



Parcel 2 will be 72.93 Acres +/-
once the subdivision has registered

LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0020 296 281

4;24;55;1;NW

872 028 422 FS

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 24 TOWNSHIP 55

SECTION 1

QUARTER NORTH WEST

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: STURGEON COUNTY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
872 028 422	10/02/1987			SEE INSTRUMENT

OWNERS

KENNETH HUGH COBURN (ENGINEER)

AND

NEIL RUSSELL COBURN (ELECTRICIAN)

BOTH OF:

R.R. #4

EDMONTON

ALBERTA T5E 5S7

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
5389PU	15/10/1968	CAVEAT RE : EASEMENT CAVEATOR - PLAINS WESTERN GAS & ELECTRIC CO LTD.

052 105 680 22/03/2005 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
C/O THE MINISTER OF NATIONAL DEFENCE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

872 028 422 FS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

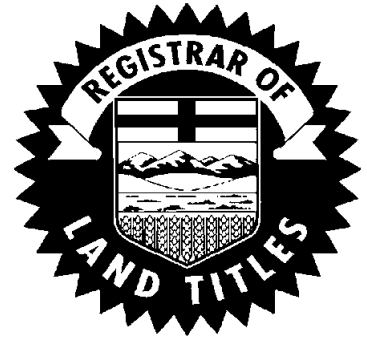
101 COLONEL BY DRIVE
OTTAWA
ONTARIO K1A0K2

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 22 DAY OF
SEPTEMBER, 2025 AT 02:50 P.M.

ORDER NUMBER: 55058801

CUSTOMER FILE NUMBER: clh/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).

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

5389PU

ORDER NUMBER: 55113727

ADVISORY

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Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

CANADA
PROVINCE OF ALBERTA
To Wit:

I, Kenneth Ralph Drayman
of the City of Edmonton
in the Province of Alberta,
Contract Agent

make oath and say:

1. That I am 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 therein or proposing to deal therewith.

SWORN before me at the City
of Edmonton
in the Province of Alberta
this _____ day of _____
A.D. 19 68

K.R. Drayman

H. W. Matthews
Commissioner for Oaths
in and for the Province of Alberta.

5389 P.U.

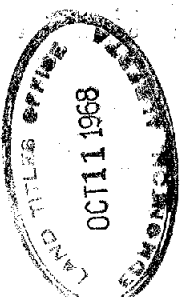
Dated	A.D. 19
Plains Western Gas & Electric Co. Ltd.	500
Assoc Fee	
[CAVEATOR]	
RE	500

[LAND]
2450222
CAVEAT
The Hamilton Stationery Co.

15-2129
3389
A.D. 1968
Book 15-2129
Page 3389
REGISTERED
NAME

Admitted

Plains Western Gas & Electric
4-5-68



CAVEAT

To the Registrar of the

Land Registration District

TAKE NOTICE that **X** Plains-Western Gas & Electric Co. Ltd., a body corporate
with head office at 9924 63rd Avenue, (Name in full) in the City
of Edmonton, in the Province of Alberta, (Occupation)

claim an interest under an easement by the registered owner in favour of the caveator,
dated April 15, 1968.

in north west quarter of section one (1) township fifty-five (55) range twenty-four
(24) west of the fourth meridian, containing one hundred and sixty (160) acres more
or less.

Reserving thereout all minerals.

Being lands described in Certificate of Title Number 245-0-222 standing in the register
in the name of Russell Coburn 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

at 9924 63rd Avenue, Edmonton, in the Province of Alberta, as the place at which notice
of proceedings relating hereto may be served.

DATED this

19

day of

July

A.D. 1968

PLAINS-WESTERN GAS & ELECTRIC CO. LTD.

[Signature]

(Signature of Caveator or Agent)

CANADA
PROVINCE OF ALBERTA

X, Plains-Western Gas & Electric Co. Ltd.
of the City of Edmonton,
To Wit: in the Province of Alberta,

make oath and say:

1. That I am the above-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

of

in the Province of Alberta

this

day of

A.D. 19

A _____
in and for the Province of Alberta.

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

052105680

ORDER NUMBER: 55060408

ADVISORY

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For original document of the Zoning Regulations see 052104445

(Attached are pages 15 ~~10~~ of original schedule)

PID	FILE_NAME	LINC
1399334	424055	0010772341
1399738	424055	0018625260
1399406	424055	0014739536
2000705	424055	0030697429
1856656	424055	0030017256
1399405	424055	0016090243
1399400	424055	0010784015
1399417	424055	0010772275
1399739	424055	0018625278
1399325	424055	0027094557
1399324	424055	0027094557
2000698	424055	0030697437
1400630	424055	0018225244
1399404	424055	0016090251
1399411	424055	0010784023
1399416	424055	0010772283
1399313	424055	0017654253
1399408	424055	0018625286
1399357	424055	0010784031
1399312	424055	0017654260
1399443	424055	0015919327
1399407	424055	0018625294
1399403	424055	0017554719
1399809	424055	0012423026
1399743	424055	0020296281
1399437	424055	0021085791
1399414	424055	0010784049
1399415	424055	0010784049
1399413	424055	0010784049
1399392	424055	0020296299
2000697	424055	0030697395
1998241	424055	0027280981
1399842	424055	0022750368
1399434	424055	0010782457
1399391	424055	0017554751
1399315	424055	0010770957
1399764	424055	0027280999
1399469	424055	0026510470
1399468	424055	0026510470
1399467	424055	0026510470
1399843	424055	0022750376
1399367	424055	0010860956
1399440	424055	0015919293
1399441	424055	0017554768
1399831	424055	0011085033
1399423	424055	0023182769
1399373	424055	0016630436
1270904	425054	0029633253
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1401358	425054	0010498095



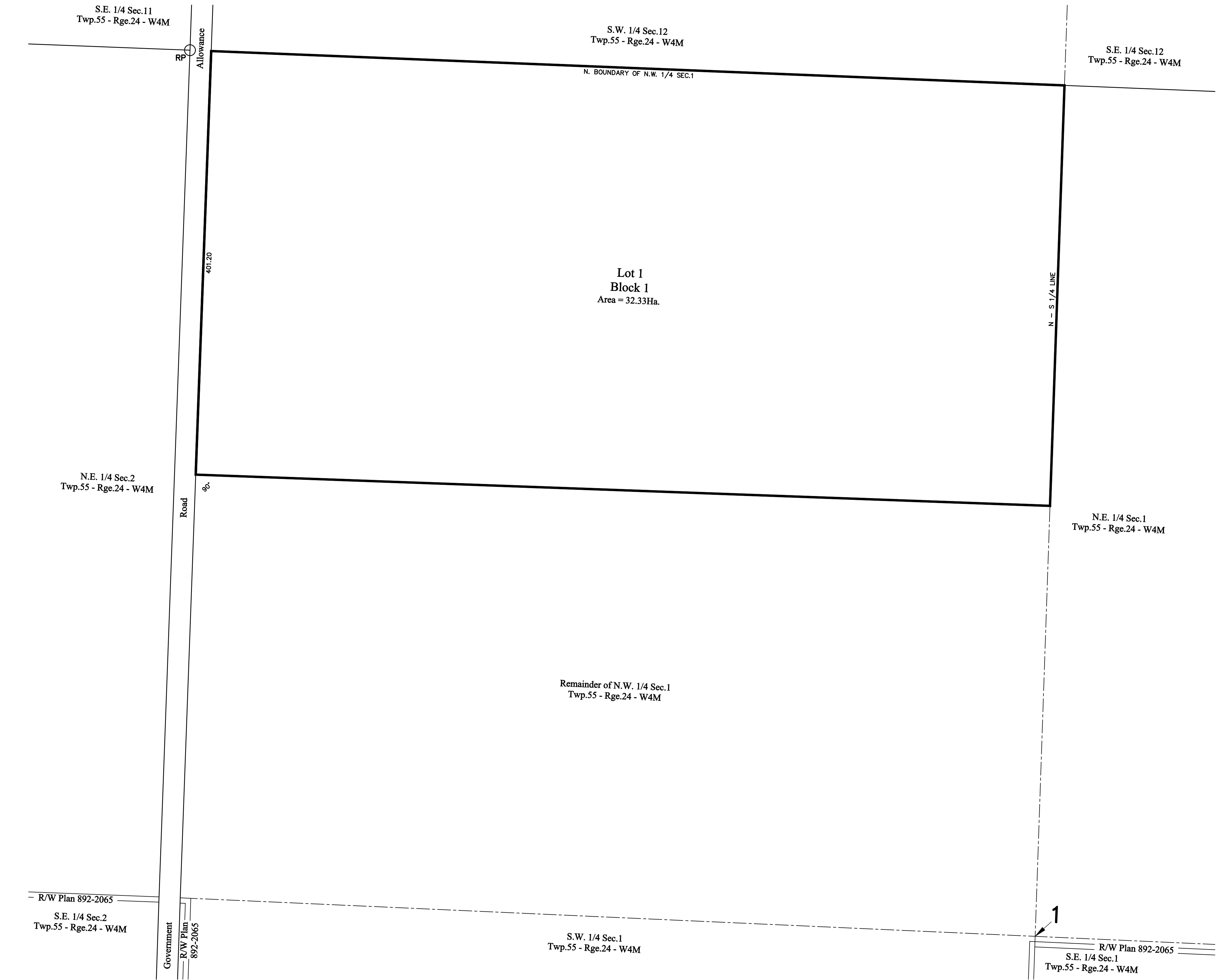
052105680

052105680 REGISTERED 2005 03 22

ZONR - ZONING REGULATIONS

DOC 1 OF 1 DRR#: 219631F ADR/AMUSTARD

LINC/S: 0016090251 +



A.D. REGISTRAR
N.A.L.R.D.



ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P079
DON WILSON
SURVEYS

FILE FOR 2000

90°

PUBLISHED UTM NAD 83; ATS V4.1 COORDINATES: 5956351.397m N
338610.349m E

TOTAL = 32.33Hg

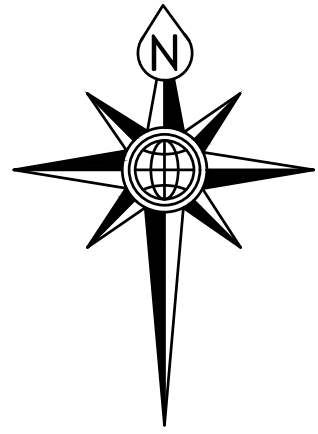
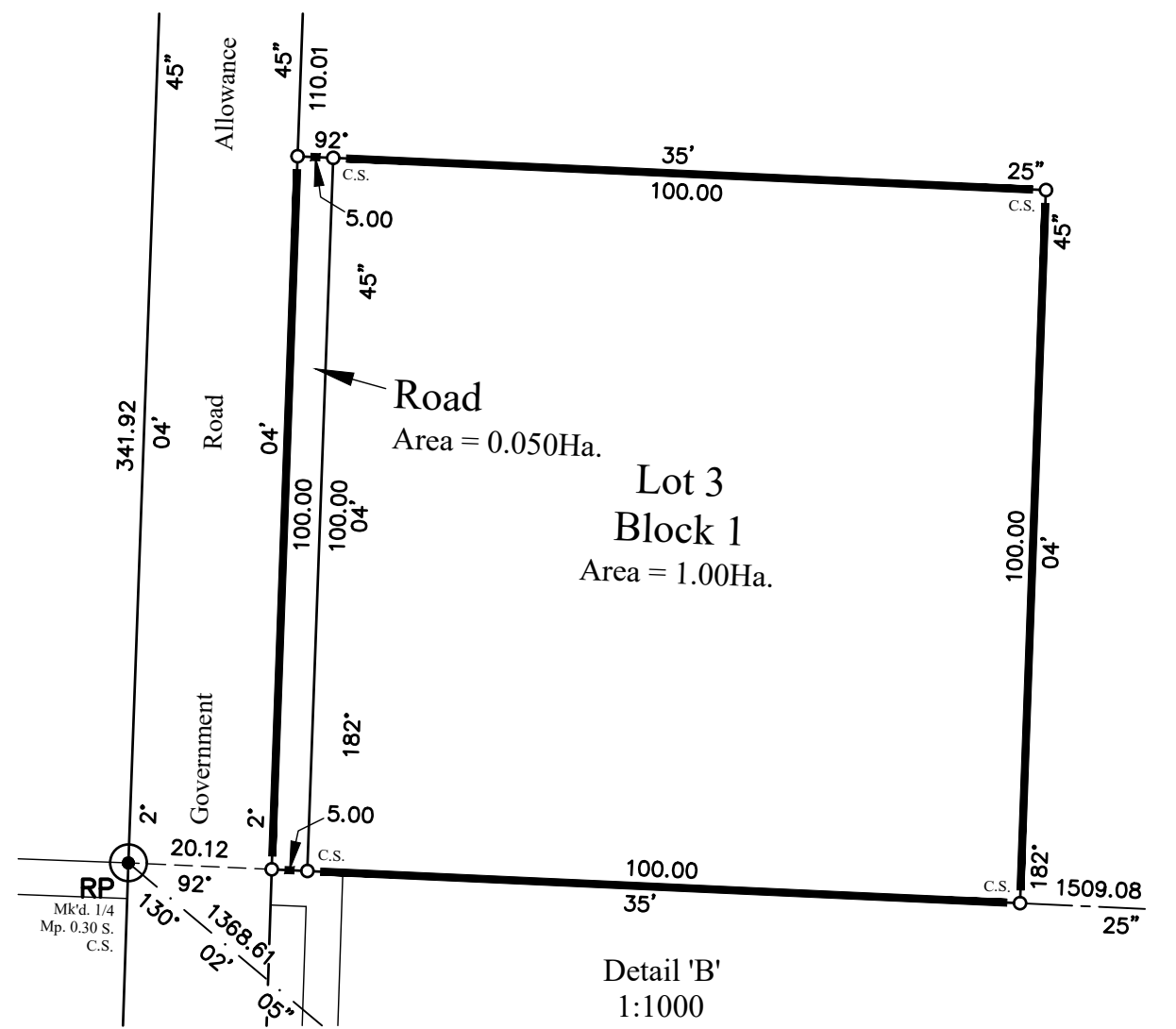
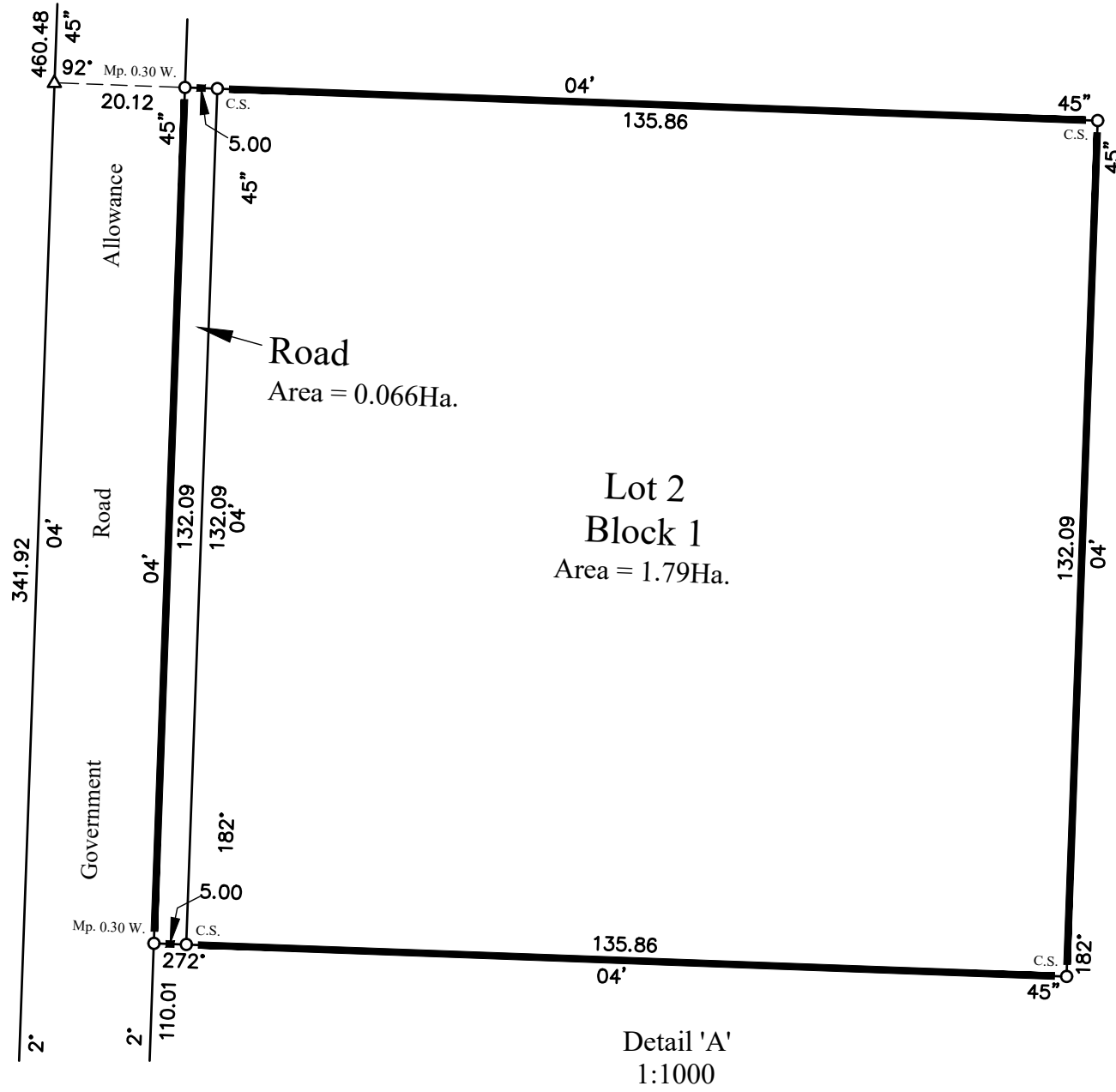
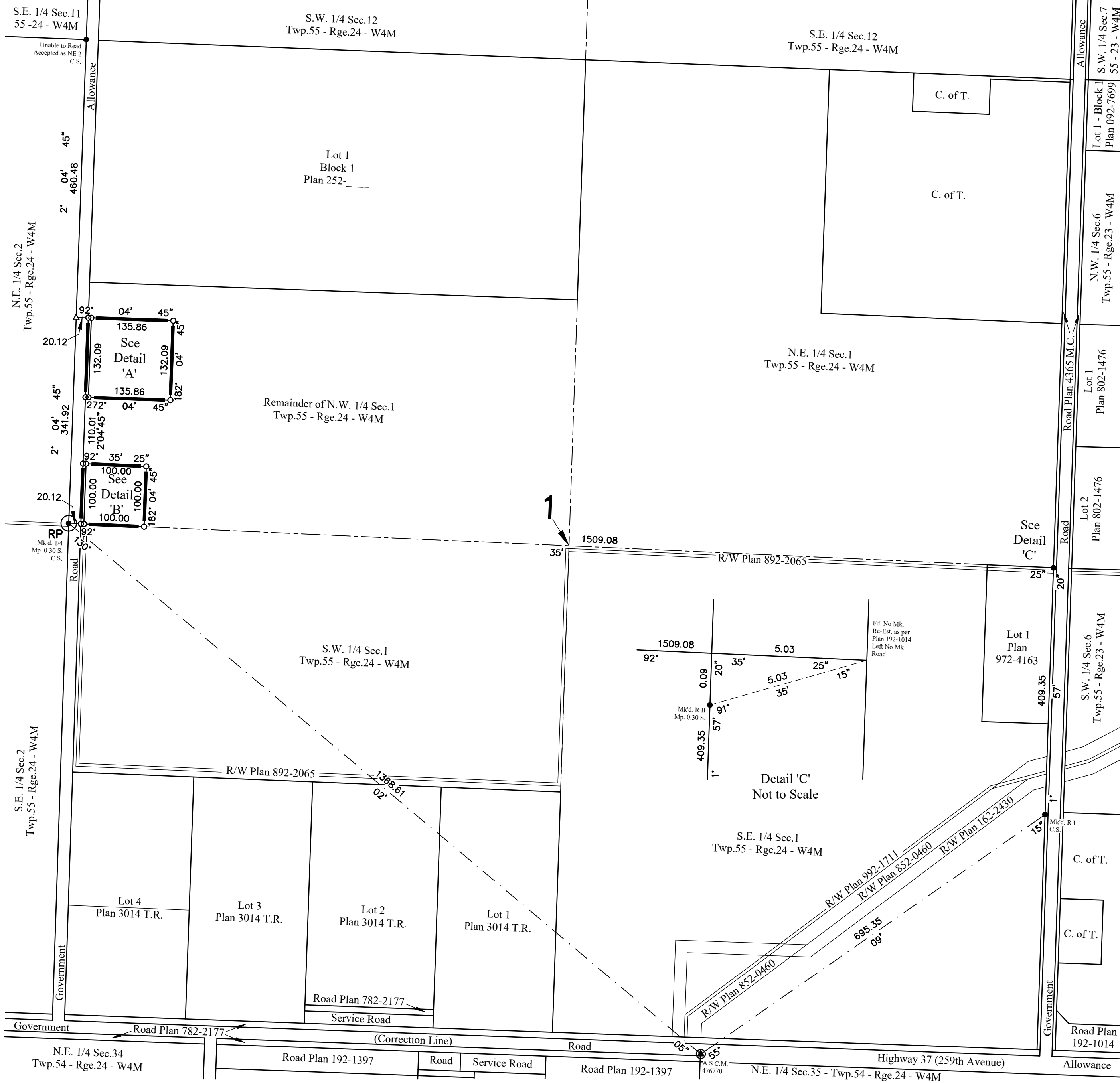
DESCRIPTIVE PLAN

SHOWING SUBDIVISION OF

PART OF N.W. 1/4 SEC.1 - TWP.55 - RGE.24 - W4
STURGEON COUNTY

C .WALKER, A.L.S. 2025





LAND TITLES OFFICE

PLAN No.
ENTERED AND REGISTERED
ON _____
INSTRUMENT No. _____

A.D. REGISTRAR
N.A.L.R.D.

PLAN

SHOWING SURVEY OF SUBDIVISION OF
PART OF N.W. 1/4 SEC. 1 - TWP. 55 - RGE. 24 - W4M

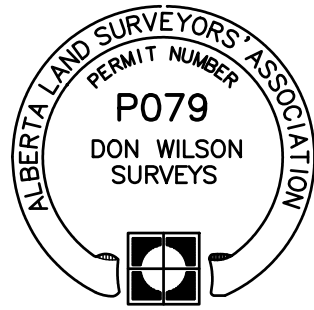
STURGEON COUNTY



SURVEYOR:

NAME: COLE WALKER

SURVEYED ON THE DATE OF SEPTEMBER 10, 2025 IN ACCORDANCE WITH THE
PROVISIONS OF THE SURVEYS ACT



SUBDIVISION AUTHORITY:

NAME: STURGEON COUNTY
FILE No.: 2025-S-012

REGISTERED OWNERS:

NAME: KENNETH HUGH COBURN
NEIL RUSSELL COBURN

LEGEND:

STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS: ●
STATUTORY IRON SURVEY POSTS PLACED AND MARKED 'P079' SHOWN THUS: ○
ALBERTA SURVEY CONTROL MARKERS (A.S.C.M.'s) SHOWN THUS: ⊙
TEMPORARY TRAVERSE POINTS SHOWN THUS: △
AREA AFFECTED BY THE REGISTRATION OF THIS PLAN BOUNDED THUS: _____

THE GEO-REFERENCED POINT IS A FOUND STATUTORY IRON SURVEY POST AND IS SHOWN THUS: ● RP

ABBREVIATIONS THAT MAY BE FOUND ON THIS PLAN:

3TM DENOTES 3 DEGREE TRANSVERSE MERCATOR
A.S.C.M. DENOTES ALBERTA SURVEY CONTROL MARKER
Bk. DENOTES BLOCK
Bdy. DENOTES BOUNDARY
C. of T. DENOTES CERTIFICATE OF TITLE
Calc. DENOTES CALCULATED
ch. meas. DENOTES CHECK MEASURED
CSRS DENOTES CANADIAN SPATIAL REFERENCE SYSTEM
C.S. DENOTES COUNTERSUNK
Conc. DENOTES CONCRETE
Cor. DENOTES CORNER
D.H. DENOTES DRILL HOLE
E. DENOTES EAST
Fd. DENOTES FOUND
GNSS DENOTES GLOBAL NAVIGATION SATELLITE SYSTEM
Ha. DENOTES HECTARE
I. DENOTES IRON POST
I. Bar DENOTES IRON BAR
L.P. DENOTES LEAD PLUG
L.S.D. DENOTES LEGAL SUBDIVISION
M. DENOTES MERIDIAN
Md. DENOTES MOUND
Mk. DENOTES MARK
Mk'd. DENOTES MARKED
Mp. DENOTES MARKER POST
N. DENOTES NORTH
P. DENOTES STANDARD C.L.S. POST
Pl. DENOTES PLACED
PIL DENOTES PIT
Re-Est. DENOTES RE-ESTABLISHED
Ref. DENOTES REFERENCE
RGE. DENOTES RANGE
RP DENOTES GEO-REFERENCED POINT
R/W DENOTES RIGHT OF WAY
Rwy. DENOTES RAILWAY
S. DENOTES SOUTH
SEC. DENOTES SECTION
T. DENOTES TRENCH
TWP. DENOTES TOWNSHIP
UTM DENOTES UNIVERSAL TRANSVERSE MERCATOR
W. DENOTES WEST
Wo. DENOTES WOOD POST
Wit. DENOTES WITNESS

NOTES:

DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF
DISTANCES ON CURVES ARE ARC DISTANCES
DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN
BEARINGS ARE UTM NAD 83(CSRS); DERIVED FROM GNSS OBSERVATIONS AT E 1/4 2-55-24-4
TO NE 2-55-24-4 AND ARE REFERRED TO THE 111 DEGREE WEST LINE OF LONGITUDE;
COMBINED FACTOR = 0.999818
THE GEO-REFERENCED POINT IS THE FOUND STATUTORY IRON SURVEY POST AT E 1/4 2-55-24-4,
OBSERVED UTM NAD 83 (CSRS) (2002), ZONE 12 COORDINATES DETERMINED USING NRCAN PRECISE POINT
POSITIONING: 5955550.472m N
338580.818m E

AREA BREAKDOWN:

AREA REQUIRED WITHIN N.W. 1/4 SEC. 1 - TWP. 55 - RGE. 24 - W4M FOR LOT 2 = 1.79 Ha.
AREA REQUIRED WITHIN N.W. 1/4 SEC. 1 - TWP. 55 - RGE. 24 - W4M FOR LOT 3 = 1.00 Ha.
AREA REQUIRED WITHIN N.W. 1/4 SEC. 1 - TWP. 55 - RGE. 24 - W4M FOR ROAD = 0.116Ha.
TOTAL = 2.91 Ha.

DRAWING FILE NAME: 25115A.DWG	SCALE: 1:5000
DRAFTED BY: L.A.	CLIENT: NEIL COBURN
CHECKED BY: C.W.	FILE No: 25115A
DON WILSON SURVEYS LTD. BOX 4120, BARRHEAD, ALBERTA PHONE:(780) 674-2287	