



Please note the total Hectares/ Acres is subject to change pending registration of the Proposed Plan of Subdivision. Please see the Location Plan for Proposed Subdivision for more information.

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 478 599 6;4;78;8;SW 232 211 313

LEGAL DESCRIPTION

MERIDIAN 6 RANGE 4 TOWNSHIP 78
SECTION 8
QUARTER SOUTH WEST
CONTAINING 64.3 HECTARES (159 ACRES) MORE OR LESS
EXCEPTING THEREOUT: 0.065 HECTARES (0.16 ACRES) MORE OR LESS
FOR ROAD AS SHOWN ON ROAD PLAN 1423EO
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133

REFERENCE NUMBER: 092 250 503

Table with 5 columns: REGISTRATION, DATE (DMY), REGISTERED OWNER(S), DOCUMENT TYPE, VALUE, CONSIDERATION. Row 1: 232 211 313, 11/07/2023, TRANSFER OF LAND, \$750,000, SEE INSTRUMENT

OWNERS

RONALD WAYNE GABLE
OF BOX 442
RYCROFT
ALBERTA T0H 3A0

ENCUMBRANCES, LIENS & INTERESTS

Table with 3 columns: REGISTRATION NUMBER, DATE (D/M/Y), PARTICULARS. Row 1: 772 150 526, 09/08/1977, UTILITY RIGHT OF WAY GRANTEE - CENTRAL PEACE NATURAL GAS CO-OP LTD. "PART". Row 2: 132 412 134, 18/12/2013, CAVEAT RE : UTILITY RIGHT OF WAY

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6

142 376 708 06/11/2014 MORTGAGE
MORTGAGEE - ROYAL BANK OF CANADA.
10 YORK MILLS ROAD
3RD FLOOR
TORONTO
ONTARIO M2P0A2
ORIGINAL PRINCIPAL AMOUNT: \$216,000

232 211 314 11/07/2023 RELEASE OF DOWER RIGHTS
BY - CHRISTINE RITA GABLE

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF
JANUARY, 2024 AT 03:02 P.M.

ORDER NUMBER: 49301451

CUSTOMER FILE NUMBER: clhbid/gk

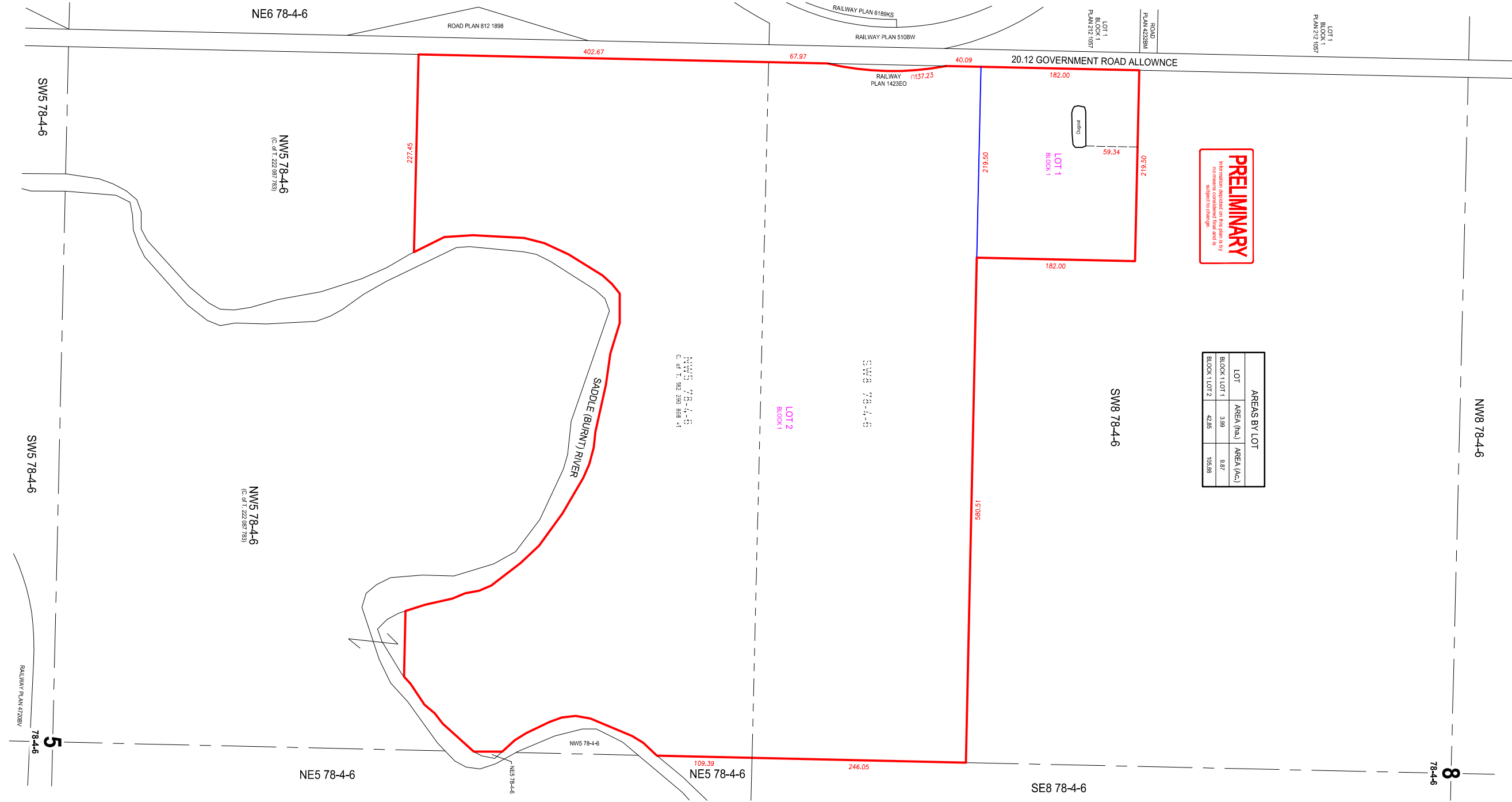


END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

LOCATION PLAN



PRELIMINARY
Information depicted on this plan is by no means a representation of the actual location of any structures.

AREAS BY LOT			
LOT	AREA (Ha.)	AREA (Ac.)	
BLOCK 1 LOT 1	3.99	9.87	
BLOCK 1 LOT 2	42.85	105.88	

MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133
TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION OF
L.S.D. 13 & 14, SEC. 5
AND S.W. 1/4 SEC. 8
ALL WITHIN
TWP. 78, RGE. 4, W.6M.

LAND DEALT WITH BY THIS
PLAN IS SHOWN OUTLINED THUS: ———
AND CONTAINS: 46.84 HECTARES (115.75 ACRES)

INSTRUMENTS AFFECTING LAND (NOT NECESSARILY SHOWN ON THE PLAN)	
Reg. No.	Name
772 150 526	Utility R/W - Central Peace Natural Gas Co-op Ltd.
132 412 134	Caveat: Utility R/W - ATCO Electric Ltd.
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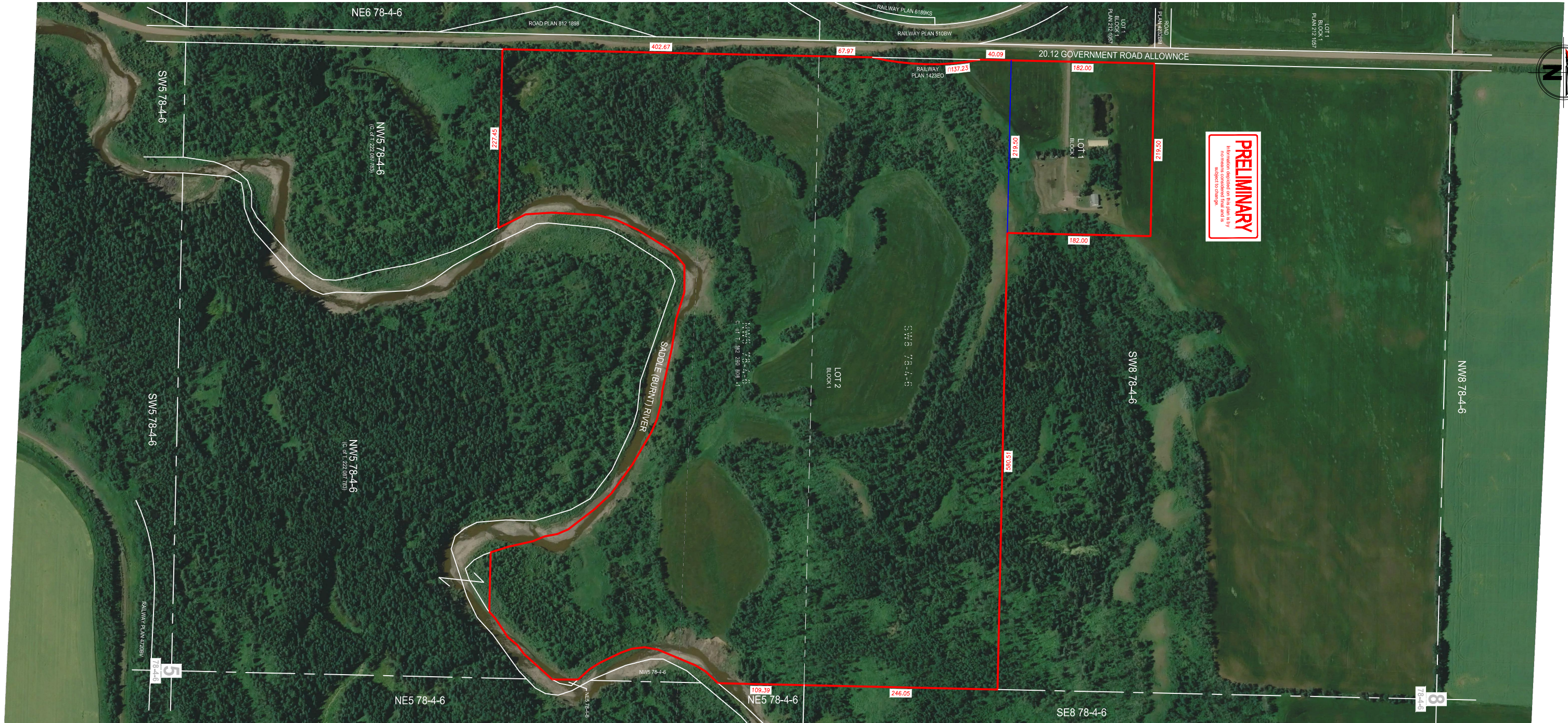
*NO FIELD SURVEY WAS UNDERTAKEN TO PRODUCE THIS PLAN
*CONTAINS INFORMATION LICENSED UNDER THE
'OPEN GOVERNMENT LICENSE' - COUNTY OF GRANDE PRAIRIE No. 1

BURIED PIPE CONTAINING VARIOUS SUBSTANCE: ———
SOIL SUBSTANCE: ———
ABANDONED: - - - - -
DISCONTINUED: - - - - -

- Power Pole
- Anchor
- + Light
- ▲ Pedestal
- Water Course

PROJECT DETAILS		REVISIONS	
SURVEYOR:	BRUCE C. E. TATTRIE, A.L.S.	1	BR - 03/06/24 REVISED TO 2 LOTS
PROJECT:	CLH CAPITAL	2	
DRAFTED BY:	BLAKE ROSSOL	3	
CHECKED BY:	PLAN HAS NOT BEEN CHECKED	4	
DATE:	JANUARY 18, 2024	5	
SCALE:	1:5000	6	

J:\JOBS\2024\24GLML7009\CAD\DRAWING\24GLML7009-TE3-R1.DWG



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 SHOWING PROPOSED SUBDIVISION OF
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