

Community Planning

Room 978, 122-3rd Avenue North
Saskatoon, Saskatchewan S7K 2H6
Phone: (306) 933-5025
Fax: (306) 933-7720

Notice of Decision

CERTIFICATE OF APPROVAL

Under *The Planning and Development Act, 1983*

Number: R425-06S
Your file: 09188
August 9, 2006

Donald Hanson, SLS
McElhanney Land Surveys Ltd.
116 – 4704 44th Street
LLOYDMINSTER AB T9V 2A1

Dear Mr. Hanson:

Re: RM of Mervin No. 499
NW ¼ Section 25-51-19-W3M
Proposed Parcel 1 – Residential

Under Sections 140(2) and 141 of *The Planning and Development Act, 1983* (the Act), the proposed subdivision described 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*. In order to register the approved subdivision in the Saskatchewan Land Titles Registry, this Certificate must be submitted with other documents to the Controller of Surveys.

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.

. . . 2

Acid-free Paper

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.

General Comments

Anyone planning new construction or excavations must contact each utility company for service connections and line locations before starting work. Some utility and pipe lines can be located by phoning SASK 1st CALL at 1-866-828-4888 or via the internet at www.sask1stcall.com.

Owners of the proposed parcels are responsible for operating and maintaining their own water supply and sewage disposal systems. Owners intending to use a private well are responsible for having the well drilled or, if needed, for finding an alternative source of water. Owners must ensure that their on-site sewage disposal systems do not pollute their water source or other's water sources. Ground water supplies can be altered by the proximity and density of other wells, contamination and climate changes.

Private domestic wells and changes to ground water supplies are not licensed, monitored nor regulated by any provincial agency. Parcel owners are responsible for testing their water supply to ensure that it is safe for human consumption. The Saskatchewan Watershed Authority (SWA) and Health Region offices can provide recommendations for the treatment and care of a water source. Water management fact sheets can be found on the SWA website at www.swa.ca/publications.

Fees

Thank you for payment covering our examination and approval fees.

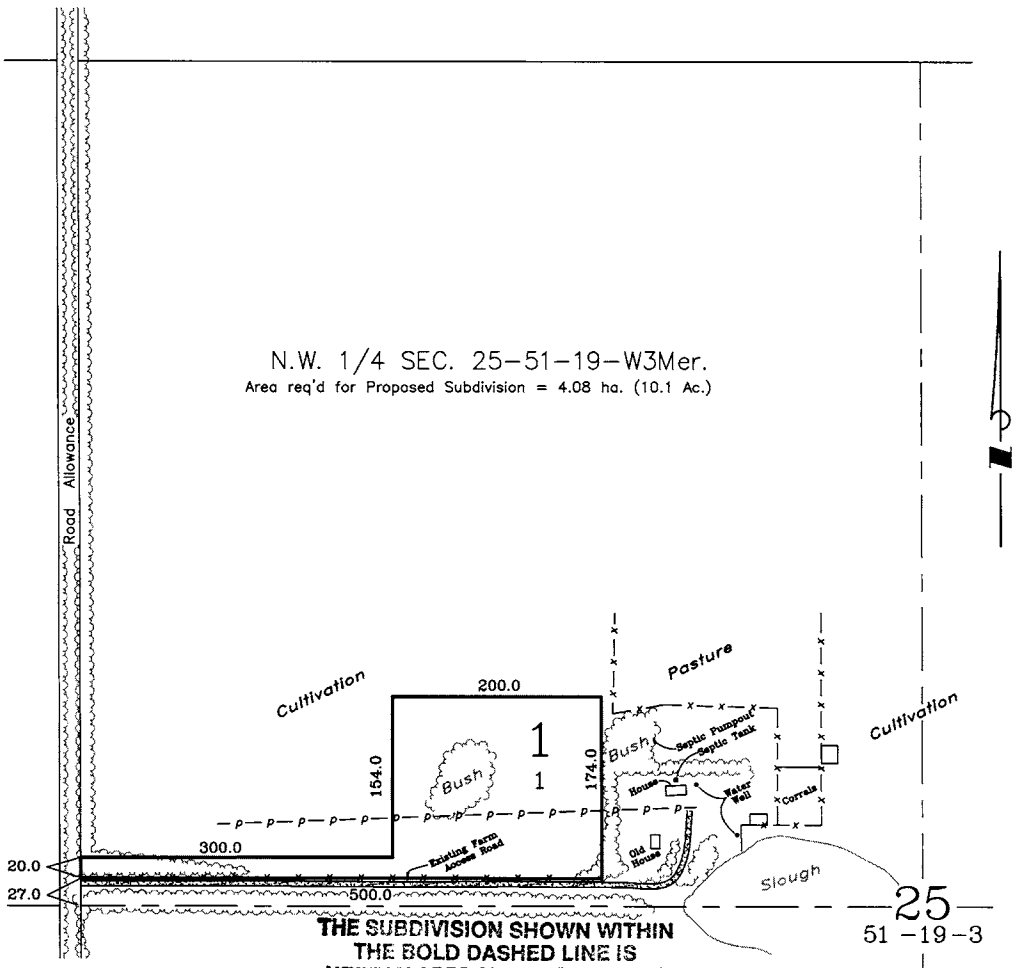
Len Kowalko, P.P.S., M.C.I.P.
Director of Community Planning

Enclosure

cc: SaskPower Land **22555**
SaskEnergy/TransGas Land Services (G. Stutt) **06-8696**
SaskTel Lands and Easements (B. Schmidt) **277 Turtleford**
Prairie North Health Region (K. Startup)
RM of Mervin No. 499

PROPOSED PLAN

SHOWING SUBDIVISION
OF PART OF
N.W. 1/4 SEC.25 TWP.51 RGE.19 W.3 Mer.
R.M. of MERVIN No. 499



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

DIRECTOR OF COMMUNITY PLANNING
VALID FOR 24 MONTHS FROM:
AUG 0 9 2006

SCALE: 1:5000

100 50 0 100 200 300

Saskatchewan Land Surveyor
Donald R. Hanson

DATE: July 27, 2006

McELHANNEY LAND SURVEYS (ALTA.) LTD.
116, 5704 – 44 ST. LLOYDMINSTER, ALBERTA
Ph: (780)875-8857 Fax: (780)875-4768

JOB NO. 3411-09188
PLAN ID. 09188PP1 RK

Appendix E – Certificate of Title

Province of Saskatchewan
Land Titles Registry
Title

Title #: 130482008
Status: Active
Parcel Type: Surface
Parcel Value: $58,000.00 CAD
Title Value: ***$58,000.00 CAD***
Converted Title: 74B10949

As of: 01 Jun 2006 14:09:55.099
Last Amendment Date: 17 Apr 2006
Issued: 17 Apr 2006 12:38:52.463

Municipality: RM OF MERVIN NO. 499

Jean Eversen is the registered owner of Surface Parcel #130861582

Reference Land Description: NW Sec 25 Twp 51 Rge 19 W3 Extension 0
As described on Certificate of Title 74B10949.

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:

None

Addresses for Service:

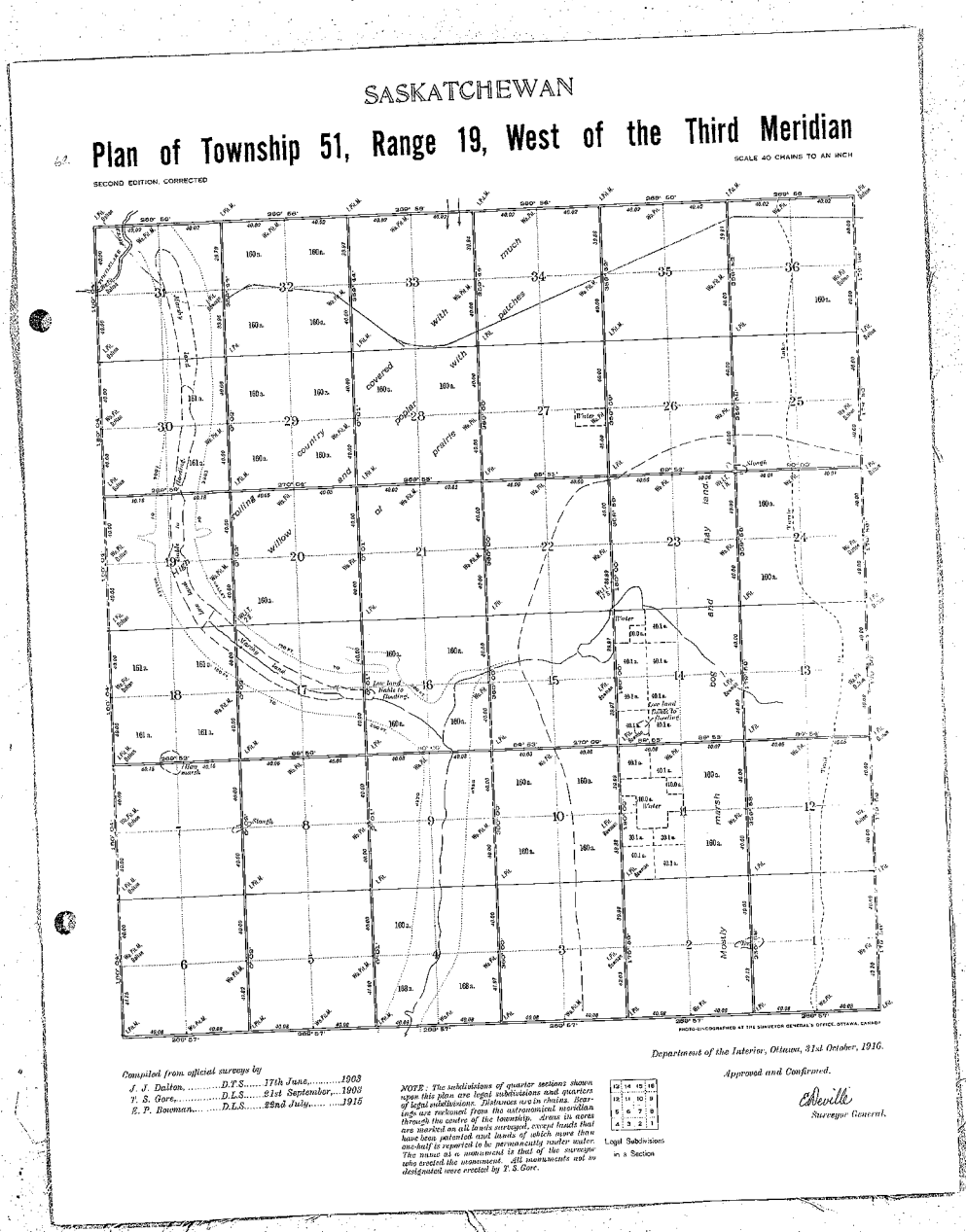
Name	**Address**
Owner:	
Jean Eversen	Livelong, Saskatchewan, Canada
Client #: 111084544	

Notes:

Parcel Class Code: Parcel (Generic)

Back

Appendix F – Township Plan



Appendix G – Registered Plan 65B04867

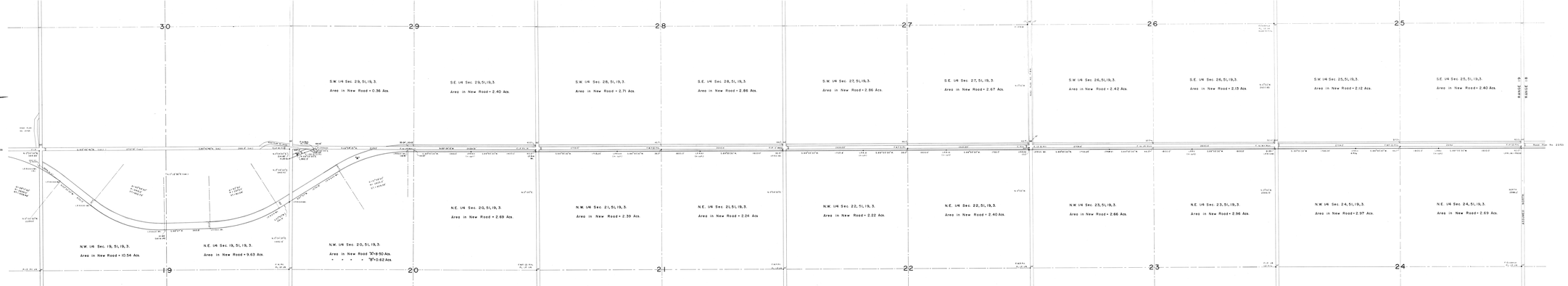
COPY FOR THE CHIEF SURVEYOR
LAND TITLE OFFICE, VICTORIA

BA0Ø2889

FILE S-3-16

PLAN
SHOWING SURVEY
OF
NEW ROAD
IN THE
N. 1/2 Sec'ts 19, 20, 21, 22, 23, 24
S. 1/2 Sec'ts 25, 26, 27, 28, 29,
Tp. 51, Rge. 19, W 3rd M.
BY
B. J. CHEETHAM S.L.S.
1964
Scale 1" = 300'

N



Having been instructed, Instructions, Land Surveyor, do hereby certify that I have made a survey of the land shown on this plan, and that the survey was performed between the dates of August 27th and October 30th, 1964, and that the survey and plan are true to the best of my knowledge and belief.

Dated at Victoria, B.C. this 30th day of October, 1964.

B. J. Cheetham
Registered Land Surveyor

I hereby certify that this plan is a true copy of the original survey plan of the land shown and described therein, as filed in the Land Registry Office, Victoria, and that the original and duplicate of the plan are signed by the Chief Surveyor and by the surveyor who made the survey, and that the original and duplicate are in the custody of the Chief Surveyor.

Dated at Victoria, B.C. this 26th day of May, 1965.

Chief Surveyor

Appendix H – Registered Plan AA2296

BABoo035

CANADIAN NATIONAL RAILWAYS

CANADIAN NORTHERN SASKATCHEWAN RAILWAY

MEETING LAKE BRANCH

PLAN OF REVISED LOCATION

through Townships 52-51 & Ranges 21-18W.3M.

SASKATCHEWAN

Mileage 000-23·01.

Scale 400'-1"

AA2296

I hereby certify that in pursuance of the authority conferred upon me by the Act 1 Geo. V. Chap. 175 I have this day deposited in the Office of the Land Registrar for the West Saskatchewan Land Registration District at Battleford in the Province of Saskatchewan at 12.15 o'clock P.M. on the 7th day of October A.D. 19 22 as No. AA 2296. Book AA fol. 118.

J. Archibald
Registrar

M. H. Beasley
Vice-President

Engineer's Office Winnipeg 13th July 1921.

H. A. Lumsden
Chief Engineer

That portion within Thunderchild Indian Reserve No 115-B approved

W. A. Wilson D.L.S.
for Chief Surveyor.
Dept of Indian Affairs

Ottawa, 21st Sept. 1922

I, Will M. Stewart Saskatchewan Land Surveyor do hereby certify that the Survey of this plan has been made by me in accordance with the provisions of the Saskatchewan Surveys Act and that the Survey was performed between the 22nd October and November 26th 1920 and March 20th & 29th 1921 and this plan is correct and true to the best of my knowledge and belief and was made in accordance with the provisions of the Land Titles Act.

Dated at Saskatoon this 20th day of July A.D. 1921

W. M. Stewart
Saskatchewan Land Surveyor

Note:- Right of Way is 495' on each side of centre line unless otherwise indicated

Mileage reckoned from Junction with Lake Fish Lake Branch at Mile 56·45

The southerly and Easterly limits of the Right of Way of intersection with section lines and of all changes of course are defined by 15.24' iron posts driven into the ground 0.3' perpendicularly distant from the centre line as required by the Saskatchewan Surveys Act, unless otherwise indicated, such posts being shown on this plan by Vermilion squares thus • Centre line changes on curves at intersections and fractions thereof.

I, Will M. Stewart Dominion Land Surveyor do hereby certify that this plan accurately shows the manner in which the land included therein has been surveyed and subdivided by me, and that said plan is prepared in accordance with the provisions of the Land Titles Act.

Dated at Saskatoon in the Province of Saskatchewan this 11th day of July A.D. 1921

W. M. Stewart
Dominion Land Surveyor

Department of the Interior,
Ottawa, 31st May, 1922
Approved and Confirmed.

J. Sharples
for Surveyor General.

Approved as to form of title under the Land Titles Act

A. Turner
Registrar

Oct. 6th 22
A. Turner

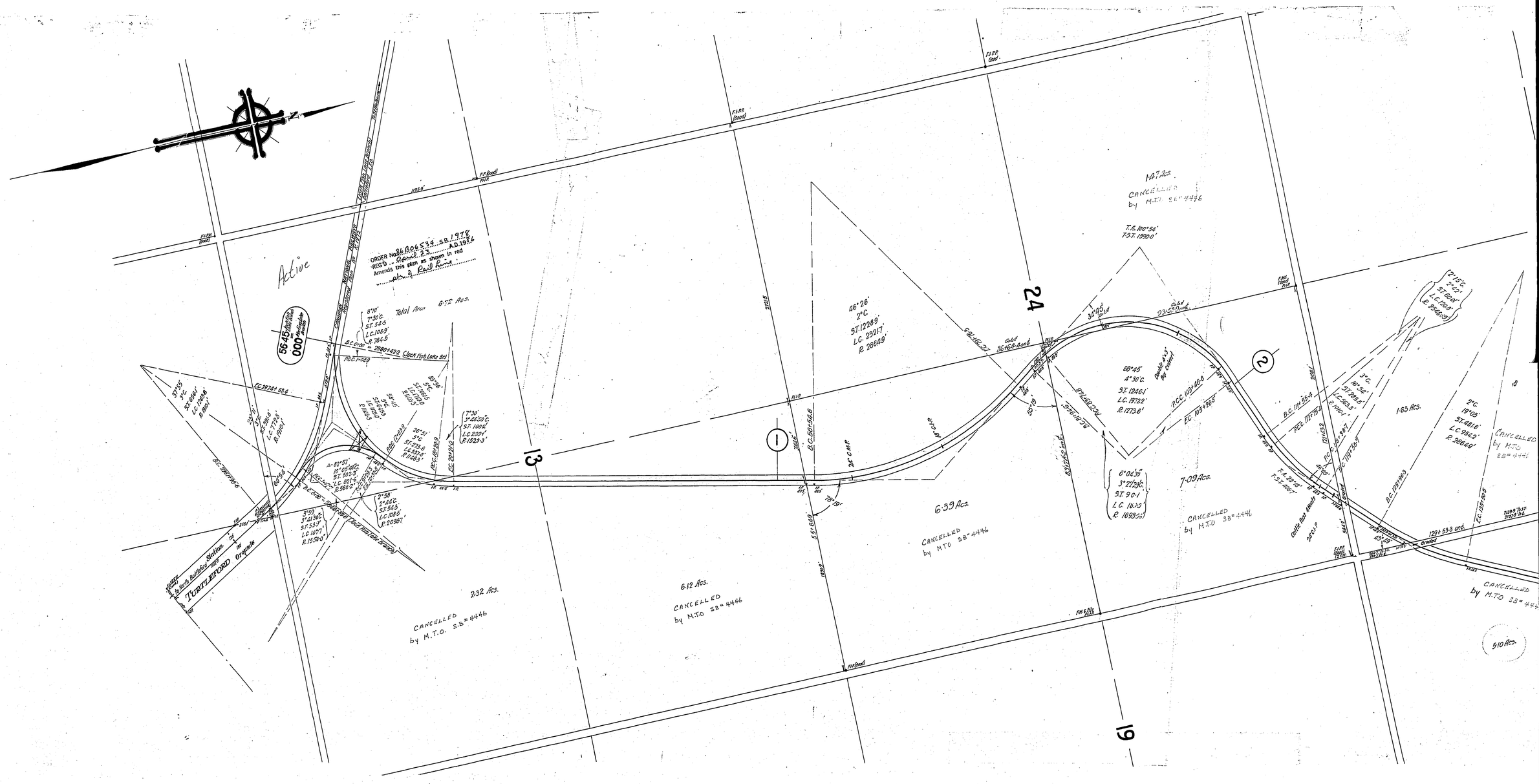
For Chief Surveyor, Land Titles Offices.

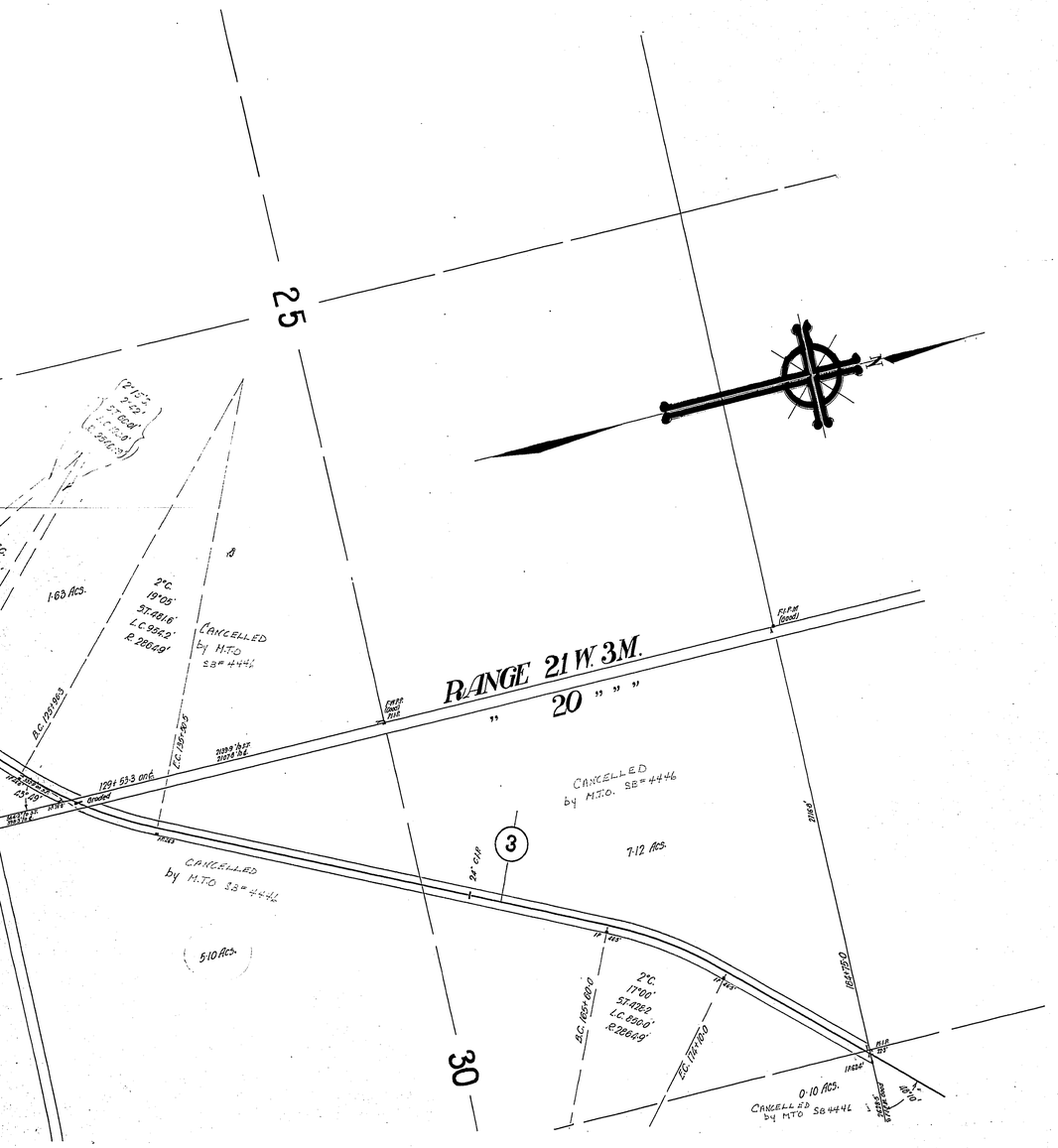
BOOK OF REFERENCE

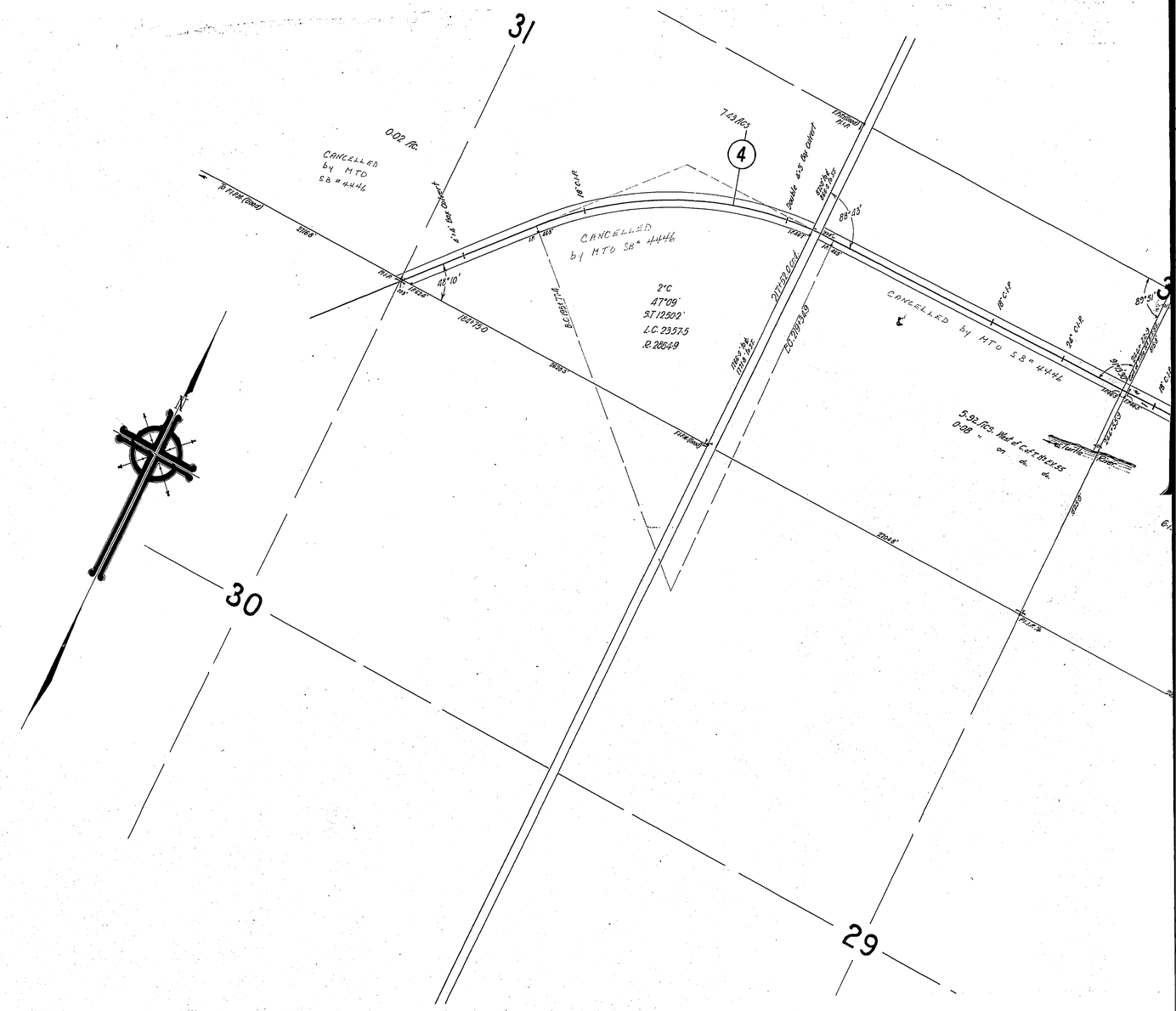
Station to Station		Width of R/W	Owner	Occupier	Part of	Sec.	Twp.	Range	Acres	Remarks
0+00		99'	A. Coglin	Same	S.W.	13	51	21 W3M		R/W.
—	—	"	"	"	"	"	"	"	6.72	East Leg of Wye.
—	—	Irreg.	"	"	"	"	"	"		Interior of Wye.
		99'	O.C. Morey	"	S.E.	"	"	"	2.32	
	53+68.9	"	"	"	N.E.	"	"	"	6.12	
53+68.9	83+78.2	"	H. Dunsdon	"	S.E.	24	"	"	6.39	
86+66.6	93+58.9	Irreg.	T. Richardson	"	N.W.	"	"	"	1.47	
83+78.2	121+43.2	99'	"	"	N.E.	"	"	"	7.09	
	129+53.3	"	Can. Pac. Rly	Unoccupied	S.E.	25	"	"	1.63	
		"	S. Hanson	Same	S.W.	30	"	20 W3M.	3.40	
		"	"	"	N.W.	"	"	"	7.12	
	164+75.0	"	"	"	N.E.	"	"	"	0.08	
—	—	Irreg.	Can. Pac. Rly.	Unoccupied	S.W.	31	"	"	0.02	
164+75.0	217+52.0	99'	A. Tisdale	Same	S.E.	"	"	"	7.43	
	244+65.9	"	F.C. Hawkesworth	"	S.W.	32	"	"	5.92	0.08 Acres in
244+65.9	271+63.6	"	C. Johnston	"	S.E.	"	"	"	6.15	Can. of Can. R.R.
	301+19.0	"	Can. Pac. Rly.	Unoccupied	S.W.	33	"	"	6.56	
301+06.8	301+19.0	Irreg.	"	"	"	"	"	"	0.98	Station Grounds
301+19.0	304+63.3	99'	W. Hartrell	Same	N.W.	"	"	"	0.78	
"	"	Irreg.	"	"	"	"	"	"	1.97	Station Grounds
304+63.3	339+47.0	99'	"	"	N.E.	"	"	"	7.92	
304+63.3	306+05.6	Irreg.	"	"	"	"	"	"	0.17	Station Grounds
	343+03.1	"	W.H. Robertson	"	N.W.	34	"	"	0.36	Including Corner.
342+86.9		99'	Dom. Govt	I.R. No 115.B	S.W.	3	52	"	7.04	Indian Reserve
		"	"	"	S.E.	"	"	"	8.02	
	408+16.9	"	"	"	N.E.	"	"	"	3.69	
		"	"	"	N.W.	2	"	"	6.68 R/W 1.38 Road direction	
	440+64.2	Irreg.	"	"	N.E.	"	"	"	0.47	Includes Corner
440+64.2	460+45.8	99'	"	"	S.E.	11	"	"	5.81	
	469+32.0	"	"	"	S.W.	12	"	"	6.48	
469+32.0		"	"	"	N.W.	1	"	"	6.82	
		"	"	"	N.E.	"	"	"	3.21	
	537+79.2	"	"	"	S.E.	"	"	"	5.87	
		"	S. Reid	Same	S.W.	6	"	19 W.3M	2.20	
549+35.5		"	Can. Pac. Rly.	Unoccupied	N.W.	31	51	"	6.73	
549+35.5	557+07.5	101'	" " "	"	"	"	"	"	1.79	Extra R/W
		99'	" " "	"	N.E.	"	"	"	1.43	
583+13.3		51'	" " "	"	"	"	"	"	0.25	Extra R/W.
	609+96.8	99'	O. Range	Same	S.E.	"	"	"	5.02	
	587+13.3	51'	"	"	"	"	"	"	0.72	Extra R/W.
		99'	H. Clark	"	S.W.	32	"	"	1.56	
	616+69.7	61'	"	"	"	"	"	"	0.95	Extra R/W
	636+05.3	99'	F. Horse	"	N.W.	"	"	"	4.19	
		Irreg.	"	"	"	"	"	"	0.02	Extra R/W
636+05.3	638+98.8	"	H. Clark	"	S.W.	"	"	"	0.67	Includes Corner
638+98.8	667+39.9	99'	H.C. Clark	"	S.E.	"	"	"	6.50	
		"	W. J. Strayer	"	S.W.	33	"	"	6.81	
	725+46.0	"	"	"	S.E.	"	"	"	6.17	
		"	J. Reid	"	S.W.	34	"	"	6.38	
	782+33.7	"	"	"	S.E.	"	"	"	6.38	
	785+87.2	"	Can. Pac. Rly	Unoccupied	S.W.	35	"	"	0.64	
		Irreg.	"	"	"	"	"	"	0.35	Station Grounds
785+87.2	811+19.5	99'	T. Carline	Same	N.W.	"	"	"	5.26	
		Irreg.	"	"	"	"	"	"	12.06	Station Grounds
811+19.5	839+33.6	99'	Can. Pac. Rly.	Unoccupied	N.E.	"	"	"	6.39	
		"	J. Jorgenson	Same	N.W.	36	"	"	6.03	
	893+01.2	"	E. Power	"	N.E.	"	"	"	6.01	
		"	Can. Pac. Rly	Unoccupied	N.W.	31	"	18 W.3 M	6.41	
		"	"	"	N.E.	"	"	"	3.48	
		51'	"	"	"	"	"	"	0.24	Extra R/W.
	959+08.1	99'	C. Zaitel	Same	S.E.	"	"	"	3.39	
	959+13.6	51'	"	"	"	"	"	"	0.22	Extra R/W
		99'	Dom. Govt	Unoccupied	S.W.	32	"	"	6.14	
		"	H. Wilson	Same	S.E.	"	"	"	4.64	
	1010+25.7	"	F. Wilson	"	N.E.	"	"	"	2.07	
		"	H. Runnacles	"	N.W.	33	"	"	6.28	
	1065+99.1	"	Can. Pac. Rly.	Unoccupied	N.E.	"	"	"	6.22	
		"	C. S. Elliott	Same	N.W.	34	"	"	7.30	
1070+08.3	1083+08.3	51'	"	"	"	"	"	"	0.59	Extra R/W.
		99'	G. Black	"	S.W.	"	"	"	6.66	
	1133+46.0	"	H. Mills	"	S.E.	"	"	"	7.24	
1133+46.0	1141+89.6	"	Can. Pac. Rly	Unoccupied	N.E.	27	"	"	1.93	
		"	W.H. Mills	Same	N.W.	26	"	"	5.79	
	1182+72.0	"	E. F. Mills	"	S.W.	"	"	"	3.25	
1182+72.0	1213+68.5	"	A.J. Brand	"	S.E.	"	"	"	6.97	
"	"	Irreg.		"	"	"	"	"	16.02	Station Grounds
—	—	"			N.E.	23	"	"	0.89	Road Diversion
—	—	"	W. Cheyne	"	S.W.	26	"	"	0.19	Road Diversion

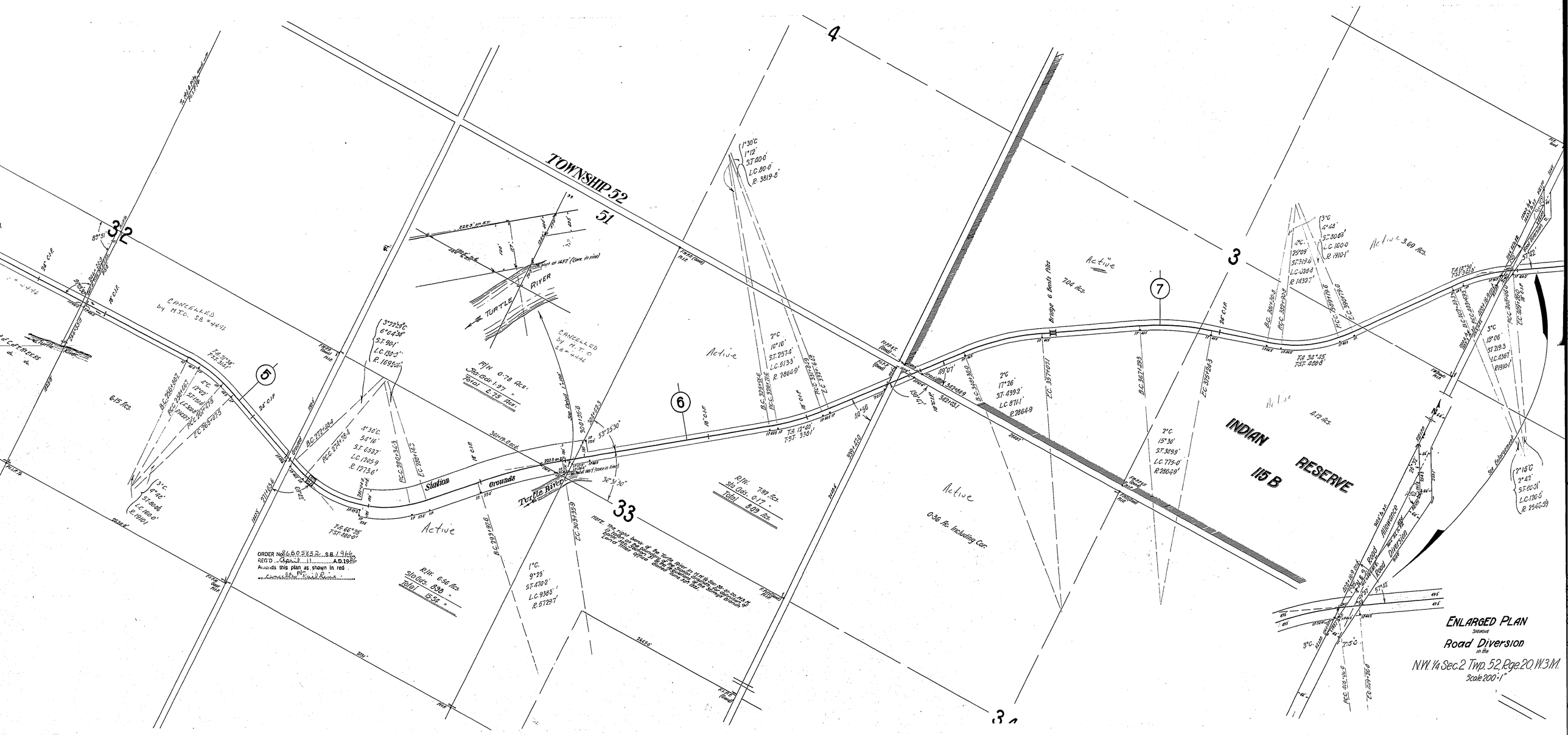
ORDER No. 93802715 S.B. 44416
Date Reg'd 4 March 1993
Amends this plan as shown in red.
Re: CANCELLED Plan excepts
1) SE NE, NW 31, as no Mines and Minerals E½ 31, N½ 33 all in 51-13-3.
2) N½ + SE 31, SE 34, N½ + SW 35 all in 51-19-3.
3) SW 6 in 52-19-2.
4) NE + SW 33, NW 34 all in 51-20-3.
5) N½ + SE 1, N½ 2, E½ + SW 3, SE 11, SW 12 all in 52-20-3
6) SW 13 - 51-21-3

SB 08715 S.B. 4446
4 March 1993
plan as shown in red.
LED Plan except:
NW 31, as to Mines
inerals E½ 31, N½ 33
51-18-3.
E 31, SE 34, N½ +
ll in 51-19-3.
in 52-19-3.
SW 33, NW 34 all
-20-3.
SE 1, N½ 2, E½ +
SE 11, SW 12 all in
so-3
13-51-21-3

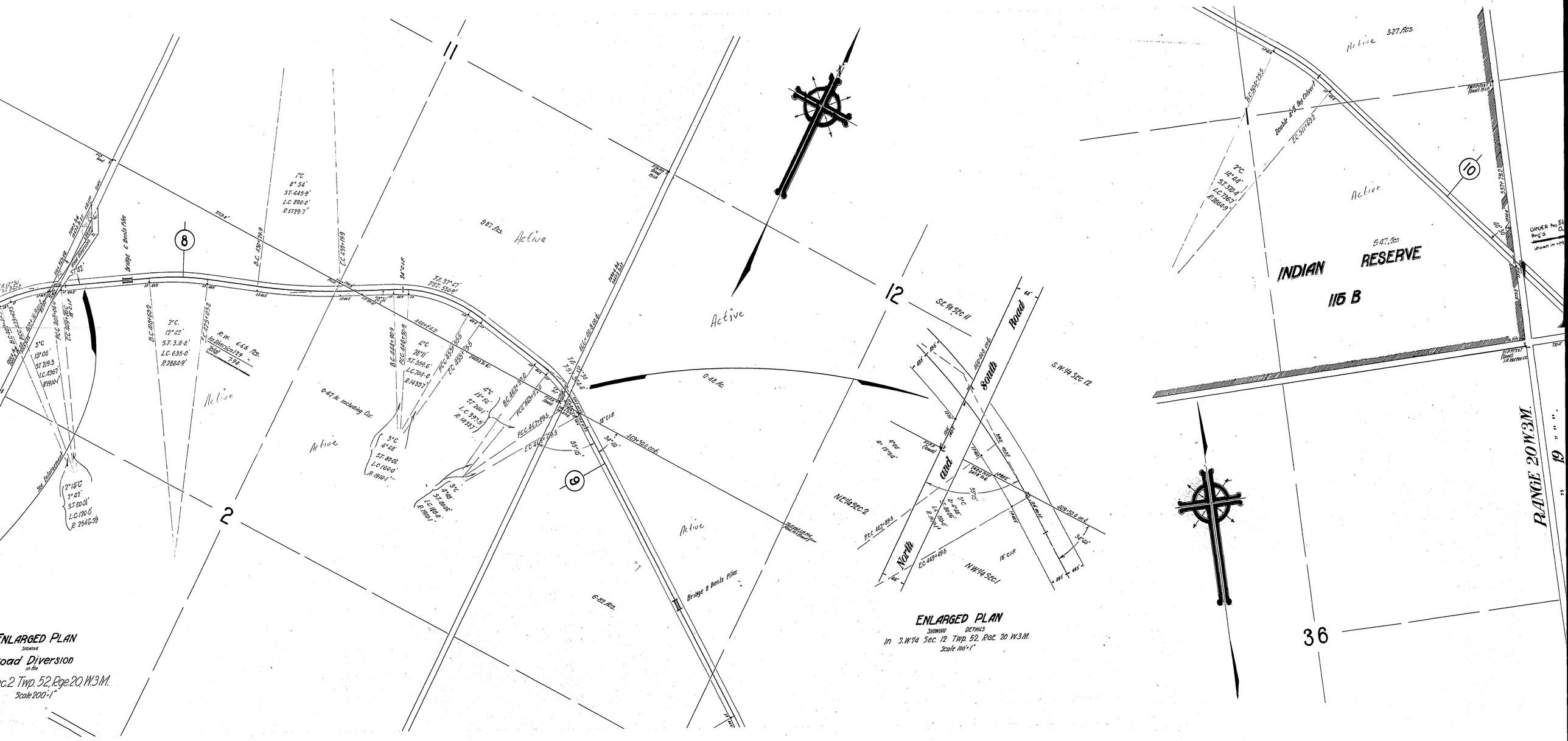


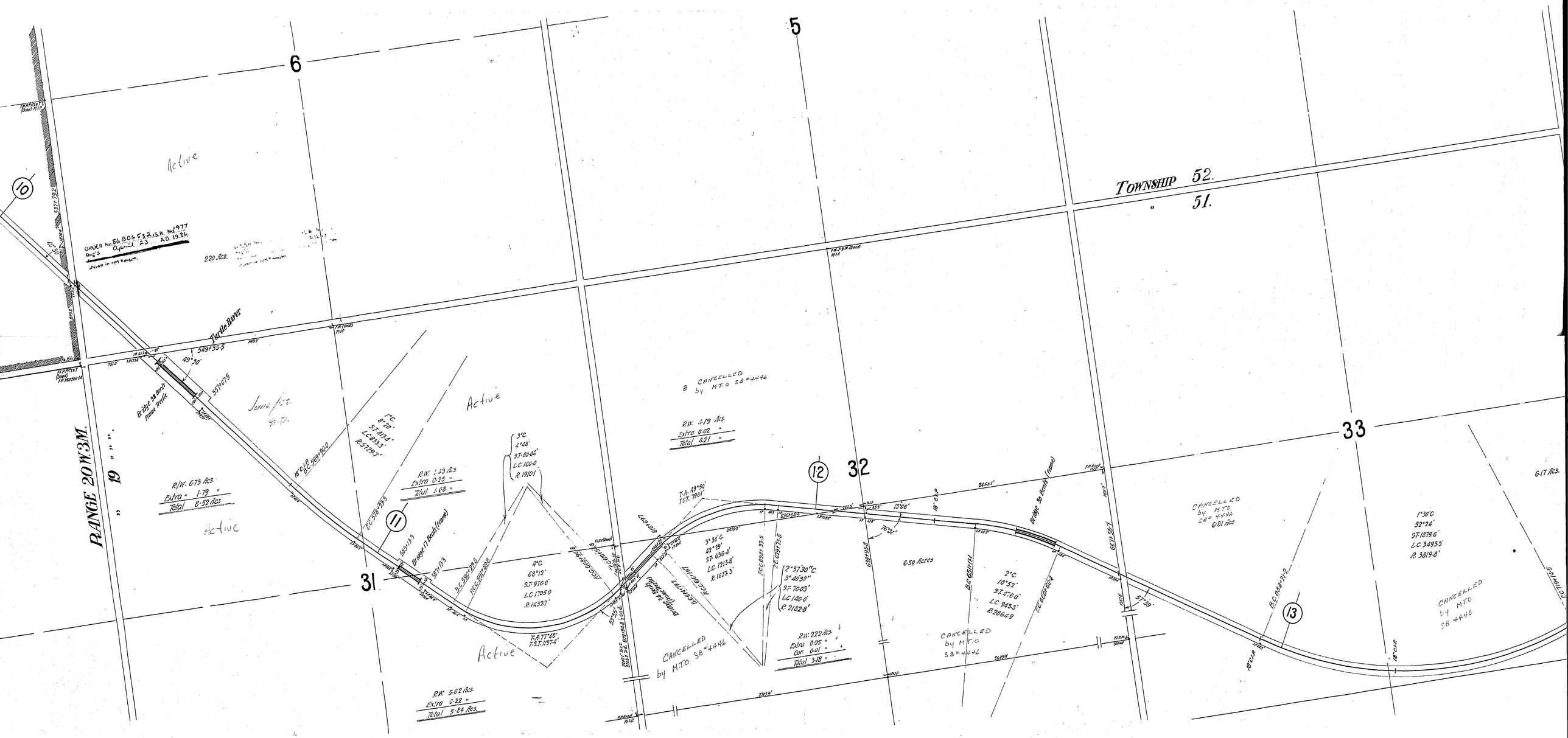

25
30
RANGE 21 W. 3M.
" 20 " " "
CANCELLED by M.T.O. SB 4446
CANCELLED by M.T.O. SB 4446
CANCELLED by M.T.O. SB 4446
CANCELLED by M.T.O. SB 4446
CANCELLED by M.T.O. SB 4446
1.63 Acs.
7.12 Acs.
5.10 Acs.
0.10 Acs.
2°C
19°05'
ST 4818'
LC 956.2'
R 2864.9'
2°C
17°00'
ST 478.2
LC 850.0'
R 2864.9'
3
24" CIP

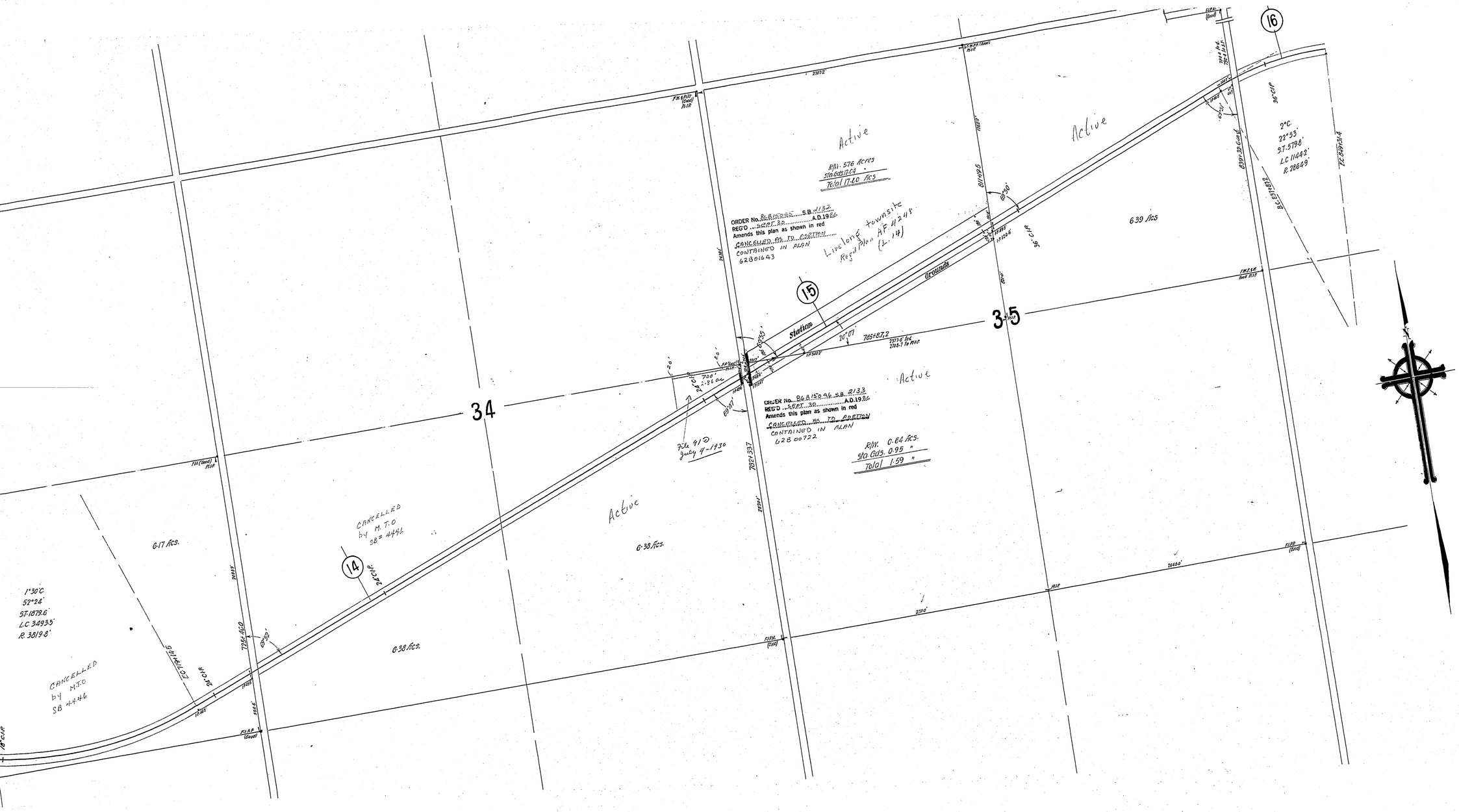

31
30
29
CANCELLED by MTO SB 4446
CANCELLED by MTO SB 4446
CANCELLED by MTO SB 4446
0.02 Acs.
7.63 Acs.
5.92 Acs. West of C.of.R.R.
0.08 " on do. do.
2°C
47°09'
ST 1250.2'
LC 2357.5
R 2864.9
4
18" CIP
24" CIP
Double 4'x3' Box Culvert

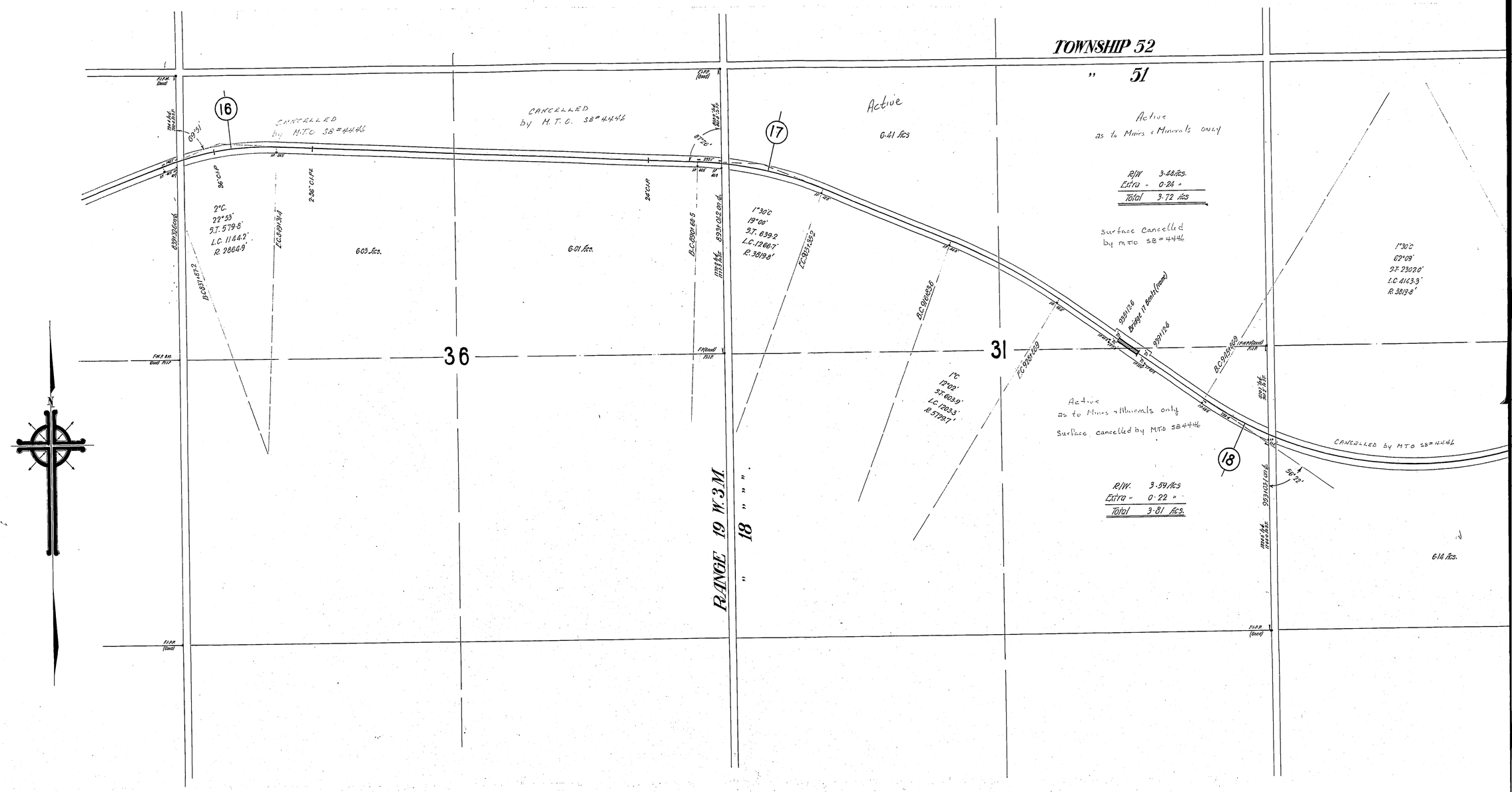


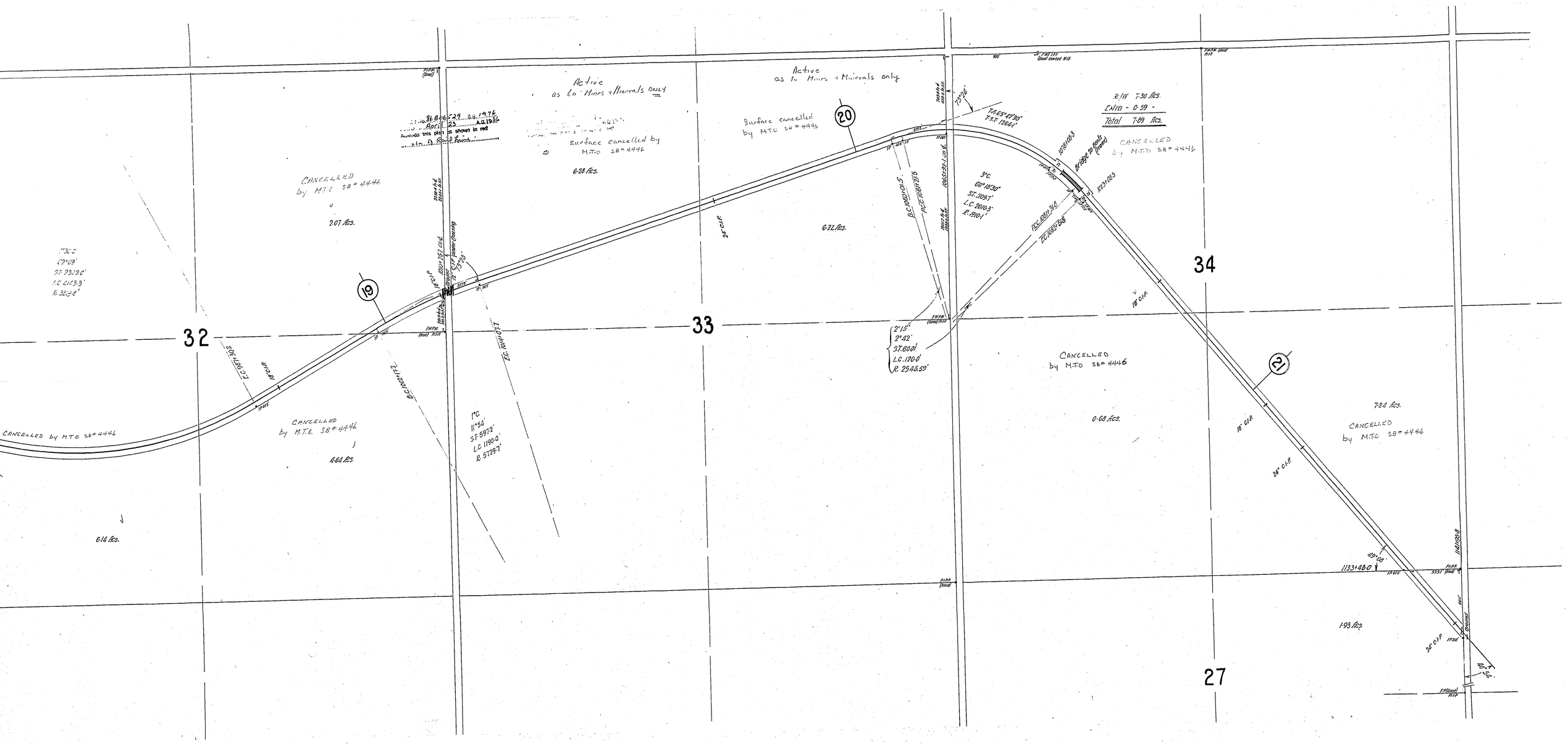
ENLARGED PLAN
showing
Road Diversion
in the
N.W. 1/4 Sec. 2 Twp. 52, Rge. 20, W.3 M.
Scale 200'-1"

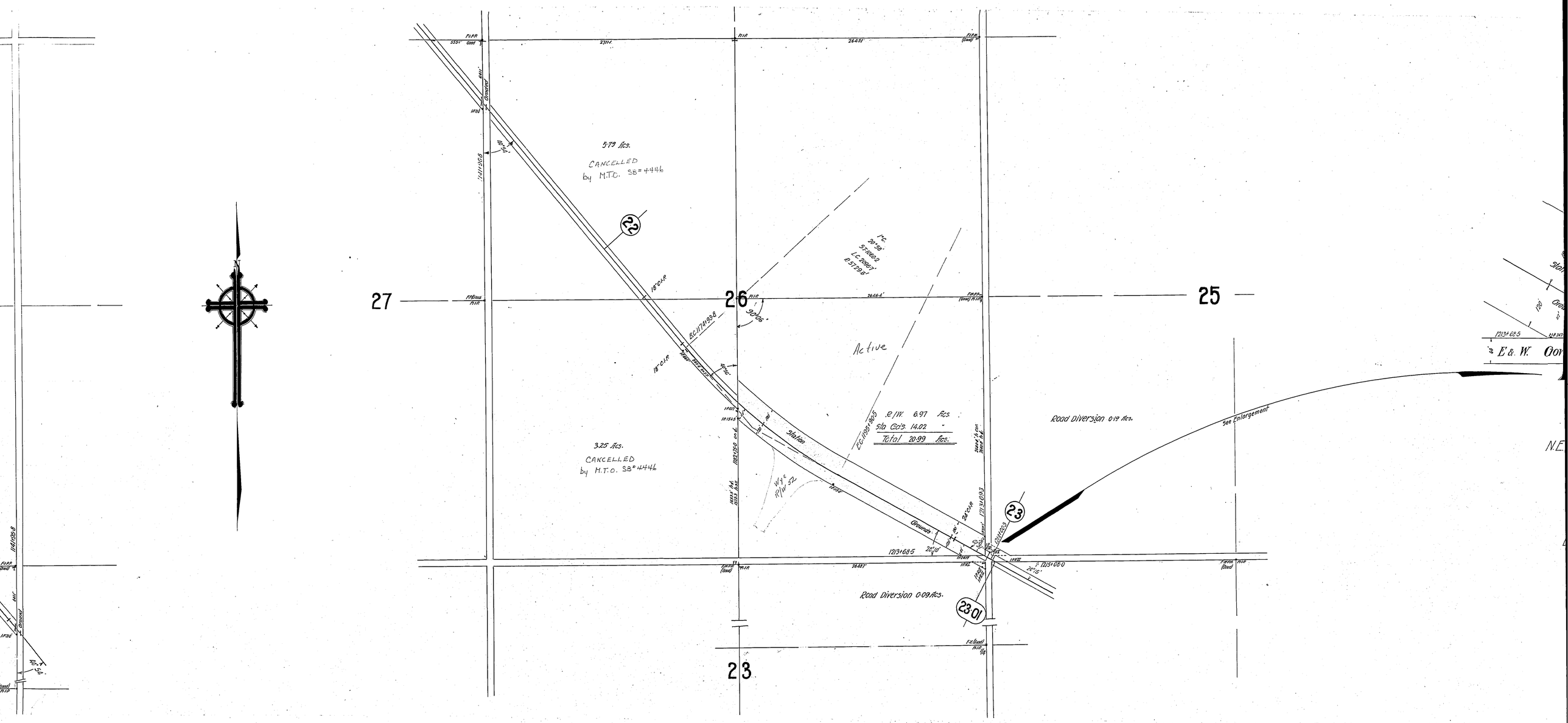

ENLARGED PLAN
showing
Road Diversion
in the
Sec. 2 Twp. 52, Rge. 20 W.3M.
Scale 200'=1"
ENLARGED PLAN
SHOWING DETAILS
In S.W.¼ Sec. 12 TWP. 52, RGE. 20 W.3M.
Scale 100'=1"
INDIAN RESERVE
115 B
South Road
North and South Road
Active
Bridge & Bents Piles
RANGE 20 W.3M.
2
8
9
10
11
12
36

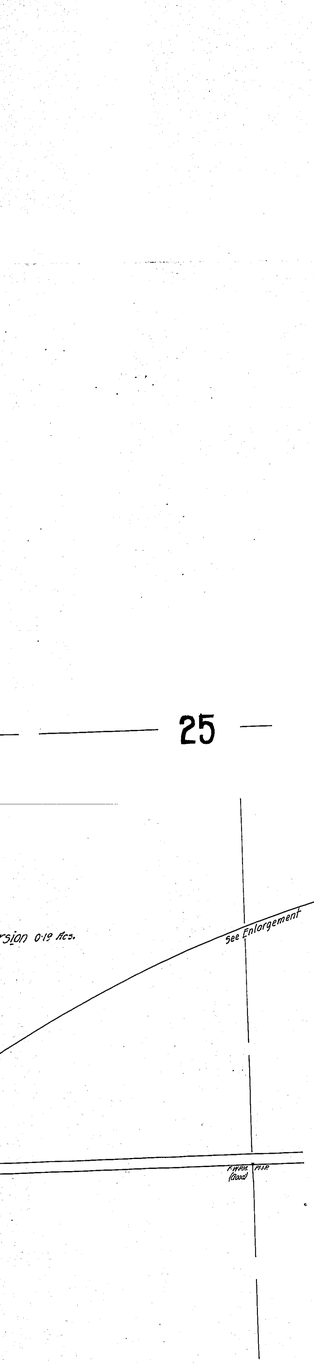

TOWNSHIP 52.
" 51.
RANGE 20 W 3M.
" 19 " " ".
6
5
31
32
33
10
11
12
13
Turtle River
Active
Active
Active
Active
Active
ORDER No. 86 B 06 53 2 I.S.K. No. 1977
Reg'd April 23 A.D. 1986
220 Acs.
R/W. 6.73 Acs.
Extra " 1.79 "
Total 8.52 Acs
R.W. 1.43 Acs
Extra 0.25 "
Total 1.68 "
R.W. 5.62 Acs.
Extra 0.22 "
Total 5.84 Acs.
R.W. 4.19 Acs.
Extra 0.02 "
Total 4.21 "
R.W. 2.22 Acs.
Extra 0.95 "
Cor. 0.01 "
Total 3.18 "
6.50 Acres
6.17 Acs.
CANCELLED by M.T.O SB # 4446
CANCELLED by M.T.O SB # 4446
CANCELLED by M.T.O SB # 4446
CANCELLED by M.T.O SB # 4446
CANCELLED by M.T.O SB # 4446
Bridge 38 Bents (frame)
Bridge 38 Bents (frame)
Bridge 38 Bents (frame)
Bridge 38 Bents (frame)
Bridge 38 Bents (frame)
Bridge 7 Bents (frame)
Bridge 8 Bents (frame)
Bridge 8 Bents (frame)
1°C.
8°20'
S.T. 417.4'
L.C. 833.3'
R. 5729.7'
3°C.
4°48'
S.T. 80.06'
L.C. 160.0'
R. 1910.1
4°C.
68°12'
S.T. 97.0.0'
L.C. 170.5.0
R. 1432.7'
3°30'C.
42°29'
S.T. 636.4'
L.C. 1213.8'
R. 1637.3'
2°37'30"C
3°40'30"
S.T. 700.3'
L.C. 1400'
R. 2182.8'
2°C.
18°52'
S.T. 470.0'
L.C. 943.3'
R. 2866.9
1°30'C.
52°24'
S.T. 1879.6'
L.C. 3493.3'
R. 3819.8'
T.A. 49°50'
T.S.T. 79.61'
T.A. 77°48'
T.S.T. 119.74'
18" C.L.P.
Turtle River Bridge
Bridge 38 Bents (frame)
Bridge 7 Bents (frame)
Bridge 8 Bents (frame)
Bridge 8 Bents (frame)
Bridge 8

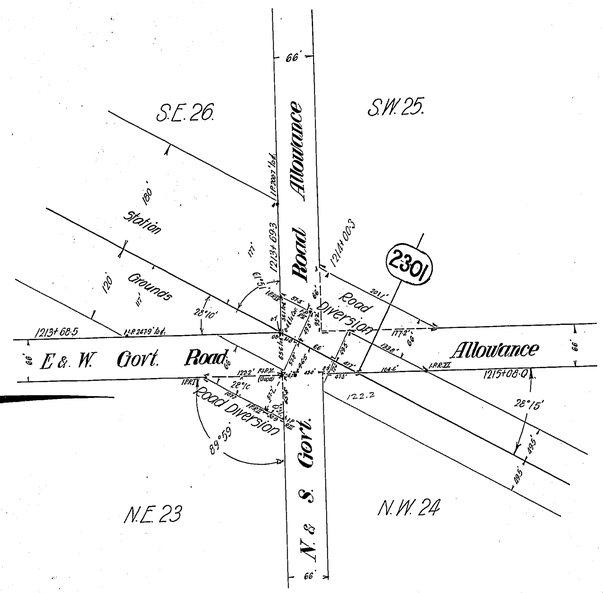

16
15
14
34
35
Active
R/W: 5.76 Acres
Sta Gds 13.04
Total 17.80 Acs
ORDER No. 86A150A6 S.B. 4132
REG'D 5 SEPT 86 A.D. 1986
Amends this plan as shown in red
CANCELLED AS TO PORTION
CONTAINED IN PLAN
62881643
Livelong townsite
Regd Plan AF 12248
(L. 14)
GROUNDS
Station
6.39 Acs
2°C.
22°55'
S.T. 579.8'
L.C. 1144.2'
R. 2864.9'
96 C.I.P.
BC 571.83'
EC 1715.8
6.17 Acs.
1°30'C.
52°24'
S.T. 1879.6'
L.C. 3493.5'
R. 3819.8'
CANCELLED
by M.T.O
SB 4446
EC 1194.65
CANCELLED
by M.T.O
SB = 4446
6.38 Acs.
6.38 Acs.
Active
ORDER No. 86A150A6 S.B. 2133
REG'D 5 SEPT 86 A.D. 1986
Amends this plan as shown in red
CANCELLED AS TO PORTION
CONTAINED IN PLAN
628 00722
R/W. 0.64 Acs.
Sta Gds. 0.95 "
Total 1.59 "
Active
Fle 91D
July 4-1930
700'
2.36 Ac
20.07'
765187.2
765293.7
765284.1
765187.2
765187.2
765187.2


TOWNSHIP 52
" 51
RANGE 19 W.3.M.
" 18 " "
36
31
N
16
17
18
CANCELLED by M.T.O. SB#4446
CANCELLED by M.T.O. SB#4446
Active
6.41 Acs
Active
as to Mines & Minerals ONLY
R/W 3.48 Acs.
Extra " 0.24 "
Total 3.72 Acs
Surface Cancelled by MTO SB#4446
2°C
22°53'
S.T. 579.8'
L.C. 1144.2'
R. 2864.9'
6.03 Acs.
6.01 Acs.
1°30'C
19°00'
S.T. 639.2
L.C. 1266.7'
R. 3819.8'
1°30'C
62°09'
S.T. 2302.0'
L.C. 4143.3'
R. 3819.8'
1°C
12°02'
S.T. 603.9'
L.C. 1203.3'
R. 5729.7'
Bridge 17 Back (rear)
Active
as to Mines & Minerals only
Surface cancelled by MTO SB#4446
CANCELLED by MTO SB#4446
R/W. 3.59 Acs
Extra " 0.22 "
Total 3.81 Acs.
6.16 Acs.


Active
as to Mines + Minerals only
Surface cancelled by M.T.O SB# 4446
6·28 Acs.
Active
as to Mines + Minerals only
Surface cancelled by M.T.O SB# 4446
CANCELLED by M.T.O SB# 4446
2·07 Acs.
6·22 Acs.
S.1/W 7·30 Acs.
Extra = 0·59 "
Total 7·89 Acs.
CANCELLED by M.T.O SB# 4446
CANCELLED by M.T.O SB# 4446
0·68 Acs.
7·24 Acs.
CANCELLED by M.T.O SB# 4446
CANCELLED by M.T.O SB# 4446
4·64 Acs.
6·14 Acs.
1·93 Acs.
32
33
34
27
19
20
21
1133+48·0


27
26
25
23
5·79 Acs.
CANCELLED
by M.T.O. SB=4446
22
18" C.I.P.
BC 1741938
90°06'
Active
3.25 Acs.
CANCELLED
by M.T.O. SB=4446
Station
Road Diversion 0·19 Acs.
see Enlargement
23
23·01
Road Diversion 0·09 Acs.
12+68·5
12+08·0
N.E.
E & W.





ENLARGED PLAN

Showing Road Diversions

Between Secs 23 & 24 and 25 & 26 Tp. 51, Rge 18, W.3 M.

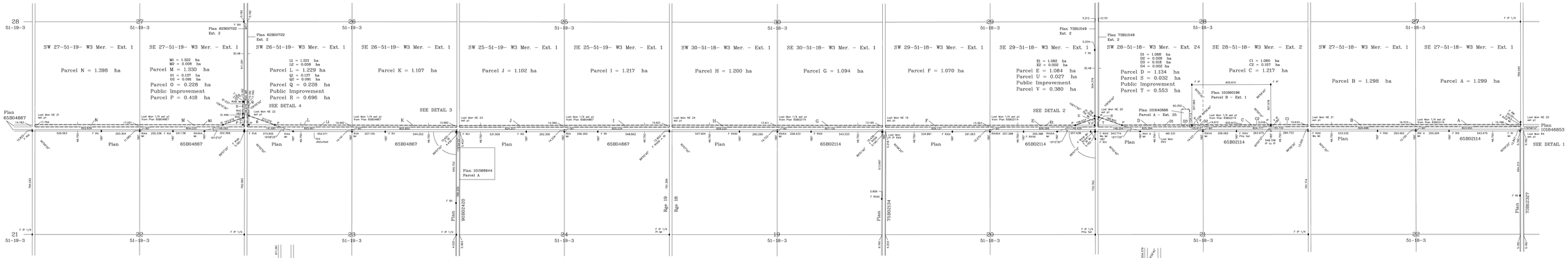
Scale 100' - 1"

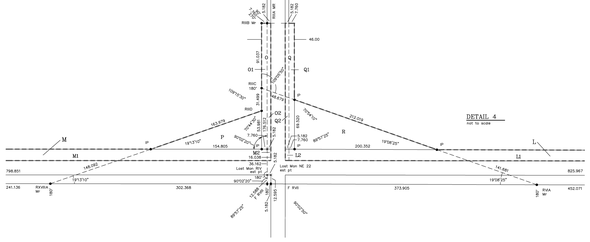
Appendix I – Registered Plan 101874685

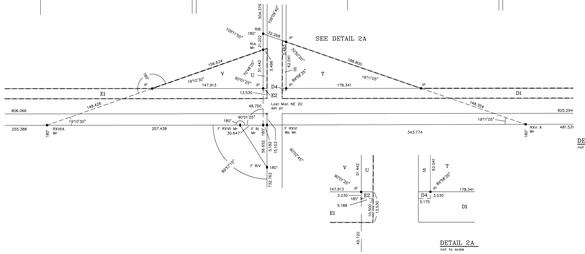
PPS #101974665
Approved 02-Dec-2005

Plan of Survey
Showing Surface
HIGHWAY RIGHT OF WAY
and
PUBLIC IMPROVEMENT
in
Twp 51, Rge 18 & 19, W 3rd. Mer
Saskatchewan
by
A.I. Jensen, S.L.S.
June - July 2005
Scale = 1 : 5000

LEGEND:
- All measurements are in metres and decimals thereof.
- Standard road allowances on this plan are 20.117 metres in width.
- Area to be approved is outlined with a heavy dashed line.
- Area to be taken is shown with a heavy solid line.
- The Unique Identifier of SGS for 102 has been stamped on all established and re-established monuments.







Prepared for
ISC Surveys
Saskatoon
August 29th, 2005

H-3640
2-16

Appendix J – Registered Plan 62B00722

FILE Nº GR 499

PLAN

SHOWING SURVEY OF

NEW ROAD

IN THE

S.E.¼ SEC. 34 - S.W.¼ SEC. 35 - N.E.¼ SEC. 27

N.W.¼ SEC. 26 - S.E.¼ SEC. 27 - S.W.¼ SEC. 26

TP. 51 - R. 19 - W. 3rd M.

BY D.A. FERGUSON

1959

NOTE: NEW ROAD IS 100' FT. WIDE

SCALE: 1 in. = 300 ft.

BA002600

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 31 day of Jan. A.D. 19 62 as Number 62-B-00722

COPY FROM THE CHIEF SURVEYOR LAND TITLES OFFICE, REGINA

I, David Allan Ferguson, 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 on May 12th A.D. 1959, and that this plan is correct and true to the best of my knowledge and belief.

Dated at Saskatoon in the province of Saskatchewan
Dated this 31 day of June A.D. 1959

Saskatchewan Land Surveyor

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 Highways and Transportation Act and the Land Surveys Act, and that I have examined and approved the said returns and one copy thereof is filed with 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 Acts.

Dated at Regina this 26th day of January A.D. 1962

Signed in the presence of

Director of Surveys, Department of Highways and Transportation for the Province of Saskatchewan.

CANADA
PROVINCE OF SASKATCHEWAN
To Wit:

I, of Regina in the Province of Saskatchewan, make oath and say:

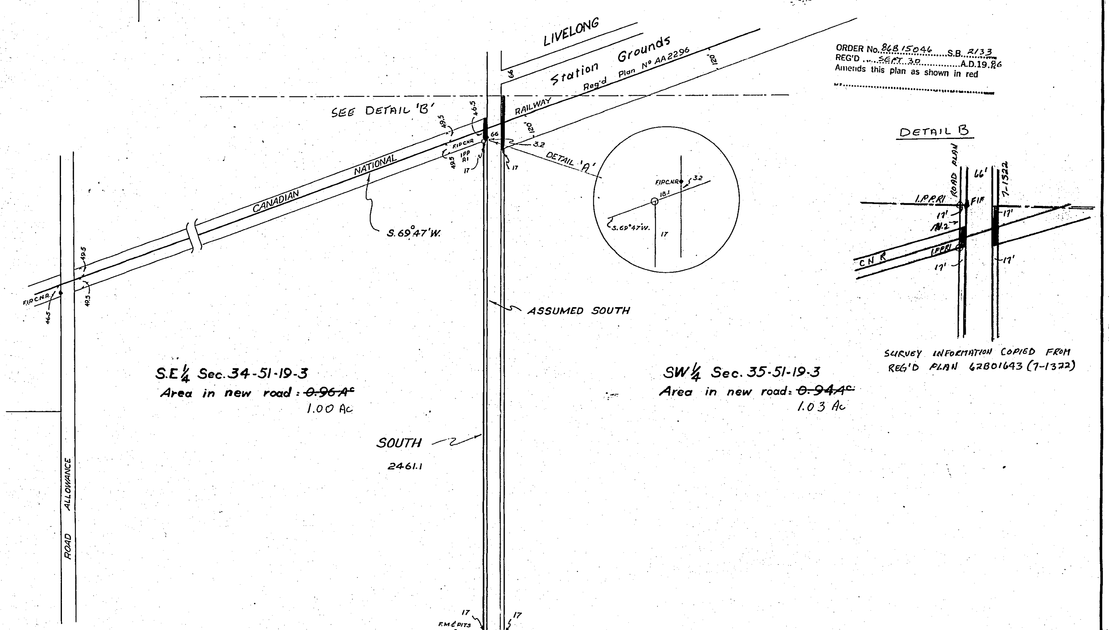
1. That I was personally present and did see JOHN CLAIR TRAYNOR named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein;
2. That the same was executed at Regina in the said Province of Saskatchewan on the 26th day of January A.D. 1962
3. That I am the subscribing witness thereto;
4. That I know the said John Clair Traynor and he is in my belief of the full age of twenty-one years.

sworn before me at Regina in the Province of Saskatchewan this 26th day of January A.D. 1962

A Commissioner for Oaths in and for Saskatchewan.
My Appointment expires Dec. 31st, 1965

Witness.

ORDER No. 868.15046 S.B. 2133
REG'D Sept. 30 A.D. 19 86
Amends this plan as shown in red



S.E.¼ Sec. 34-51-19-3
Area in new road: ~~0.96 Ac~~ 1.00 Ac

SW¼ Sec. 35-51-19-3
Area in new road: ~~0.94 Ac~~ 1.03 Ac

SOUTH 2461.1

ROAD ALLOWANCE

N.E.¼ Sec 27-51-19-3
Area in new road: 1.02 Ac

N.W.¼ Sec. 26-51-19-3
Area in new road: 1.02 Ac

S 0°03'W. 2637.4

27 — 26

S.E.¼ Sec. 27-51-19-3
Area in new road = 1.02 Ac

S.W.¼ Sec. 26-51-19-3
Area in new road: 1.02 Ac

S 0°03'W 2703.4

ROAD ALLOWANCE

TP.51-R.19-W3rd M.
BY D.A. FERGUSON
1959
NOTE: NEW ROAD IS 100'FT. WIDE
SCALE: 1in. = 300ft.

BA002600

I, David Allan Ferguson, 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 on May 12th A.D. 1959, and that this plan is correct and true to the best of my knowledge and belief.

Dated at Saskatoon in the province of Saskatchewan
Dated this 30 day of June A.D. 1959

Saskatchewan Land Surveyor

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 Highways and Transportation Act and the Land Surveys Act, and that I have examined and approved the said returns and one copy thereof is filed with 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 Acts.

Dated at Regina this 26th day of January A.D. 1962

Signed in the presence of

Director of Surveys, Department of Highways and Transportation for the Province of Saskatchewan.

CANADA
PROVINCE OF SASKATCHEWAN } I, of Regina in the Province of Saskatchewan, make oath and say:
To Wit:

1. That I was personally present and did see JOHN CLAIR TRAYNOR named in the annexed instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein;
2. That the same was executed at Regina in the said Province of Saskatchewan on the 26th day of January A.D. 1962
3. That I am the subscribing witness thereto;
4. That I know the said John Clair Traynor and he is in my belief of the full age of twenty-one years.

sworn before me at Regina in the Province of Saskatchewan this 26th day of January A.D. 1962

A Commissioner for Oaths in and for Saskatchewan.
My Appointment expires Dec. 31st, 1965

Witness.

ORDER No. 868.15046 S.B. 2133
REG'D 26 OCT. 1976 A.D. 19 86
Amends this plan as shown in red

BEST ATTAINABLE IMAGE
BEINES MICRO-FILM

Appendix K – Field Notes

PAGE 1 OF 13

McElhanney

McELHANNEY LAND SURVEYS
PROFESSIONAL LAND SURVEYORS

JOB NO.: 341109188

DATE COMMENCED: AUGUST 26, 2006

DATE COMPLETED: AUGUST 27, 2006

LOCATION: N.W. 1/4 25-51-19-W3 MER

SURVEY TYPE: SUBDIVISION

CLIENT: JEAN EVERSEN

CLIENT REP:

PARTY CHIEF: R. KING

ASSISTANT: L. CAIRNS

INSTRUMENTATION: RTK 5800 / LEICA 805L

P.P.M. SETTING:

DATE OF CALIBRATION:

SPECIAL EQUIP:

WEATHER: SUNNY, CLEAR +21°C

W/S COORDINATES:

W/S, A/R SIZE:

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

JOB NO. 341109188

DATE AUGUST 27, 2006 PAGE 4 OF 13

π @ (26) BS (27) CALC (12) SET 179°26'16"
* 274°13'45" HD: 18.895

179°26'16" 274°13'42" < 274°13'38" >
359°26'12" 94°13'30"

(26) - (27) 188.923 (GPS 188.907)
(26) - (12) 18.894 (18.895)

CHECK
π @ (26) BS (27) FS (12)
0°00'00" 94°47'30" < 94°47'27" >
180°00'06" 274°47'29"

(26) - (12) 18.895

JOB NO. 341109188

DATE AUGUST 26, 2006 PAGE 2 OF 13

π @ (21) BS (20) FS (4) Fd 4 PITS - I.P. removed
PL. 1. (ORIGINAL) XXV, LI, XIX

0°00'00" 186°35'51" < 186°35'58" >
179°59'51" 6°35'45"

(21) - (4) 11.215 (11.215)
(21) - (20) 104.796 (104.799) (GPS 104.787)

π @ (22) BS (29) FS (6) F.I.P. E 1/4 26 1/4
PL MR 0.3 E

0°00'00" 20°55'10" < 20°55'10" >
180°00'11" 200°55'20"

(22) - (6) 40.515 (40.517)
(22) - (29) 170.438 (170.435) (GPS 170.419)

π @ (25) BS (24) FS (7) F.I.P. N. 1/4 26 1/4

0°00'00" 279°59'47" < 279°59'49" >
179°59'42" 99°59'32"

(25) - (24) 71.874 (71.872) (GPS 71.892)
(25) - (7) 13.685 (13.681)

JOB NO. 341109188

DATE AUGUST 27, 2006 PAGE 5 of 13

SUBDIVISION LAYOUT

TC (22) BS (29) FS (51) calc. 322°50'25" 10.365

0°00'00" 322°50'36"

180°00'05" 142°50'42"

< 322°50'36" >

(22) - (51) 10.366 (10.365)

TC (22) BS (49) FS (52) calc 209°37'13" 13.498

0°00'00" 209°37'27"

180°00'10" 29°37'37"

< 209°37'27" >

(22) - (52) 13.498 (13.498)

PARTY CHIEF

JOB NO. 341109188

DATE AUGUST 26, 2006 PAGE 3 of 13

TC (26) BS (27) FS (18) F.I.P. R. 1

0°00'00" 112°14'18"

179°59'54" 292°14'11"

< 112°14'18" >

(28) - (13) 24.240 (24.239)

PARTY CHIEF

EVIDENCE REPORT

Point #: 4

Description: F. Pit N.E. 25

Found/Placed Monuments

Marked XXV, LI, XIX

Condition GOOD

Original Post YES - SEE NOTE

Re-established Post

Ancillary Evidence

Pits ✓

Mound

Trench

Mp

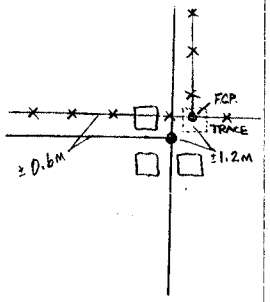
Fence Lines SEE SKETCH

C/L of Roads: NONE

Notes

Diagram

NOTE: Found original I.P. on ground adjacent to F.C.P. Unable to locate I. Hole in center of pits - Pl. original I. C center of pits



Evidence Not Found

Method Of Locating Position

Lines of Occupation

Truck Odometer

Pacing

GPS Coords

Precise Survey (Open)

Precise Survey (Closed)

ATS Coordinates

Extent Of Search

Visual

Metal Locator

Digging / Scraping

Most Likely Reason For Evidence Being Destroyed

McElhanney

JOB NO. 341/09188

DATE AUGUST 27, 2006. PAGE 6 OF 13

CHECK MEASURES

TC (22) BS (6) FS (51)

0°00'00" 301°55'25" <301°55'28">

180°00'00" 121°55'30"

Δ = 0.003

TC (22) BS (6) FS (52)

0°00'00" 188°42'46" <188°42'50">

180°00'06" 8°43'00"

Δ = 0.001

(51) - (52) 20.015 (20.014)

McElhanney

EVIDENCE REPORT

Point #: 10 & 14 Description: LOST MON. R. 2

Found/Placed Monuments

Marked R. 11 & XXVII, LI, XIX

Condition

Original Post

Re-established Post ✓

Diagram

LOST MON.
N.E. 27

Ancillary Evidence

Pits

Mound

Trench

Mp

Fence Lines

C/L of Roads:

Notes

NO EVIDENCE FOUND
RE-ESTABLISHED BY
PLAN DISTANCES & PROPORTION.

Evidence Not Found

Method Of Locating Position

Lines of Occupation ✓

Truck Odometer

Pacing

GPS Coords ✓

Precise Survey (Open)

Precise Survey (Closed) ✓

ATS Coordinates

Extent Of Search

Visual ✓

Metal Locator ✓

Digging / Scraping DUG FOR EVIDENCE ± 2m N/S AND ± 1m E/W

Most Likely Reason For Evidence Being Destroyed

McElhanney

EVIDENCE REPORT

Point #: 5 Description: F. WO. N.E. PIT E¼ 25

Found/Placed Monuments

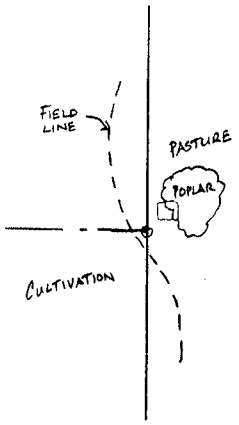
Marked ¼

Condition

Original Post WOODEN

Re-established Post ✓

Diagram



Ancillary Evidence

Pits N.E. PIT

Mound

Trench

Mp

Fence Lines NONE

C/L of Roads: NONE

Notes

Evidence Not Found

Method Of Locating Position

Lines of Occupation

Truck Odometer

Pacing

GPS Coords

Precise Survey (Open)

Precise Survey (Closed)

ATS Coordinates

FD. WOODEN POST
P.I. C.S.
MR. would interfer
with farming
(hazardous)

Extent Of Search

Visual ✓

Metal Locator ✓

Digging / Scraping DUG FOR EVIDENCE ± 3m N/S AND ± 1.5m E/W

Most Likely Reason For Evidence Being Destroyed

McElhanney

EVIDENCE REPORT

Point #: 8 Description: LOST MON N.E. 26

Found/Placed Monuments

Marked XXVI, LXI, XIX

Condition

Original Post

Re-established Post ✓

Ancillary Evidence

Pits

Mound

Trench

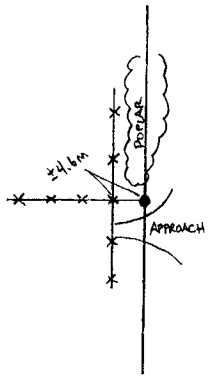
Mp

Fence Lines E/W FENCE

C/L of Roads: ± 9m

Notes

Diagram



Evidence Not Found

Method Of Locating Position

Lines of Occupation ✓

Truck Odometer

Pacing

GPS Coords ✓

Precise Survey (Open)

Precise Survey (Closed) ✓

ATS Coordinates

Lost Mon.
Re-est by Plan distance
Mr. - hazardous

Extent Of Search

Visual ✓

Metal Locator ✓

Digging / Scraping DUG FOR EVIDENCE ± 1M N/S ± 1m E/W

Most Likely Reason For Evidence Being Destroyed

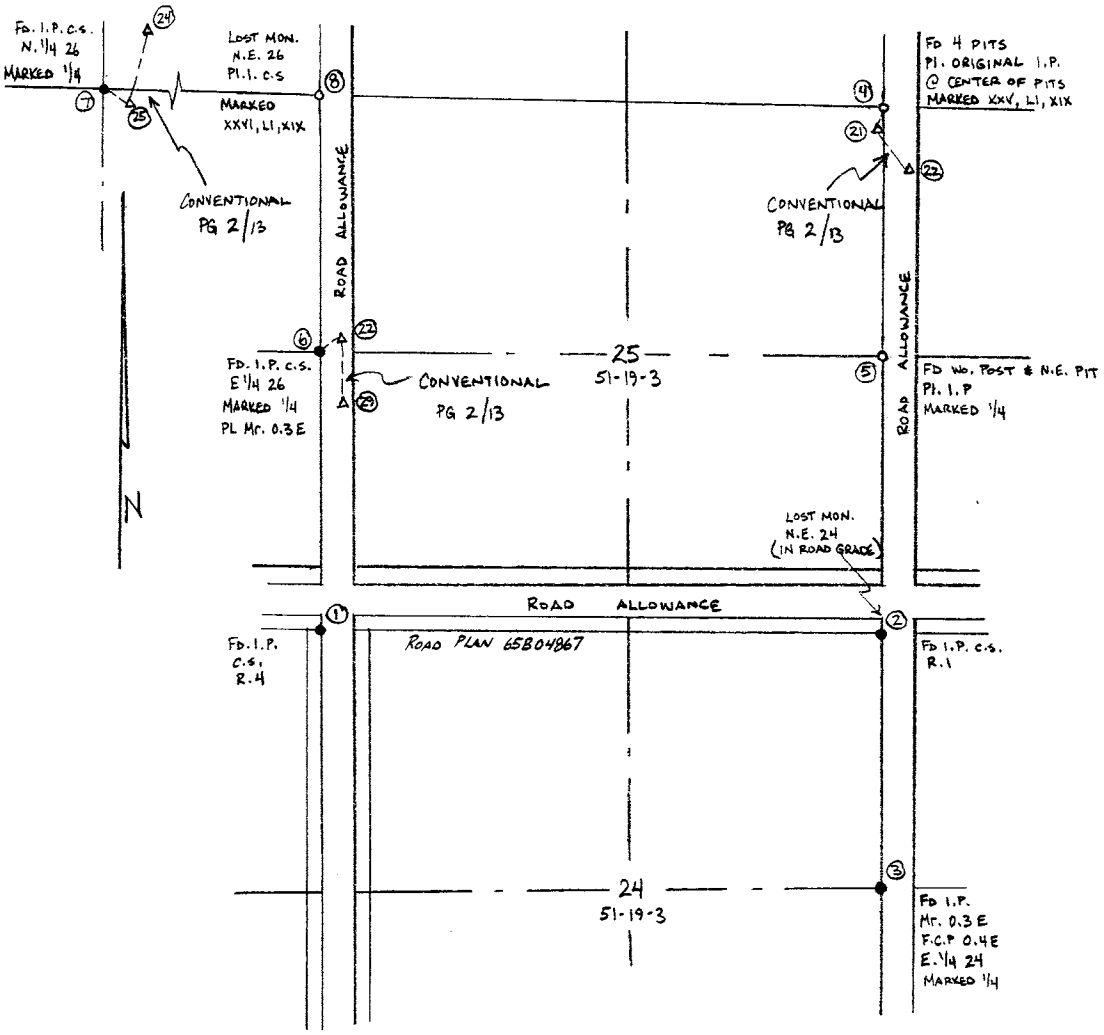
APPROACH TO SOUTH OF PIN LOCATION

McElhanney

PG 9 OF 13

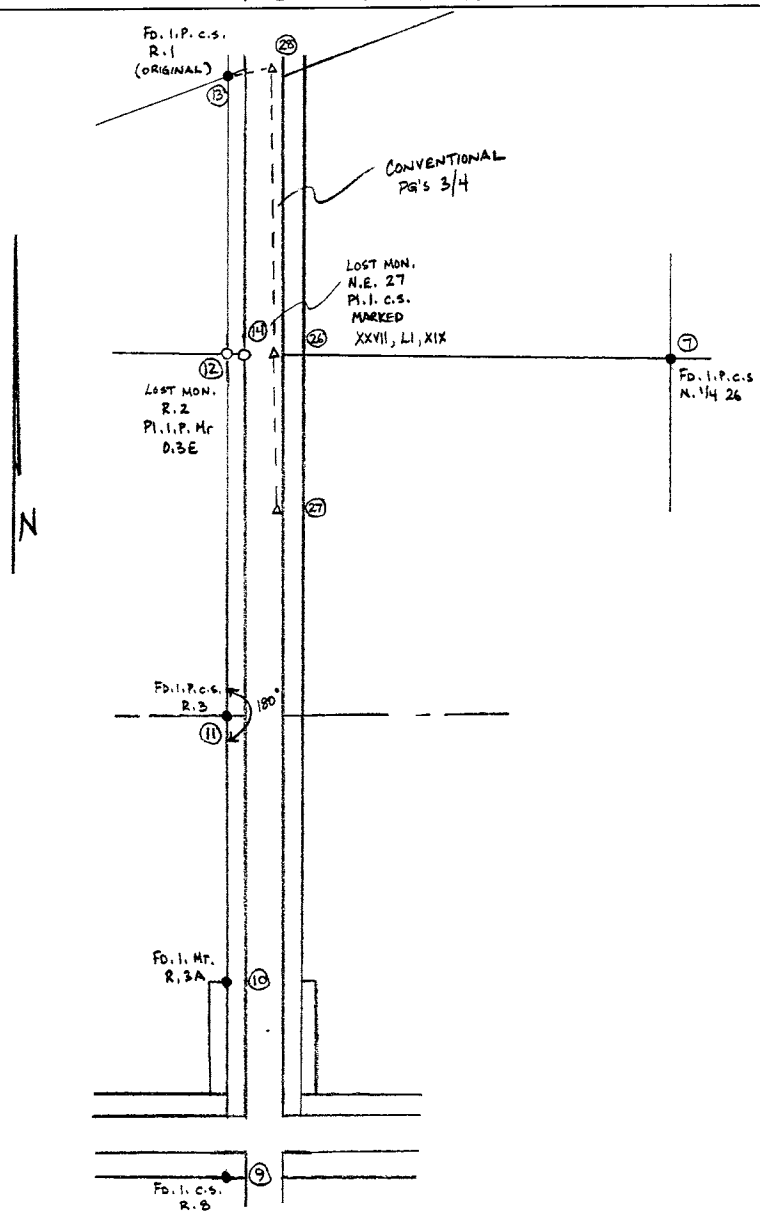
McElhanney

CLIENT: J. EVERSEN	JOB No.: 341109188	LOCATION: NW 25-51-19-W3	PAGE: 11 OF 13
CREW: R. KING, L. CAIRNS	DATE: AUGUST 26, 2006	DATUM: PUB. CHECK: PUB. MSD.	
EQUIPMENT: TRIMBLE 5800, LEICA 805L	WEATHER: SUNNY +21°C	PROPOSED CO-ORD: SURVEYED CO-ORD:	
FILE NAME: 9188 .DC .ASC	SURVEY TYPE: SUBDIVISION	REASON FOR MOVE:	
LAND OWNER CONTACT: YES ☒ NO ☐	COMMENTS: FOOT ACCESS ONLY FOR E½ 25 - LANDOWNERS REQUEST		



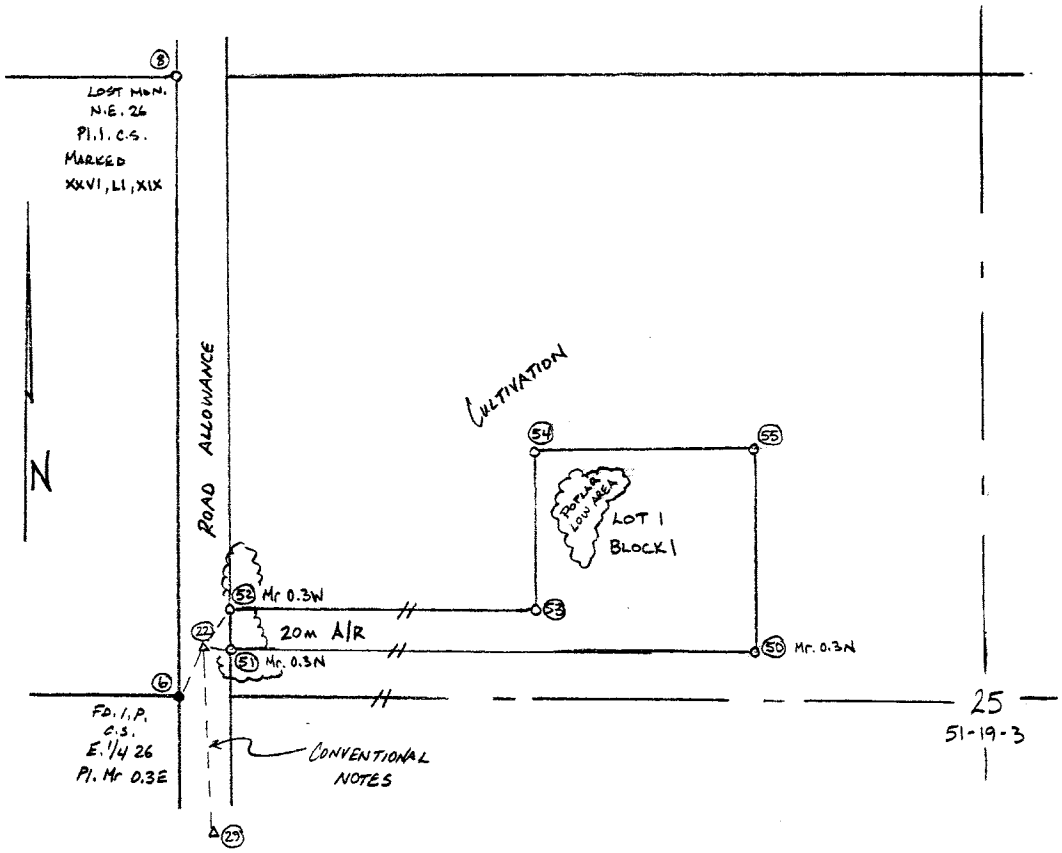
McElhanney

CLIENT: J. EVERSEN	JOB No.: 341109188	LOCATION: NW 25-51-19-W3	PAGE: 12 OF 13
CREW: R. KING, L. CAIRNS	DATE: AUGUST 27, 2006	DATUM: PUB. CHECK: PUB. MSD.	
EQUIPMENT: TRIMBLE 5800, LEICA 805L	WEATHER: SUNNY +24°C	PROPOSED CO-ORD: SURVEYED CO-ORD:	
FILE NAME: 9188 .DC .ASC	SURVEY TYPE: SUBDIVISION	REASON FOR MOVE:	
LAND OWNER CONTACT: YES ☒ NO ☐	COMMENTS: FOOT ACCESS ONLY FOR E½ 25 - LANDOWNER REQUEST		



McElhanney

CLIENT: J. EVERSEN	JOB No.: 341109188	LOCATION: NW 25-51-19-W3	PAGE: 13 OF 13
CREW: R. KING. L. CAIRNS	DATE: AUGUST 27, 2006	DATUM: PUB. CHECK: PUB. MSD.	
EQUIPMENT: TRIMBLE 5800 LEICA 805L	WEATHER: SUNNY + 24°C	PROPOSED CO-ORD: SURVEYED CO-ORD:	
FILE NAME: 9188 .DC .ASC	SURVEY TYPE: SUBDIVISION	REASON FOR MOVE:	
LAND OWNER CONTACT: YES ☒ NO ☐ COMMENTS:			



Appendix L – GPS Data File

Points

Project : SUB-25-51-19-W3M

User name	RKing	**Date & Time**	8:25:56 PM 8/27/2006
Coordinate System	UTM(at ground)	**Zone**	12 North
Project Datum	WGS 1984		
Vertical Datum	CBN94V060	**Geoid Model**	Canadian HT2.0 Geoid
Coordinate Units	Meters		
Distance Units	Meters		
Height Units	Meters		

Point listing

Name	Northing	Easting	Elevation	Feature Code
1	21940.612	53862.467	611.432	FIP-CS-R4
2	21993.934	55490.833	621.038	FIP-CS-R1
3	21202.909	55515.753	617.363	FIP-MR-E1/4-24
5	22831.498	55463.511	624.475	FWO-TRACE-NE-PIT-PL-I-CS
8	23584.174	53810.666	635.554	PLICS-NE-26
9	21887.025	52226.321	624.650	FIP-CS-R8
10	22112.192	52219.106	623.711	FIP-MR-R3A
11	22723.117	52199.591	627.503	FIP-CS-R3
14	23526.887	52179.079	643.554	PLICS-NE-27
20	23520.286	55461.927	640.303	PL SPIKE
21	23622.485	55438.781	641.047	PL SPIKE
22	22819.424	53848.078	622.687	PL SPIKE
23	22768.158	53843.891	621.061	PL-SPIKE
24	23620.401	53034.158	638.493	PL SPIKE
25	23550.458	53017.531	638.456	PL SPIKE
26	23525.931	52192.776	644.828	PL SPIKE
27	23337.193	52200.761	643.382	PL SPIKE
28	24268.092	52172.309	651.805	PL SPIKE
29	22649.231	53856.850	620.412	PL-SPIKE
50	22827.031	54354.524	623.334	SE-COR-PL-I-MR0.3N
53	22840.811	54153.990	622.580	W-COR-PL-I-CS
54	22994.734	54149.207	628.705	NW-COR-PL-I-CS
55	23000.953	54349.114	626.777	NE-COR-PL-I-CS
222	22819.430	53848.083	622.670	CHECK-SETUP-AUG27
1000	23238.332	53819.873	632.445	BASE
2000	22867.831	54407.123	622.398	ABDN-HOUSE
2001	22853.871	54396.308	622.665	ABDN-HOUSE
2002	22867.285	54396.558	622.786	ABDN-HOUSE
2003	22895.212	54440.567	621.515	POWER
2004	22916.654	54430.301	622.935	5M-EAST-HOUSE
2005	22906.974	54431.379	622.793	5M-EAST-HOUSE
2006	22914.171	54408.591	624.684	5M-WEST-HOUSE
2007	22904.630	54409.740	624.662	5M-WEST-HOUSE
2008	22920.578	54420.107	623.659	SEPTIC-2M-N
2009	22956.928	54398.416	623.954	SEPTIC-PUMP-OUT
2010	22916.860	54439.791	622.359	WATER-WELL
2011	22869.794	54479.964	620.830	WATER-WELL
2012	22854.597	54484.500	620.292	SLOUGH
2013	22849.968	54475.859	620.205	SLOUGH

2014	22870.453	54513.709	620.666	SLOUGH
2015	22879.932	54394.392	623.291	EAST-BDY
2016	22816.873	54315.110	624.393	C/L-ROAD
2017	22816.513	54291.001	624.887	C/L-ROAD
2018	22834.680	54345.287	623.989	BUSH
2019	22858.376	54353.375	624.394	BUSH
2020	22927.403	54351.897	624.972	BUSH
2021	22981.647	54357.942	626.081	FENCE
2022	22991.279	54406.298	624.132	FENCE
2023	22991.791	54514.965	622.849	FENCE
2024	22958.117	54573.870	622.497	EAST-EDGE-CORRAL
2025	22941.084	54575.454	622.838	EAST-EDGE-CORRAL
2026	22887.258	54322.074	626.301	POWER
2027	22813.971	54214.756	624.011	C/L-ROAD
2028	22809.002	54044.016	623.980	C/L-ROAD
2029	22818.261	54386.594	622.465	C/L-ROAD
2030	22897.112	54233.243	624.809	BUSH
2031	22906.870	54239.829	625.119	BUSH
2032	22916.885	54241.638	625.450	BUSH
2033	22928.717	54242.057	625.571	BUSH
2034	22941.790	54238.438	625.250	BUSH
2035	22947.288	54227.871	625.172	BUSH
2036	22945.973	54215.981	625.547	BUSH
2037	22934.860	54201.583	626.009	BUSH
2038	22925.624	54197.650	625.848	BUSH
2039	22914.456	54194.310	625.597	BUSH
2040	22903.393	54190.559	625.266	BUSH
2041	22890.911	54186.494	625.014	BUSH
2042	22881.319	54193.496	624.466	BUSH
2050	25241.688	55386.698	660.633	FENCE
ED02	38719.201	-270144.114	679.789	Ed Monument
L101	3689.152	-35020.043	662.540	Lloyd Monument

Back to top

Appendix M – ISC Registration Packet

116253581

PPPSREG

Information Services Corporation of Saskatchewan

USE THE BARCODE NUMBER FOR FUTURE INQUIRIES REGARDING THIS PACKET

Packet Sheet Count	Request Count
8	1

Plan Processing Packet Cover Page

Complete either Section A or B

Section A - Existing Client Information

Client Number	Client Reference Number	Account Number	Account Password
100004689	341109188	100003318	3411MLSL

Section B - New Client Information

Last Name

First Name

Second Name

Third Name

OR

Firm or Other 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

Information Services Corporation of Saskatchewan

116253581

Plan Processing Packet Cover Page

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

Card Number

Expiry Date (MM/YY)

Print Cardholder Name

Amount (must be entered)

(***Note***: *This amount will be credited to your account.*)

Cardholder Signature

RPLANREG

Information Services Corporation of Saskatchewan

USE THE BARCODE NUMBER FOR FUTURE INQUIRIES REGARDING THIS PACKET

Request Sequence Number	Request Sheet Count
1	N/A

Plan Processing Request

Plan Information

Total Plans Submitted	Total Support Documents Submitted	Previous/Reference Plan Number (if applicable)	Previous Request Number (if applicable)
1			

SLS Commission Number: 248

OR Prepared By:

Last Name:
First Name:
Second Name:
Third Name:
Address:
City:
Province/State:
Country (if outside Canada):
Postal/Zip Code:
Phone Number (include Area Code):

Attachment File Names
8-341109188 Subdivision Plan

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 Mail E-mail E-Fax	Medium CD-ROM Hard Copy
			☐	☐		
	E-mail Address				Fax Number	
			☐	☐		
	E-mail Address				Fax Number	
			☐	☐		
	E-mail Address				Fax Number	

ISC-PPS-PLN0001-2004 07 19

AATT

Information Services Corporation of Saskatchewan

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.

ISC-EBS-BAS0001-2002 05 22

SURVEYORS CERTIFICATE

PLAN OF SURVEY
SHOWING

SURFACE SUBDIVISION
of part of
N.W. ¼ SEC. 25,
Twp. 51 – Rge. 19 – W.3 Mer.
SASKATCHEWAN

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

August 2006

SCALE: 1 : 5000

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 between the dates of August 26th, and August 27th, 2006, 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 5th day of September, 2006.

SASKATCHEWAN LAND SURVEYORS' ASSN.
D. R. HANSON
248
SLS

Saskatchewan Land Surveyor

MCELHANNEY LAND SURVEYS LTD.

FILE NO. 3411-09188

Saskatchewan

Government Relations

Community Planning

Room 978, 122-3rd Avenue North
Saskatoon, Saskatchewan S7K 2H6
Phone: (306) 933-5025
Fax: (306) 933-7720

Notice of Decision

CERTIFICATE OF APPROVAL

Under *The Planning and Development Act, 1983*

Number: R425-06S
Your file: 09188
August 9, 2006

Donald Hanson, SLS
McElhanney Land Surveys Ltd.
116 – 4704 44th Street
LLOYDMINSTER AB T9V 2A1

Dear Mr. Hanson:

Re: RM of Mervin No. 499
NW ¼ Section 25-51-19-W3M
Proposed Parcel 1 – Residential

Under Sections 140(2) and 141 of *The Planning and Development Act, 1983* (the Act), the proposed subdivision described 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*. In order to register the approved subdivision in the Saskatchewan Land Titles Registry, this Certificate must be submitted with other documents to the Controller of Surveys.

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.

. . . 2

Acid-free Paper

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.

General Comments

Anyone planning new construction or excavations must contact each utility company for service connections and line locations before starting work. Some utility and pipe lines can be located by phoning SASK 1st CALL at 1-866-828-4888 or via the internet at www.sask1stcall.com.

Owners of the proposed parcels are responsible for operating and maintaining their own water supply and sewage disposal systems. Owners intending to use a private well are responsible for having the well drilled or, if needed, for finding an alternative source of water. Owners must ensure that their on-site sewage disposal systems do not pollute their water source or other's water sources. Ground water supplies can be altered by the proximity and density of other wells, contamination and climate changes.

Private domestic wells and changes to ground water supplies are not licensed, monitored nor regulated by any provincial agency. Parcel owners are responsible for testing their water supply to ensure that it is safe for human consumption. The Saskatchewan Watershed Authority (SWA) and Health Region offices can provide recommendations for the treatment and care of a water source. Water management fact sheets can be found on the SWA website at www.swa.ca/publications.

Fees

Thank you for payment covering our examination and approval fees.

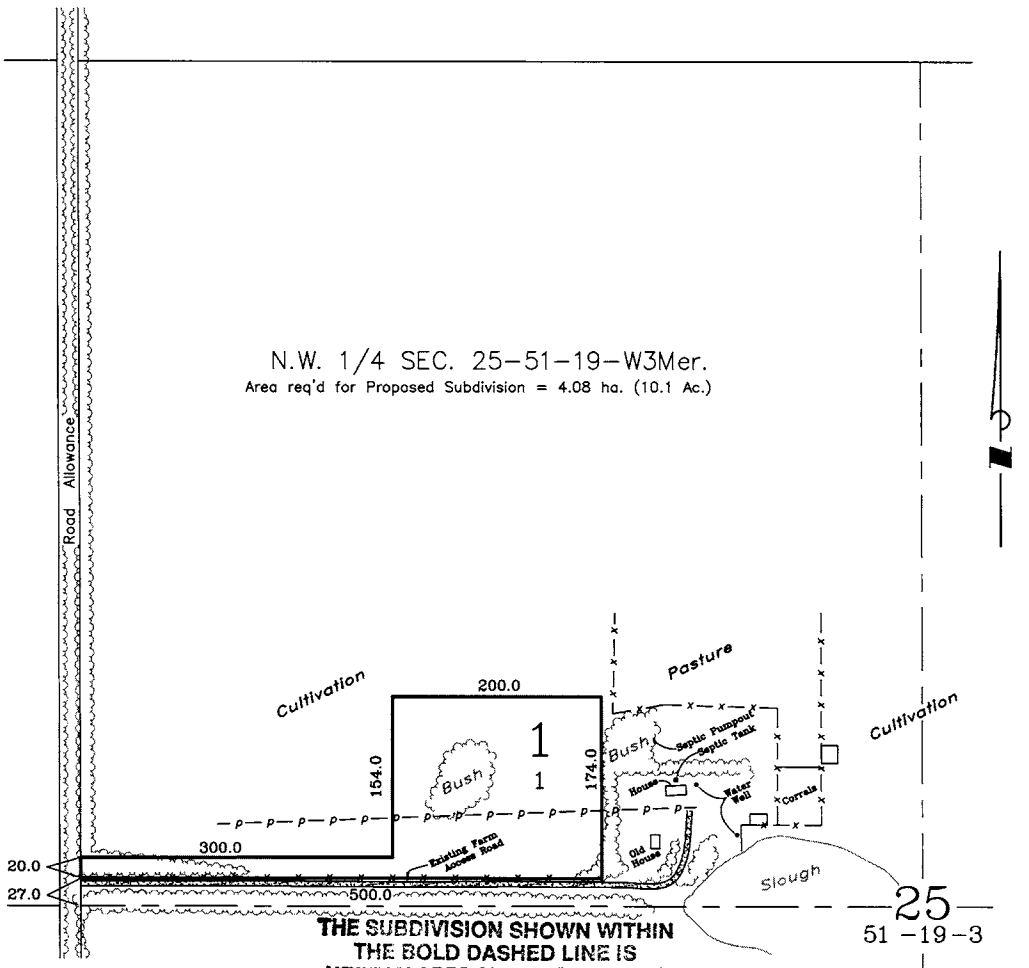
Len Kowalko, P.P.S., M.C.I.P.
Director of Community Planning

Enclosure

cc: SaskPower Land **22555**
SaskEnergy/TransGas Land Services (G. Stutt) **06-8696**
SaskTel Lands and Easements (B. Schmidt) **277 Turtleford**
Prairie North Health Region (K. Startup)
RM of Mervin No. 499

PROPOSED PLAN

SHOWING SUBDIVISION
OF PART OF
N.W. 1/4 SEC.25 TWP.51 RGE.19 W.3 Mer.
R.M. of MERVIN No. 499



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

DIRECTOR OF COMMUNITY PLANNING
VALID FOR 24 MONTHS FROM:
AUG 0 9 2006

SCALE: 1:5000

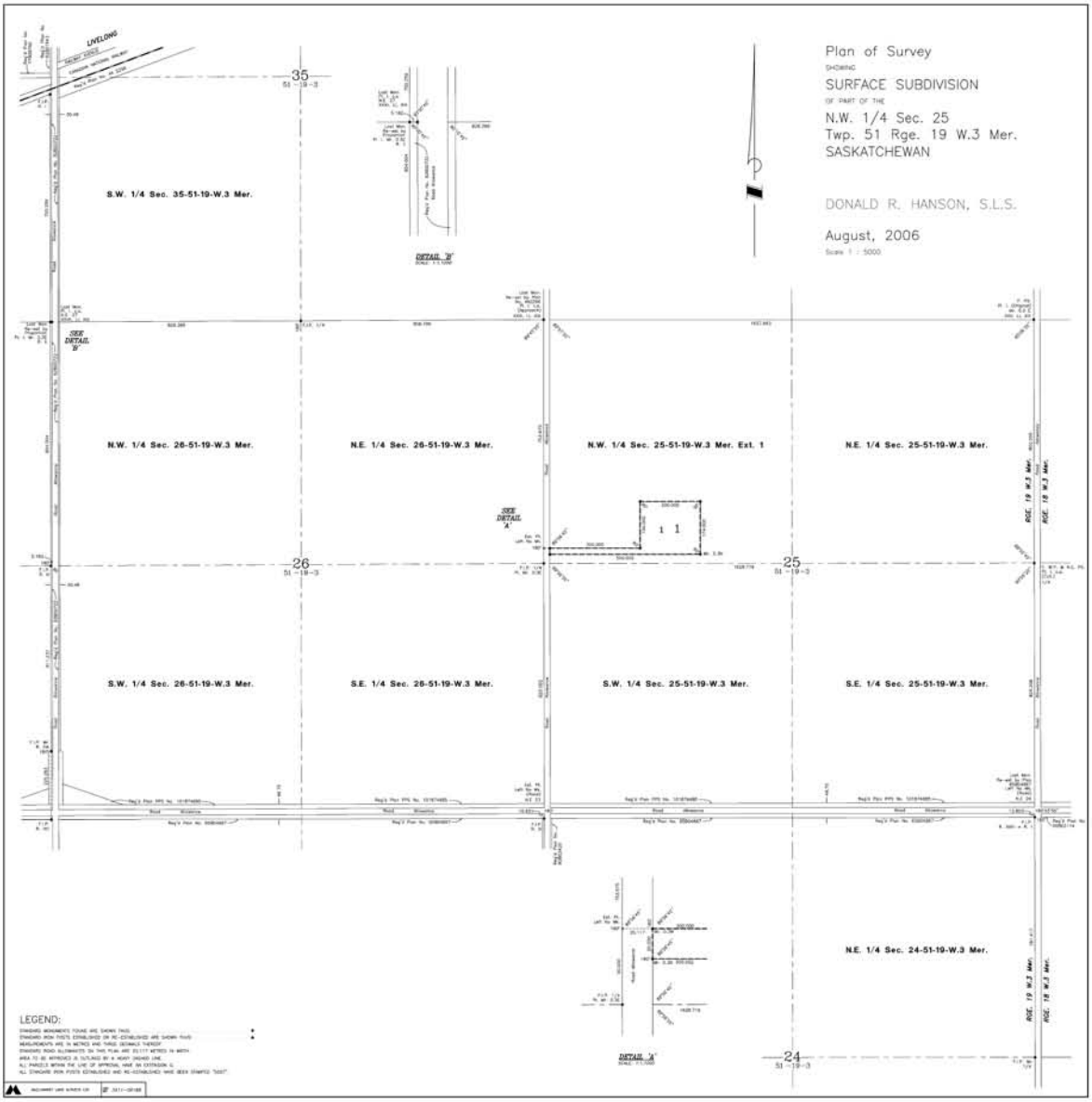
100 50 0 100 200 300

Saskatchewan Land Surveyor
Donald R. Hanson

DATE: July 27, 2006

McELHANNEY LAND SURVEYS (ALTA.) LTD.
116, 5704 – 44 ST. LLOYDMINSTER, ALBERTA
Ph: (780)875-8857 Fax: (780)875-4768

JOB NO. 3411-09188
PLAN ID. 09188PP1 RK


Plan of Survey
SHOWING
SURFACE SUBDIVISION
OF PART OF THE
N.W. 1/4 Sec. 25
Twp. 51 Rge. 19 W.3 Mer.
SASKATCHEWAN
DONALD R. HANSON, S.L.S.
August, 2006
Scale 1 : 5000
LIVELONG
35
51-19-3
S.W. 1/4 Sec. 35-51-19-W.3 Mer.
DETAIL 'B'
SCALE 1:1,000
SEE DETAIL 'B'
N.W. 1/4 Sec. 26-51-19-W.3 Mer.
N.E. 1/4 Sec. 26-51-19-W.3 Mer.
N.W. 1/4 Sec. 25-51-19-W.3 Mer. Ext. 1
N.E. 1/4 Sec. 25-51-19-W.3 Mer.
SEE DETAIL 'A'
1 1
26
51-19-3
25
51-19-3
RGE. 19 W.3 Mer.
S.W. 1/4 Sec. 26-51-19-W.3 Mer.
S.E. 1/4 Sec. 26-51-19-W.3 Mer.
S.W. 1/4 Sec. 25-51-19-W.3 Mer.
S.E. 1/4 Sec. 25-51-19-W.3 Mer.
N.E. 1/4 Sec. 24-51-19-W.3 Mer.
DETAIL 'A'
SCALE 1:1,000
24
51-19-3
LEGEND:

Appendix N – Transform Approval Certificate

Information Services Corporation OF SASKATCHEWAN

Plan Processing
1301 - 1st Avenue
Regina, SK S4R 8H2

Toll Free: 1-866-275-4721
E-mail: ask@isc.ca
Website: www.isc.ca

Transform Approval Certificate

Client Reference Number 341109188
Request Number: 106831558
Transform Number: 100271382
Approval Date: September 26, 2006

Plan Number(s)	Plan Purpose(s)
101899840	Subdivision

Source Parcel(s)			New Parcel(s)		
Parcel Number	Legal Land Descr	Class Code	Parcel Number	Legal Land Descr	Class Code
130861582	NW 25-51-19-3 Ext 0	Parcel (Generic)	161785390	Lot 1-Blk/Par 1-Plan 101899840 Ext 0	Parcel (Generic)
			161785402	NW 25-51-19-3 Ext 1	Parcel (Generic)

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

Appendix O – Registered Plan 101899840

PPS #101899840
Approved: 26-Sep-2006

Plan of Survey

SHOWING

SURFACE SUBDIVISION

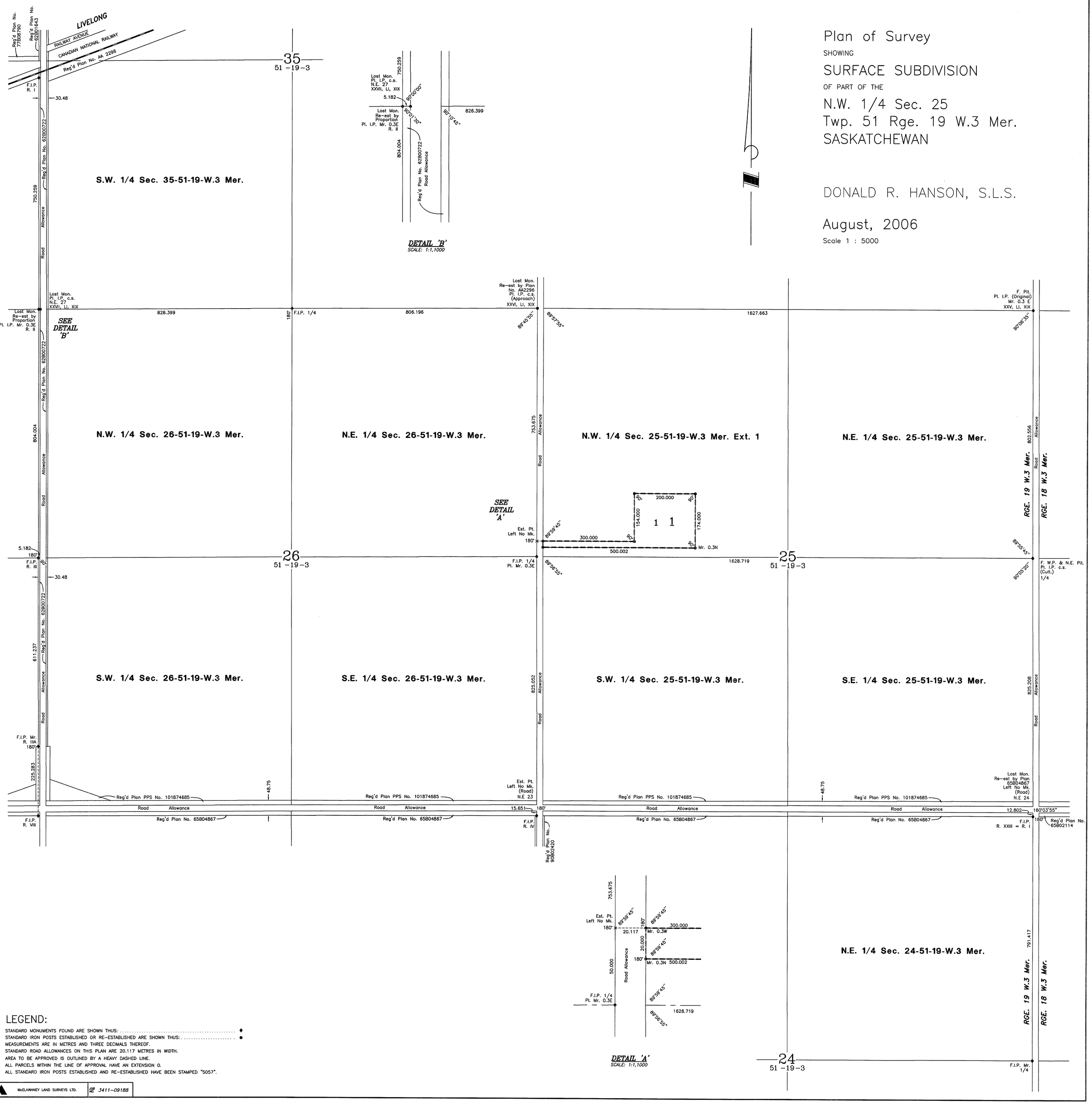
OF PART OF THE

N.W. 1/4 Sec. 25
Twp. 51 Rge. 19 W.3 Mer.
SASKATCHEWAN

DONALD R. HANSON, S.L.S.

August, 2006

Scale 1 : 5000



LEGEND:

STANDARD MONUMENTS FOUND ARE SHOWN THUS: ..... ◆
STANDARD IRON POSTS ESTABLISHED OR RE-ESTABLISHED ARE SHOWN THUS: ..... ●
MEASUREMENTS ARE IN METRES AND THREE DECIMALS THEREOF.
STANDARD ROAD ALLOWANCES ON THIS PLAN ARE 20.117 METRES IN WIDTH.
AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.
ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION 0.
ALL STANDARD IRON POSTS ESTABLISHED AND RE-ESTABLISHED HAVE BEEN STAMPED "S057".

McELHANNEY LAND SURVEYS LTD. | JOB NO. 3411-09188

Appendix P - Application for Transfer (Part I: Surrender)

RSURR

Information Services Corporation of Saskatchewan

Application Sequence Number: 1

Application Sheet Count: N/A

Application for Transfer

(Part I: Surrender)

Please make sure Authorizations are included.
Complete ONE of Sections A through F.

Section A - Transform Number (use for a Transform)

100271382

Section B - Parcel Number (use for a full parcel transfer)

Section C - Condominium Unit Transfer use for a full condominium unit transfer)

Parcel Number

Unit Number

Section D - Mineral Commodity (use for a mineral commodity transfer)

Parcel Number

Mineral Commodity

Section E - Title Numbers

Section F - Application Sequence Number

ISC-LTR-CTA0001-2004 07 19

Information Services Corporation of Saskatchewan

Transform Authorization
One Individual Signing

Authorization

I, JEAN EVERSEN, authorize Transform Number 100271382
(Name of Owner as appears on Title)

To JEAN EVERSEN and SHELDON DAVID EVERSEN and BRENDA LYNN EVERSEN

04/10/2006
Date (day, month, year)

Witness Signature

Eversen
Title Owner Signature

☑ Check if Witness is Lawyer in and for the Province of Saskatchewan JEFF BALDWIN
Lawyer Name

Affidavit of Execution (if witness is not a Saskatchewan lawyer)

I, _____ of _____ in the Province of _____
Witness Name Place

make oath and say that:

1. I personally know _____ who is
(person whose signature was witnessed)

Or

I have satisfied myself that _____ is
(person whose signature was witnessed)

the individual named in this document and I was personally present when it was signed.

Information Services Corporation of Saskatchewan

Transform Authorization
One Individual Signing

2. The individual whose signature I witnessed is in my belief the full age of eighteen years.

Sworn before me at _____

in the Province of _____

on _____
Date (day, month, year)

_____
Witness Signature

_____
A Commissioner for Oaths in and for Saskatchewan
OR Notary Public for the Province of

_____
My commission/appointment expires

_____ **OR** Being a Solicitor
Date (day, month, year)

ISC-LTR-TRA0002-2005 03 01

Information Services Corporation of Saskatchewan

Transform Affidavit of Value

I, JEAN EVERSEN, of LIVELONG in the Province

of SASKATCHEWAN make oath and say that:

1. Pursuant to Transform Number 100271382, a plan of survey has been approved which creates the parcel or parcels listed below.

2. The value of each new parcel *[non-remainder parcels]* listed below, including all buildings or other improvements, is, to the best of my knowledge:

   Parcel Number 161785390 Value $3,500.00

   Parcel Number _____ Value _____

   Parcel Number _____ Value _____

   Parcel Number _____ Value _____

   (fair market value, rounded down to nearest dollar)

   (Add an additional row for each additional parcel as required.)

3. The value of the remainder parcel or parcels listed below, including all buildings or other improvements, is, to best of my knowledge:

   Parcel Number 161785402 Value $120,400.00

   Parcel Number _____ Value _____

   Parcel Number _____ Value _____

   Parcel Number _____ Value _____

   (fair market value, rounded down to nearest dollar)

   (Add an additional row for each additional parcel as required.)

OR

~~The approved plan does not create any remainder parcels.~~

~~4. *(Optional)* I do not know the value of certain remainder parcel(s), and where I have no knowledge of parcel value, I have indicated "N/A" in Paragraph 3.~~

ISC-LTR-TRV0001 - 2005 03 10

5. I make this affidavit for the purpose of enabling the Registrar of Titles to issue title to the parcel(s) created by the above plan, and establishing a value for the new title or titles which are to be issued, based on the values provided herein.

JURAT

Sworn before me at TURTLEFORD,)

in the Province of SASKATCHEWAN,)

this 4th day of OCTOBER, 20 06,)

A Commissioner for oaths in and for Saskatchewan)
~~or Notary Public~~)
~~or other person authorized to take oaths~~)

~~(specify).~~)
~~My commission/appointment expires~~)

~~(dd/mm/yy).~~)
~~or~~ being a Solicitor)

Signature)

Information Services Corporation OF SASKATCHEWAN

Plan Processing
1301 - 1st Avenue
Regina, SK S4R 8H2

Toll Free: 1-866-275-4721
E-mail: ask@isc.ca
Website: www.isc.ca

Transform Approval Certificate

Client Reference Number 341109188
Request Number: 106831558
Transform Number: 100271382
Approval Date: September 26, 2006

Plan Number(s)	Plan Purpose(s)
101899840	Subdivision

Source Parcel(s)			New Parcel(s)		
Parcel Number	Legal Land Descr	Class Code	Parcel Number	Legal Land Descr	Class Code
130861582	NW 25-51-19-3 Ext 0	Parcel (Generic)	161785390	Lot 1-Blk/Par 1-Plan 101899840 Ext 0	Parcel (Generic)
			161785402	NW 25-51-19-3 Ext 1	Parcel (Generic)

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

FORM D (Subsection 8(1) of the Act)

AFFIDAVIT

I, JEAN EVERSEN of Livelong, in the Province of Saskatchewan, MAKE OATH AND SAY:

1. I am the transferor.

2. I have no spouse.

~~- or -~~

~~2. My spouse and I have not occupied the land described in this disposition as our homestead at any time during our spousal relationship.~~

SWORN before me at the **Town** of **Turtleford**, in the Province of Saskatchewan, this 4th day of **October**, 2006.

A Commissioner for Oaths in and for Saskatchewan.
Being a Solicitor.

(Jean Eversen)

Appendix Q - Application for Transfer (Part II: Setup)

RTTLSET

Information Services Corporation of Saskatchewan

Application Sequence Number: 2
Application Sheet Count: N/A

Application for Transfer
(Part II: Setup)

New Parcel Number: 161785390
Transform Number: 100271382
Condo Unit Number:
Mineral Commodity:

Previous Title Numbers (only required if not a Transform) **OR Application Sequence Numbers**

New Owners: ☐ Single Owner ☐ Tenant in Common ☑ Joint Tenants ☐ Joint Tenants with no survivorship

Fractional Title Share 1 / 1

New Title Value: $3,500.00 (New Title Value represents this title's share in the parcel)

For each new owner complete one of Section A or B (Corporation must complete Section A)

Section A - New Owner(s) with Client Number(s)

Note: Use Client Application form to amend Client Information. Do NOT include in Packet.

Client Number(s):
Corporation Name **OR** Client Name (First, Second, Third and Last):

Section B - New Owner(s) without Client Number(s)

Note: Will not create Corporation Number(s)

Client Name: Last: EVERSEN
First: SHELDON
Second: DAVID
Third:
Phone Number (include Area Code):
Client Address: Box 73
City: Livelong
Province/State: Saskatchewan
Country (if outside Canada):
Postal/Zip Code: S0M1J0
E-mail Address:
Fax Number (include Area Code):

Client Name: Last: EVERSEN
First: BRENDA
Second: LYNN
Third:
Phone Number (include Area Code):
Client Address: Box 73
City: Livelong
Province/State: Saskatchewan
Country (if outside Canada):
Postal/Zip Code: S0M1J0
E-mail Address:
Fax Number (include Area Code):

☐ No Conditions **OR** Conditional Registration Date and Time: 29 Sep 2006 11:48:11.484 (DD-MMM-YYYY HH: MM: SS.NNN) **OR** ☐ Free and Clear

BUT subject to Saskatchewan Writ Registry writ or maintenance order

ISC-LTR-CTA0002-2004 07 19

(Complete Additional Title Owners form if required)

RTTLSET

Information Services Corporation of Saskatchewan

Application Sequence Number: 3

Application Sheet Count: N/A

Application for Transfer

(Part II: Setup)

New Parcel Number: 161785402

Transform Number: 100271382

Condo Unit Number:

Mineral Commodity:

Previous Title Numbers (only required if not a Transform) **OR Application Sequence Numbers**

New Owners: ☑ Single Owner ☐ Tenant in Common ☐ Joint Tenants ☐ Joint Tenants with no survivorship

Fractional Title Share 1 / 1

New Title Value: $120,400.00 (New Title Value represents this title's share in the parcel)

For each new owner complete one of Section A or B (Corporation must complete Section A)

Section A - New Owner(s) with Client Number(s)

Note: Use Client Application form to amend Client Information. Do NOT include in Packet.

Client Number(s)

Corporation Name **OR** Client Name (First, Second, Third and Last)

Section B - New Owner(s) without Client Number(s)

Note: Will not create Corporation Number(s)

Client Name: Last: EVERSEN

First: JEAN

Second:

Third:

Phone Number (include Area Code):

Client Address: General Delivery

City: Livelong

Province/State: Saskatchewan

Country (if outside Canada):

Postal/Zip Code: S0M1J0

E-mail Address:

Fax Number (include Area Code):

Client Name: Last:

First:

Second:

Third:

Phone Number (include Area Code):

Client Address:

City:

Province/State:

Country (if outside Canada):

Postal/Zip Code:

E-mail Address:

Fax Number (include Area Code):

☐ No Conditions **OR**

Conditional Registration Date and Time: 29 Sep 2006 11:48:11.484 (DD-MMM-YYYY HH: MM: SS.NNN)

OR ☐ Free and Clear

BUT subject to Saskatchewan Writ Registry writ or maintenance order

ISC-LTR-CTA0002-2004 07 19

(Complete Additional Title Owners form if required)

References

1. Manual of Instructions for the Survey of Dominion Lands, Tenth Edition. Department of Mines and Technical Surveys, Ottawa. 1946.
2. Land Surveys Act, 2000. Chapter L.4.1 of The Statutes of Saskatchewan, 2000. Saskatchewan Land Surveyors Handbook. 2006.
3. 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.
4. Subdivision Application Form. http://www.forms.gov.sk.ca/graa/getformharness.asp?formName=graa94.xft&preference=PDFFORMS
5. 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.
6. Bulletin 38. H.L. SEYMOUR, B.A. Sc., D.L.S, Description of Boundary Monuments Erected on Surveys of Dominion Lands 1871-1917. Ottawa, 1917. http://www.alsa.ab.ca/pdf/bulletin38.pdf
7. Manual of Instructions for the Guidance of Surveyors, SaskGeomatics Division, Province of Saskatchewan. April 1999. Saskatchewan Land Surveyors Handbook. 2006.
8. James G. MacGregor, Vision of an Ordered Land, The Story of the Dominion Land Survey. Western Producer Prairie Books. Saskatoon Saskatchewan; 1981.
9. W. F. Teskey, T.C. Swanby, W.D.Usher, A. Hittel, Cadastral Studies Notes. University of Calgary, June 1983.
10. 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.
11. Information Services Corporation of Saskatchewan. http://www.isc-online.ca