

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - THE MUNICIPAL DISTRICT OF BONNYVILLE NO.
87.
4905-50 AVE
BONNYVILLE
ALBERTA T9N2J7

132 019 734 21/01/2013 UTILITY RIGHT OF WAY
GRANTEE - INTER PIPELINE LTD.
3200, 215 2ND STREET SW
CALGARY
ALBERTA T2P1M4
(DATA UPDATED BY: CHANGE OF NAME 132395050)
(DATA UPDATED BY: CHANGE OF ADDRESS 172130413)

162 038 994 04/02/2016 DISCHARGE OF UTILITY RIGHT OF WAY 132019734
PARTIAL
EXCEPT PLAN/PORTION: 1522787

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF
DECEMBER, 2023 AT 12:25 P.M.

ORDER NUMBER: 49115158

CUSTOMER FILE NUMBER: CLHBID/wf



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

092178560

ORDER NUMBER: 49716849

ADVISORY

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Caveat

TO THE REGISTRAR OF **NORTH ALBERTA** LAND REGISTRATION DISTRICT
TAKE NOTICE that I, **MUNICIPAL DISTRICT OF BONNYVILLE NO. 87**

(Insert name and *addition of caveator)

of **BONNYVILLE** in the Province of Alberta,
claim (specify the estate or interest claimed)

**By virtue of Section 655(2) of the Municipal Government Act for a Development Agreement ✓
between the Municipal District of Bonnyville No. 87 and Ray Murphy and Leona Murphy dated this
3rd day of March , 2009.**

In:

FIRST: LEGAL SUBDIVISIONS NINE (9), SIXTEEN (16), AND THE SOUTH HALF AND
NORTH EAST QUARTER OF LEGAL SUBDIVISION TEN (10) OF SECTION ONE (1)
TOWNSHIP SIXTY TWO (62)
RANGE FIVE (5)

WEST OF THE FOURTH MERIDIAN, AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP
SIGNED AT OTTAWA ON THE 16TH DAY OF DECEMBER A.D. 1924, CONTAINING 44.5
HECTARES (110 ACRES) MORE OR LESS.

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 5043JY - ROAD 0.239 0.59 (WITHOUT LAKE)

B) ALL THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF
THE EAST BOUNDARY OF THE SAID LEGAL SUBDIVISION WITH THE SOUTH LIMIT OF ROAD
PLAN 5043JY; THENCE SOUTHERLY ALONG THE EAST BOUNDARY TWO HUNDRED AND ONE
(201) METRES; THENCE WESTERLY AND AT RIGHT ANGLES THERETO TWO HUNDRED AND ONE
(201) METRES; THENCE NORTHERLY AND PARALLEL WITH THE EAST BOUNDARY TO A POINT
ON THE SAID SOUTH LIMIT; THENCE EASTERLY ALONG THE SAID SOUTH LIMIT TO THE
POINT OF COMMENCEMENT, CONTAINING 4.04 9.98

C) PLAN 8922979 - ROAD 0.313 0.77

EXCEPTING THEREOUT ALL MINES AND MINERALS.

SECONDLY: ALL OF LEGAL SUBDIVISION FIFTEEN (15) AND THE NORTH WEST QUARTER OF
LEGAL SUBDIVISION TEN (10) OF SECTION ONE (1)
TOWNSHIP SIXTY TWO (62)
RANGE FIVE (5)

WEST OF THE FOURTH MERIDIAN, WHICH ARE SHOWN TO BE COVERED BY THE WATERS OF
LAKE NO. 6, AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA
ON THE 16TH DAY OF DECEMBER A.D. 19124, CONTAINING 20.2 HECTARES (50 ACRES)
MORE OR LESS.

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 5043JY - ROAD 0.174 0.43 (LSD 15 WITHIN LAKE)

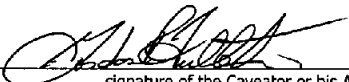
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

being lands standing in the register in the name of **Ray Murphy and Leona Murphy** and I forbid the
registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest,
unless the instrument or certificate of title, as the case may be, is expressed to be subject to my claim.

I APPOINT **Gordon R. Fullerton**

at **Bag 1010, Bonnyville, AB T9N 2J7** in the Province of Alberta, as the place at which notices and
proceedings related hereto may be served.

DATED this **3rd** day of **March** A.D. 2009.


signature of the Caveator or his Agent

Canada } I, _____ of the Town of Bonnyville, in the Province of Alberta,
Province of Alberta

To Wit: Make Oath and Say:

1. THAT I am the within-named Caveator.
2. THAT I believe that I have a good and valid claim upon the said lands and I say this Caveat is not being
filed for the purpose of delaying or embarrassing any person interested therein or proposing to deal
therewith.

SWORN before me at the
in the Province of Alberta,
Canada, this **day** **A.D., 2009.**

A Commissioner for Oaths in and for the
Province of Alberta

(*addition is defined as something attached to a man's name to show his rank, occupation, or place of residence, or
otherwise to distinguish him.)

Canada
Province of Alberta

I, **Gordon R. Fullerton**
of the **Town of Bonnyville**, in the Province of Alberta,

To Wit:

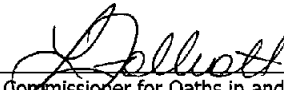
Make Oath and Say:

1. THAT I am the agent for the above-named Caveator.
2. THAT I believe that the said Caveator has a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN before me at the **Town of Bonnyville**, in the Province of Alberta, Canada, **3rd day of March A.D., 2009.**



Gordon R. Fullerton



A Commissioner for Oaths in and for the
Province of Alberta

LISA KAREN FOLLIOTT
Commission Expires
March 4, 2010.

DATED 3rd day of March A.D. 2009

CAVEAT

MEMORANDUM OF AGREEMENT

Ray Murphy and Leona Murphy

NE 1-62-5-W4M

MEMORANDUM OF AGREEMENT

Made this **3rd** day of **March**, A.D. **2009**

BETWEEN:

THE MUNICIPAL DISTRICT OF BONNYVILLE NO. 87

a Municipal Corporation, (hereinafter called
("The Municipal District of Bonnyville No. 87")
of
Bag 1010, Bonnyville, Alberta T9N 2J7

OF THE FIRST PART

- and -

Ray Murphy and Leona Murphy

(hereinafter called "The Developer")
of
Box 7383, Bonnyville AB T9N 2H7

OF THE SECOND PART

WHEREAS the Developer is the owner and desires to develop a portion of land located within the boundaries of the Municipal District of Bonnyville No. 87 and legally described as **NE 1-62-5-W4M** (hereinafter referred to as the "development") and whereas the Developer proposes to develop the land.

AND WHEREAS the Municipal District of Bonnyville No. 87 and the Developer wish to enter into an Agreement regarding the extension of municipal services to the development.

THE PARTIES to this Agreement, in consideration of the promises and of the mutual terms, covenants and conditions to be observed and performed by each party, agree as follows:

1. The Developer is subject to the terms and conditions of this Agreement, authorized to extend municipal services as hereinafter indicated to the Development Area. 'Development Area' shall mean the lands delineated and outlined by a **solid heavy line on detailed Map Schedule "A" attached hereto.**
2. The Developer shall construct or install and maintain for such period of time as specified to the 'Agreed Standards', the following municipal services in or on the development:

A) Construction of a Cul De Sac Approach (As per attached Schedules "B" and "C") to standards and specifications of the M.D of Bonnyville to access Lots 1,2 and 3.

'Agreed Standards' shall mean the standards and specification as set out and contained in Design Standards and Specifications as contained in Schedule 'B' as they relate to the design, construction and installation of the Local Improvements in the Development Area, including any alterations to or amendments of such standards and specifications which may be agreed upon in writing by the Municipal District of Bonnyville No. 87 and the Developer.

3. The Developer shall indemnify and hold harmless the Municipal District of Bonnyville No. 87 from any and all losses, costs, damages, actions, causes or action, suits, claims, demands, resulting from anything done or omitted to be done by the Developer in pursuance or purported pursuance of this Agreement.
4. All covenants, undertakings and obligations set out in this Agreement shall constitute covenants running with all lands within the development and the Municipal District of Bonnyville No. 87 may register a caveat against all lands within the development to protect and enforce the Municipal District of Bonnyville No 87's right under this Agreement. The Municipal District of Bonnyville No. 87 may grant a postponement of the caveat as to any of the land in the development. The Municipal District of Bonnyville No. 87 will discharge the caveat promptly upon acceptance of the various matters required to be performed by the Developer under this Agreement.

-
5. Any notices required by one party to be given to the other shall be given at the following address:
 6. The developer shall provide the Municipal District of Bonnyville No. 87 a security deposit of **\$2,100.00** for the development agreement. The security shall be released upon construction of the improvements to the standards of Schedules 'B' and "C".

Ray Murphy and Leona Murphy
Box 7383, Bonnyville AB T9N 2H7

and

Municipal District of Bonnyville No. 87
P.O. Bag 1010
Bonnyville, Alberta T9N 2J7

IN WITNESS WHEREOF the Parties hereto have caused their corporate seals to be hereunto affixed the day and year first above written.


MUNICIPAL DISTRICT OF BONNYVILLE
NO. 87



Reeve



Municipal Administrator


WITNESS


Ray Murphy


Leona Murphy

AFFIDAVIT OF EXECUTION

CANADA) I, Berki Kostyshyn of the
) town of Bonnyville,
PROVINCE OF ALBERTA) in the Province of Alberta
TO WIT:) MAKE OATH AND SAY:

- 1. I was personally present and did see **Ray Murphy and Leona Murphy** who, on the basis of the identification provided to me, I believe to be the person named in the within (or annexed) instrument, duly sign the instrument.
- 2. THAT the same was executed at the Town of Bonnyville, in the Province of Alberta, and that I am the subscribing witness thereto.
- 3. THAT I know the said Parties and they are in belief, of the full age of eighteen years.

SWORN

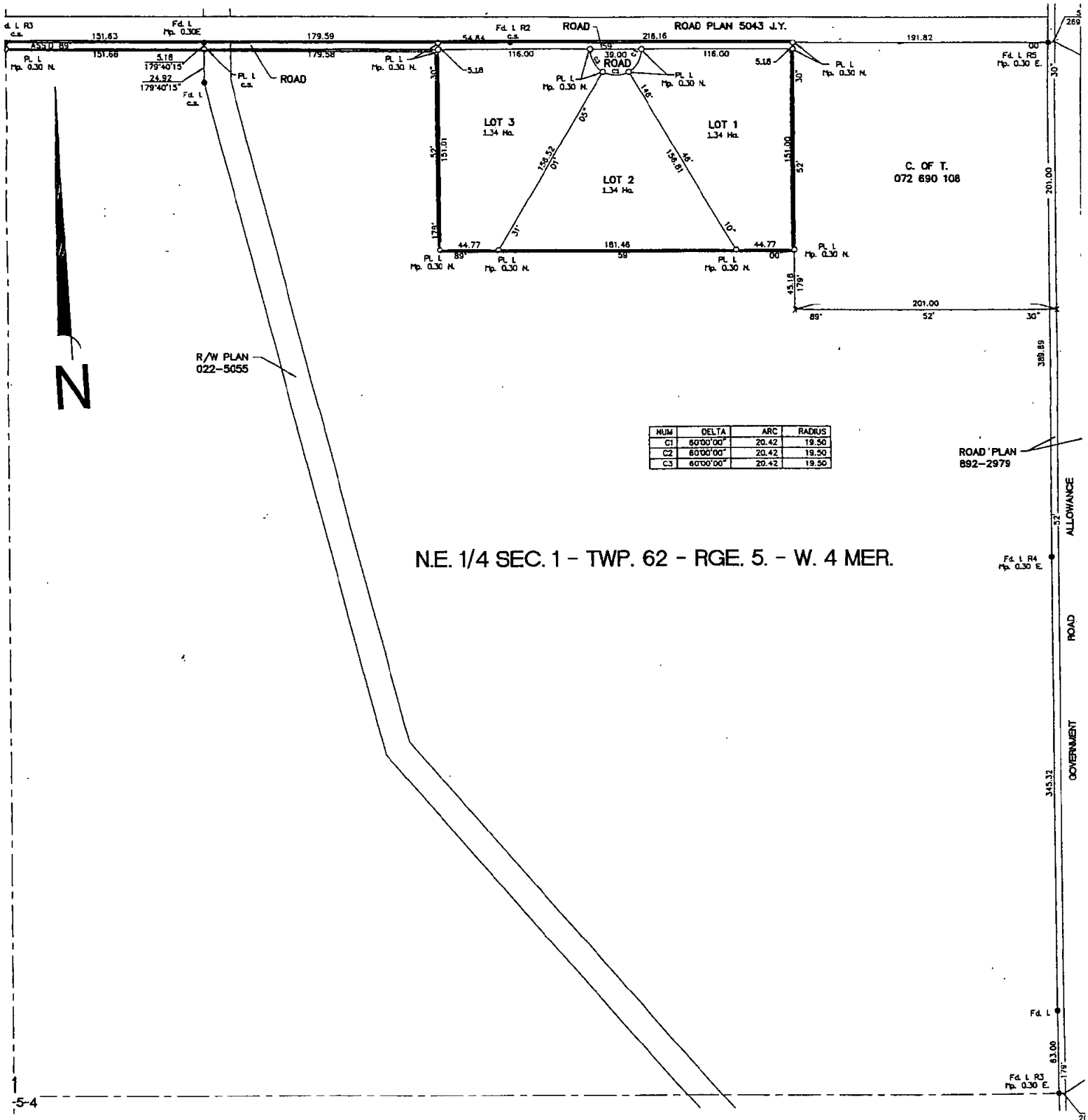
before me at Town of Bonnyville,)
in the Province of Alberta,)
this 24 day of March)
A.D. 2009.)

Berki Kostyshyn

L. Folliott
A Commissioner for Oaths in and for the
Province of Alberta

LISA KAREN FOLLIOTT
Commission Expires
March 4, 2010.

SCHEDULE "A"



SCHEDULE "B"

Multi-Lot Cul-De-Sac System

Standard Curvature

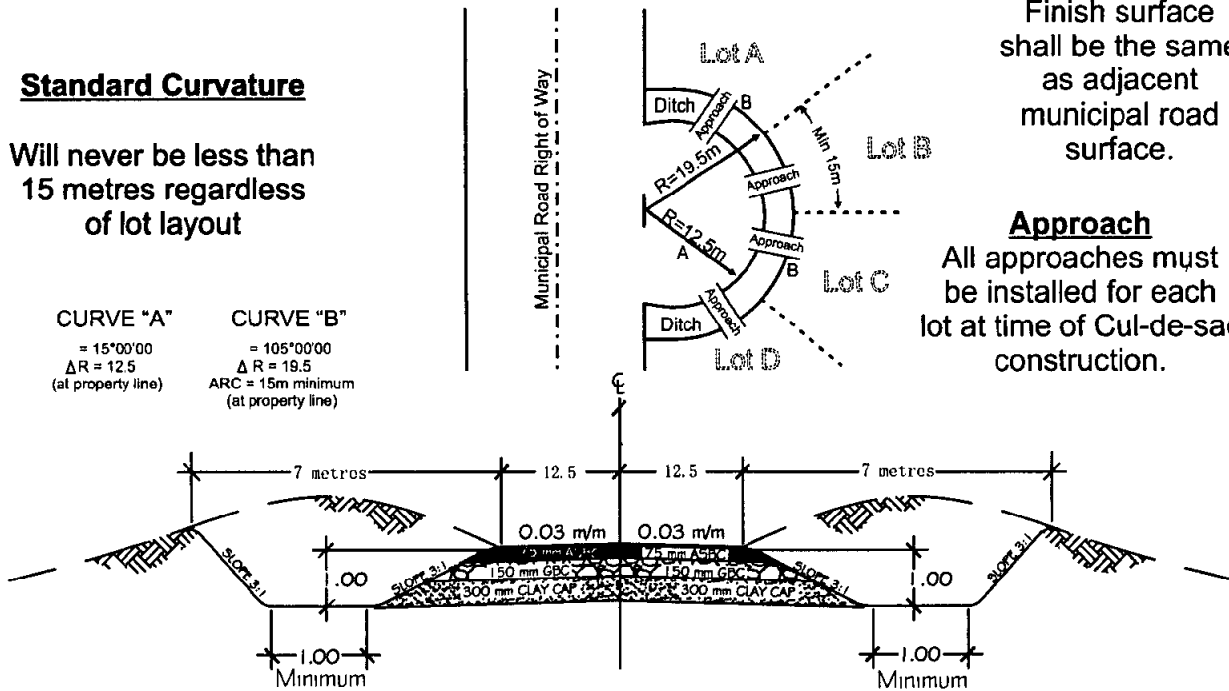
Will never be less than 15 metres regardless of lot layout

CURVE "A"
= 15°00'00"
ΔR = 12.5
(at property line)

CURVE "B"
= 105°00'00"
ΔR = 19.5
ARC = 15m minimum
(at property line)

Road Surface
Finish surface shall be the same as adjacent municipal road surface.

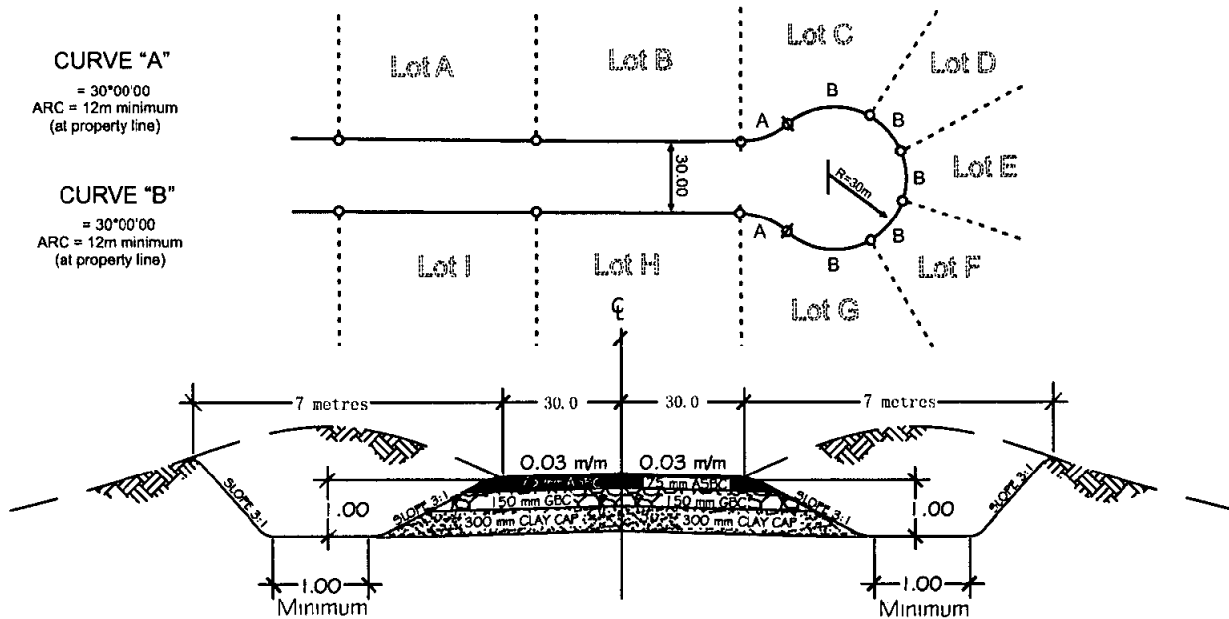
Approach
All approaches must be installed for each lot at time of Cul-de-sac construction.



Multi-Lot Internal Road System

CURVE "A"
= 30°00'00"
ARC = 12m minimum
(at property line)

CURVE "B"
= 30°00'00"
ARC = 12m minimum
(at property line)

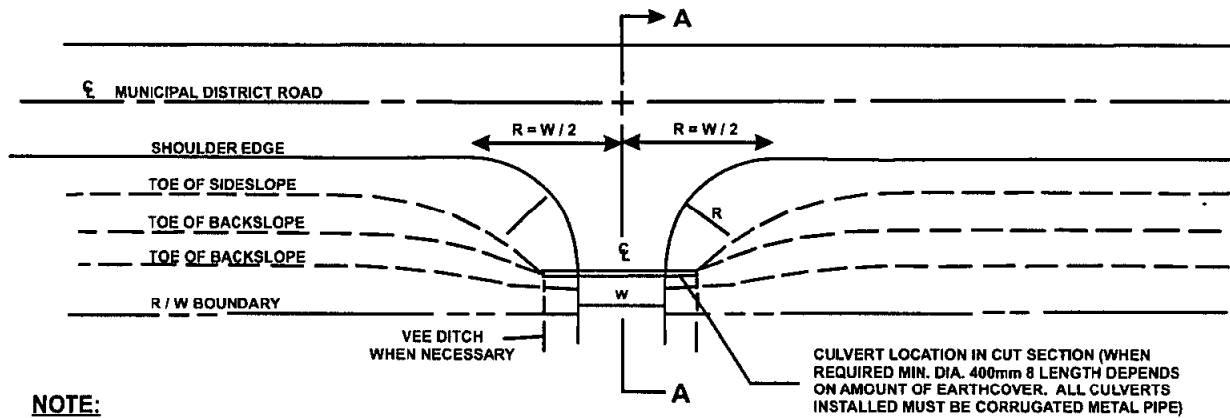


CUL-DE-SAC AND MULTI-LOT INTERNAL ROAD SYSTEM DITCH PROFILE

Scale:	N.T.S
Date:	May 2008
Drawn By:	Shannon Brassard MD of Bonnyville

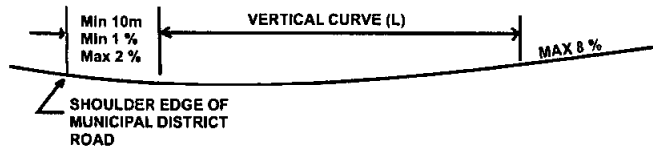
DESIGN SPECIFICATIONS FOR COUNTRY RESIDENTIAL PROPERTIES

SCHEDULE "C"

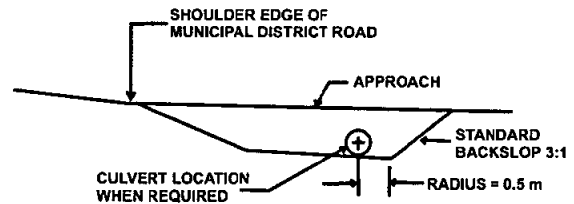


NOTE:
INTERSECTION ANGLE TO BE IN RANGE 80° TO 100°

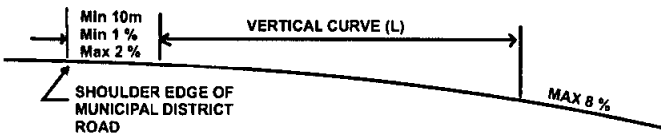
CULVERT LOCATION IN CUT SECTION (WHEN REQUIRED MIN. DIA. 400mm & LENGTH DEPENDS ON AMOUNT OF EARTHCOVER. ALL CULVERTS INSTALLED MUST BE CORRUGATED METAL PIPE)



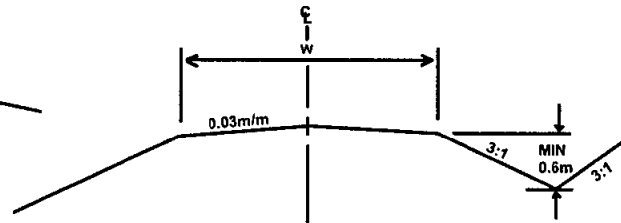
SECTION A-A
PRIVATE APPROACH IN CUT



DETAIL OF
DITCH AND CULVERT LOCATION



SECTION A-A
PRIVATE APPROACH IN FULL



PRIVATE APPROACH
CROSS - SECTION

ALGEBRAIC DIFF IN GRADIENT (%)	LENGTH L (m)	
	CREST	SAG
1	6	8
2	12	15
3	16	23
4	24	30
5	30	38
6	37	46
7	/	46
8	/	46
9	/	46

USE	ROADWAY WIDTH, W (m)		RADIUS OF INTERSECTION EDGE OF SHOULDER (R)
	SINGLE	JOINT	
RESIDENRIAL	8.5	10.5	10-15
AGRICULTURE	10.5	12.5	15-20
UTILITY MAINTENANCE	8.5	N/A	10-15



A MINIMUM 400mm CULVERT
REQUIRED

Scale: **N.T.S**
Date: **September 2005**
Drawn By: **Shannon Brassard**
MD of Bonnyville

DESIGN SPECIFICATIONS
FOR ROAD APPROACHES SCHEDULE A

The Municipal District of Bonnyville No. 87

CONSTRUCTION STANDARDS FOR ROAD APPROACH

1. Minimum of 400mm diameter culvert and length depends on amount of earth cover (minimum 500mm cover with consideration given to existing ditch depth). All culverts installed must be corrugated metal pipe. All culverts are to be sized to the drainage requirements of the ditch.
2. Road Approach shall be a minimum roadway width of 8.5 meters.
3. Base shall be compacted clay.
4. Sub-grade shall be a minimum of 150mm of 75mm pit run gravel, compacted.
5. Finish grade shall be a minimum of 50mm of 20mm crushed gravel, compacted.
6. Road Approaches should have a minimum distance separation of 100 meters and align across from both sides of the municipal road when possible.
7. Road Approaches should be a minimum of 100 meters from the intersection of municipal roads.

092178560 REGISTERED 2009 06 03
CAVE - CAVEAT
DOC 1 OF 1 DRR#: C0159C7 ADR/BJANESON
LINC/S: 0011891314



092178560

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

092178929

ORDER NUMBER: 49716849

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MUNICIPAL GOVERNMENT ACT, 2000

Section 669(2)

DEFERRED RESERVE CAVEAT

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE that the MUNICIPAL DISTRICT OF BONNYVILLE NO. 87 has an estate or interest in the nature of Municipal Reserve, School Reserve or Municipal and School Reserve under Section 669 of the Municipal Government Act by virtue of the decision of the Subdivision Approval Authority of the Municipal District of Bonnyville No. 87, dated the 3rd day of March, 2009 in 5.596 hectares (13.827 acres) more or less of the lands described as follows:

FIRST: LEGAL SUBDIVISIONS NINE (9), SIXTEEN (16), AND THE SOUTH HALF AND NORTH EAST QUARTER OF LEGAL SUBDIVISION TEN (10) OF SECTION ONE (1) TOWNSHIP SIXTY TWO (62) RANGE FIVE (5)

WEST OF THE FOURTH MERIDIAN, AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 16TH DAY OF DECEMBER A.D. 1924, CONTAINING 44.5 HECTARES (110 ACRES) MORE OR LESS.

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 5043JY - ROAD 0.239 0.59 (WITHOUT LAKE)

B) ALL THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST BOUNDARY OF THE SAID LEGAL SUBDIVISION WITH THE SOUTH LIMIT OF ROAD PLAN 5043JY; THENCE SOUTHERLY ALONG THE EAST BOUNDARY TWO HUNDRED AND ONE (201) METRES; THENCE WESTERLY AND AT RIGHT ANGLES THERETO TWO HUNDRED AND ONE (201) METRES; THENCE NORTHERLY AND PARALLEL WITH THE EAST BOUNDARY TO A POINT ON THE SAID SOUTH LIMIT; THENCE EASTERLY ALONG THE SAID SOUTH LIMIT TO THE POINT OF COMMENCEMENT, CONTAINING 4.04 9.98

C) PLAN 8922979 - ROAD 0.313 0.77

D) PLAN 892600 - SUBDIVISION 3.13 7.73

EXCEPTING THEREOUT ALL MINES AND MINERALS.

SECONDLY: ALL OF LEGAL SUBDIVISION FIFTEEN (15) AND THE NORTH WEST QUARTER OF LEGAL SUBDIVISION TEN (10) OF SECTION ONE (1) TOWNSHIP SIXTY TWO (62) RANGE FIVE (5)

WEST OF THE FOURTH MERIDIAN, WHICH ARE SHOWN TO BE COVERED BY THE WATERS OF LAKE NO. 6, AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 16TH DAY OF DECEMBER A.D. 19124, CONTAINING 20.2 HECTARES (50 ACRES) MORE OR LESS.

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 5043JY - ROAD 0.174 0.43 (LSD 15 WITHIN LAKE)

B) PLAN 892600 - SUBDIVISION 1.27 3.14

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

Standing in the register in the name of: Ray Murphy and Leona Murphy of Box 7383, Bonnyville AB T9N 2H7 and the caveator forbids the registration of any person as transferee or owner of, or any instrument affecting, the said estate or interest, unless the instrument or certificate of title, as the case may be, is expressed to be subject to my claim.

I APPOINT the MUNICIPAL DISTRICT OF BONNYVILLE NO. 87, 4905 - 50 Avenue, Bonnyville, Alberta T9N 2J7 as the place at which notices and proceedings relating hereto may be served.

Dated this 4th day of March A.D. 2009.


Gordon Fullerton, Municipal Administrator
Municipal District of Bonnyville No. 87

AFFIDAVIT IN SUPPORT OF CAVEAT


I, Gordon Fullerton, make oath and say as follows:

1. I am the agent for the caveator.
2. That I believe that I have a good and valid claim upon the said lands and say that this caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal with it.

SWORN before me at)
The Town of Bonnyville)
in the Province of Alberta)
this 4th day of March)
A.D. 2009)



Gordon Fullerton, Municipal Administrator



A Commission of Oaths in and for the
Province of Alberta

LISA KAREN FOLLIOTT
Commission Expires
March 4, 2010

092178929 REGISTERED 2009 06 03
CAVE - CAVEAT
DOC 1 OF 1 DRR#: 0016258 ADR/BJANESON
LINC/S: 0033921850

