



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0039 951 207              2421533;1;1                      242 185 517 +1

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 2421533  
BLOCK 1  
LOT 1

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES (MORE OR LESS)
SUBDIVISION	2421534	1.428	3.528

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;27;49;9;SE

ATS REFERENCE: 4;27;49;4;NE

ESTATE: FEE SIMPLE

MUNICIPALITY: LEDUC COUNTY

REFERENCE NUMBER: 242 185 492

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----

242 185 517      26/07/2024      SUBDIVISION PLAN

OWNERS

STEVIE CHERNUKA  
OF BOX 515  
CALMAR  
ALBERTA T0C 0V0

AND

BARRY CHERNUKA  
OF 53028B RANGE RD 171  
YELLOWHEAD COUNTY  
ALBERTA T7E 3E3  
AS JOINT TENANTS

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 242 185 517 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
3132RG	12/03/1969	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6 "PART" " AFFECTS PART OF THIS TITLE "  (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 012021120)
6731RD	03/04/1969	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6 " AFFECTS PART OF THIS TITLE "  (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 012024516)
842 064 968	26/03/1984	CAVEAT RE : DEFERRED RESERVE CAVEATOR - EDMONTON METROPOLITAN REGIONAL PLANNING COMMISSION. 602-10025-106 STREET, EDMONTON ALBERTA "RE: PLANNING ACT" " AFFECTS PART OF THIS TITLE "
842 115 358	24/05/1984	EASEMENT "EXTENDED BY" " AFFECTS PART OF THIS TITLE "
082 036 606	23/01/2008	UTILITY RIGHT OF WAY GRANTEE - BATTLE RIVER RURAL ELECTRIFICATION ASSOCIATION LIMITED. " AFFECTS PART OF THIS TITLE "
182 107 419	09/05/2018	MORTGAGE MORTGAGEE - FARM CREDIT CANADA. 2ND FLOOR, 12040-149 STREET NW EDMONTON ALBERTA T5V1P2 ORIGINAL PRINCIPAL AMOUNT: \$1,000,000 " AFFECTS PART OF THIS TITLE "
192 132 174	14/06/2019	MORTGAGE MORTGAGEE - DELTA PROPERTIES CORPORATION.

( CONTINUED )

REGISTRATION

NUMBER          DATE (D/M/Y)          PARTICULARS

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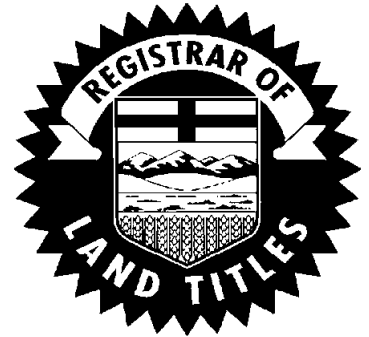
5123-188 ST  
EDMONTON  
ALBERTA T5K2K9  
ORIGINAL PRINCIPAL AMOUNT: \$200,000  
" AFFECTS PART OF THIS TITLE "

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 29 DAY OF JULY,  
2024 AT 10:52 A.M.

ORDER NUMBER:    51193875

CUSTOMER FILE NUMBER:    CLHBID/wf



\*END OF CERTIFICATE\*

-----  
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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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:

**842064968**

**ORDER NUMBER: 50849292**

**ADVISORY**

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CANADA )  
 )  
PROVINCE OF ALBERTA )  
 )  
TO WIT: )

I, R.W. Giffen  
of the City of Edmonton  
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 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 )  
City of Edmonton )  
In the Province of Alberta )  
this 16 day of March )  
A.D. 1984. )

*R.W. Giffen*

*L. J. Kudva* **LOU J. KUDVA**

APPOINTMENT  
EXPIRES APR 1 1985

A Commissioner for Oaths  
in and for the Province of Alberta

8420 64968 '84 MAR 26

DEFERRED RESERVE CAVEAT

EDMONTON METROPOLITAN REGIONAL PLANNING COMMISSION

FILE # 83 - L - 16

PROVINCIAL FILE # 83 - E - 67

*84*  
*2/5*

*L. J. Kudva*

(FORM B)

E.M.R.P.C. File 83-L-16

PLANNING ACT, R.S.A. 1980

[Section 102(3)]

DEFERRED RESERVE CAVEAT

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT

Take notice that the EDMONTON METROPOLITAN REGIONAL PLANNING COMMISSION has an estate or interest in the nature of a Municipal Reserve, ~~SCHOOL Reserve or Municipal and School Reserve~~ under Section 102 of the Planning Act, R.S.A. 1980, by virtue of the decision of the ALBERTA PLANNING BOARD, in accordance with Board Order # 813 - S - 83

dated 27 day of October 1983

in 4.04 hectares of the lands described as follows:

THE SOUTH EAST QUARTER OF SECTION NINE (9)

TOWNSHIP FORTY NINE (49)

RANGE TWENTY SEVEN (27)

WEST OF THE FOURTH MERIDIAN,

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

EXCEPTING THEREOUT: (1) THE WESTERLY SIXTY (60) ROBS THROUGHOUT OF THE SAID SOUTH EAST QUARTER, CONTAINING 24.3 HECTARES (60 ACRES) MORE OR LESS.

(2) ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION (9), TOWNSHIP FORTY NINE (49), RANGE TWENTY SEVEN (27), WEST OF THE FOURTH MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF THE SAID QUARTER SECTION; THENCE NORTHERLY ALONG THE EAST BOUNDARY THEREOF 97 METRES; THENCE WESTERLY AND AT RIGHT ANGLES TO THE SAID EAST BOUNDARY 284 METRES; THENCE SOUTHERLY AND PARALLEL TO THE SAID BOUNDARY TO A POINT ON THE SOUTH BOUNDARY; THENCE EASTERLY ALONG THE SOUTH BOUNDARY TO THE POINT OF COMMENCEMENT, CONTAINING 2.75 HECTARES (6.80 ACRES) MORE OR LESS.

RESERVING THEREOUT ALL MINES AND MINERALS

being lands described in Certificate(s) of Title 8-T-269

standing in the register in the name(s) of STEVIE CHERNUKA AND CORINNE LYNN CHERNUKA (HIS WIFE) BOTH OF THORSBY, IN THE PROVINCE OF ALBERTA

and the caveator forbids 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 the DIRECTOR of the EDMONTON METROPOLITAN REGIONAL PLANNING COMMISSION of #602, 10025 - 106 Street, Edmonton, Alberta, Canada

dated this 16 day of March A.D. 1984

Susan Havel

WITNESS

R.N. Giffen

R.N. GIFFEN, DIRECTOR, E.M.R.P.C.

**ALBERTA GOVERNMENT SERVICES  
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

**842115358**

ORDER NUMBER: 50513906

**ADVISORY**

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3421 15358 34NY24

7/4

*Handwritten signature*

*Faint, illegible text*



GRANT OF EASEMENT AND RIGHT OF WAY

I, CORINNE LYNN CHERNUKA, of R.R. #4, Calmar, in the Province of Alberta, being the registered owner of an estate in fee simple, subject however, to such encumbrances, liens and interests as are notified by memorandum under-written in all that certain tract of land described in Certificate of Title No.                      being:

*Subject to*

ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION NINE (9), TOWNSHIP FORTY NINE (49), RANGE TWENTY SEVEN (27), WEST OF THE FOURTH MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF THE SAID QUARTER SECTION; THENCE NORTHERLY ALONG THE EAST BOUNDARY THEREOF 97 METRES; THENCE WESTERLY AND AT RIGHT ANGLES TO THE SAID EAST BOUNDARY 284 METRES; THENCE SOUTHERLY AND PARALLEL TO THE SAID BOUNDARY TO A POINT ON THE SOUTH BOUNDARY; THENCE EASTERLY ALONG THE SOUTH BOUNDARY TO THE POINT OF COMMENCEMENT, CONTAINING 2.75 HECTARES (6.80 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

in the Province of Alberta, do hereby in consideration of the sum of ONE (\$1.00) DOLLAR paid to me by STEVIE CHERNUKA, the receipt of which sum I hereby acknowledge, grant to the said STEVIE CHERNUKA an Easement and Right of Way for access purposes over the most southerly fifty feet in perpendicular width throughout of the said lands, same being the servient tenement, the dominant tenement being all that certain tract of land, described as:

*landed by*

THE SOUTH EAST QUARTER OF SECTION NINE (9)  
TOWNSHIP FORTY NINE (49)  
RANGE TWENTY SEVEN (27)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

EXCEPTING THEREOUT: THE WESTERLY SIXTY (60) RODS  
THROUGHOUT OF THE SAID SOUTH EAST QUARTER,  
CONTAINING 24.3 HECTARES (60 ACRES) MORE OR LESS.

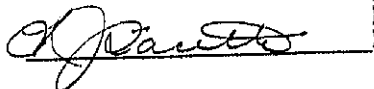
EXCEPTING THEREOUT: ALL THAT PORTION OF THE SOUTH EAST  
QUARTER OF SECTION NINE (9) TOWNSHIP FORTY NINE (49)  
RANGE TWENTY SEVEN (27) WEST OF THE FOURTH MERIDIAN  
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST  
CORNER OF THE SAID QUARTER SECTION; THENCE NORTHERLY  
ALONG THE EAST BOUNDARY THEREOF 97 METRES; THENCE  
WESTERLY AND AT RIGHT ANGLES TO THE SAID EAST BOUNDARY  
284 METRES; THENCE SOUTHERLY AND PARALLEL TO THE SAID  
BOUNDARY TO A POINT ON THE SOUTH BOUNDARY; THENCE  
EASTERLY ALONG THE SOUTH BOUNDARY TO THE POINT OF  
COMMENCEMENT, CONTAINING 2.75 HECTARES (6.80 ACRES)  
MORE OR LESS.  
EXCEPTING THEREOUT ALL MINES AND MINERALS.

This easement shall enure to the benefit of the parties and  
their respective heirs, executors, administrators, assigns and successors.

IN WITNESS WHEREOF I have hereunto subscribed my name this

21 day of March, A.D. 1984.

SIGNED by the said CORINNE LYNN  
CHERNUKA in the presence of:



  
CORINNE LYNN CHERNUKA

### Affidavit of Execution

CANADA  
PROVINCE OF ALBERTA

I, Elizabeth Jan Facette  
of the City of Leduc,

TO WIT: in the Province of Alberta Paralegal make oath and say:

1. THAT I was personally present and did see Corinne Lynn Chernuka  
named in the within (or 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 the City of Leduc,  
in the Province of Alberta, and that I am the subscribing witness thereto.

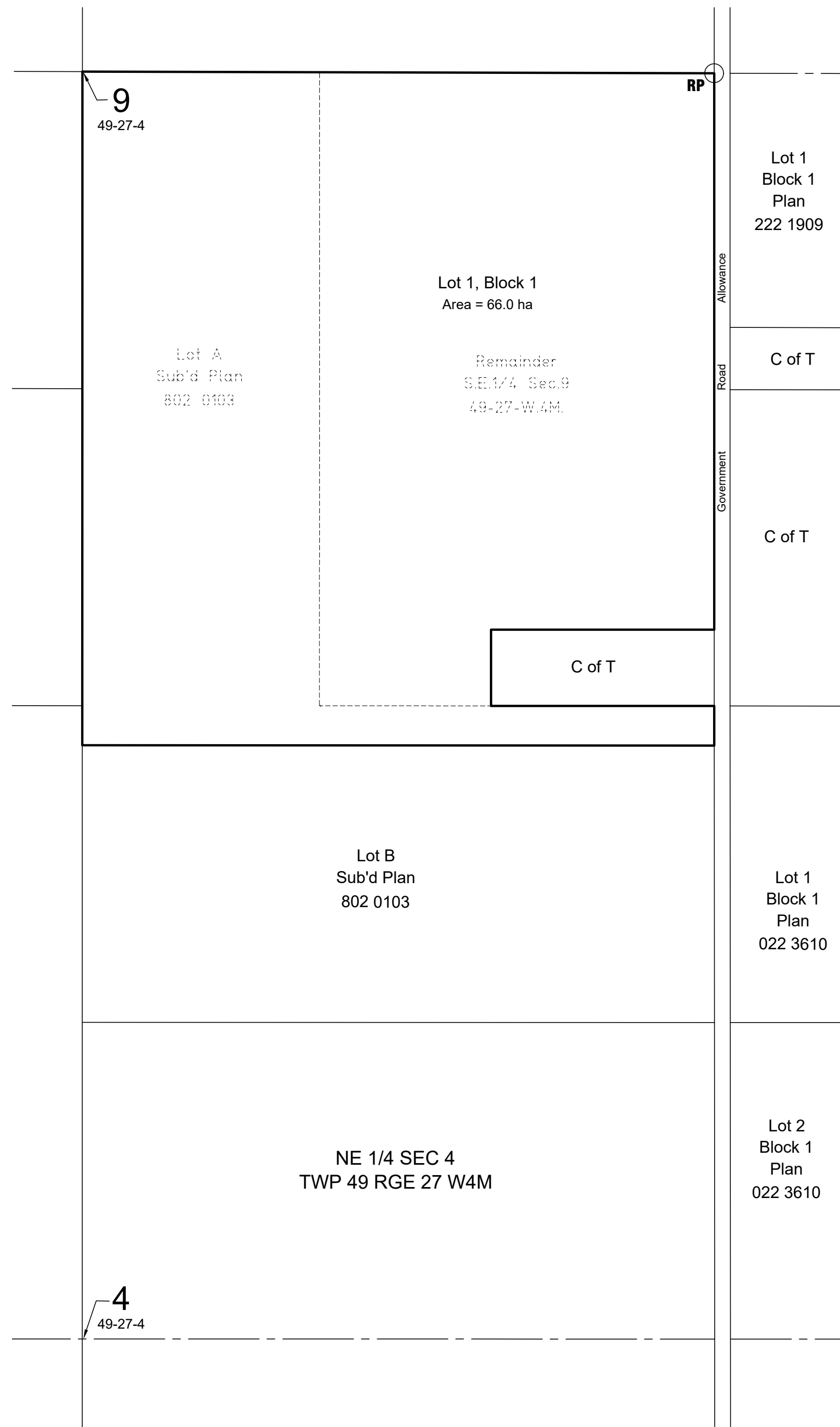
3. THAT I know the said Corinne Lynn Chernuka  
and she is in my belief of the full age of eighteen years.

SWORN before me at the City  
of Leduc,  
in the Province of Alberta  
this 21 day of March,  
A.D. 1984.



A COMMISSIONER FOR OATHS  
in and for the Province of Alberta

A. A. DAHL  
Commissioner for Oaths  
My Appointment Expires  
September 10, 1984.



LAND TITLES OFFICE

PLAN NO. \_\_\_\_\_

ENTERED AND REGISTERED

ON \_\_\_\_\_

INSTRUMENT NO: \_\_\_\_\_

\_\_\_\_\_  
A.D. REGISTRAR

**LEDUC COUNTY**

**DESCRIPTIVE PLAN**

SHOWING

**CONSOLIDATION**

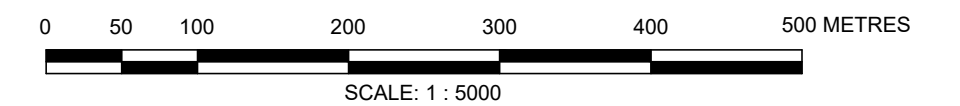
AFFECTING

LOT A, PLAN 802 0103

AND THE REMAINDER OF THE

SE 1/4 SEC 9 TWP 49 RGE 27 W4M

ALBERTA



**LEGEND**

Geo-reference point shown thus RP

5899958.34 N | The Geo-Reference point (RP) is the E 1/4 SEC 9-49-27-W4M  
307793.14 E | UTM-NAD 83 (CSRS) Reference Meridian 111°W (based on GNSS Observation)

Area required - 66.0 ha and is outlined thus \_\_\_\_\_  
A combined scale factor of 0.999941 was used.

No field inspection has been carried out and boundaries have not been established or marked on the ground.

**ABBREVIATIONS**

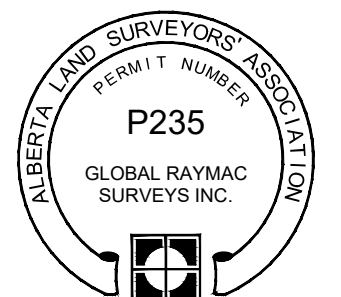
- |   |   |
|---|---|
| ALS _____ Alberta Land Surveyor               | (NTS) _____ Not to Scale                |
| C of T _____ Certificate of Title             | P/L _____ Pipeline                      |
| E _____ East                                  | Re-est _____ Re-established             |
| Fd _____ Found                                | Ref _____ Reference                     |
| GNSS _____ Global Navigation Satellite System | RGE _____ Range                         |
| ha _____ Hectare                              | R/W _____ Right of Way                  |
| I _____ Statutory Iron Post                   | S _____ South                           |
| M _____ Mound or Meridian                     | SEC _____ Section                       |
| N _____ North                                 | TWP _____ Township                      |
| NAD _____ North American Datum                | W _____ West                            |
| No _____ Number                               | UTM _____ Universal Transverse Mercator |

**SURVEYOR**

J. SCOTT BROOKS, A.L.S.

DATE (S) OF SIGNING: April 10, 2024

Prepared in accordance with the Land Titles Act.



**REGISTERED OWNERS:**

Stevie Chernuka  
Barry Chernuka

Date: 10 April 2024

Job No.: 23CE0071

CAD File: 23CE0071L01

**GLOBAL RAYMAC SURVEYS INC.**

Suite 110, 4129 - 8th Street SE, Calgary, Alberta T2G 3A5

Ph: 403.283.5455 www.globalraymac.ca

Drawn by: snj

Checked by: SB

LAND TITLES OFFICE

PLAN NO. \_\_\_\_\_

ENTERED AND REGISTERED

ON \_\_\_\_\_

INSTRUMENT NO: \_\_\_\_\_

A.D. REGISTRAR

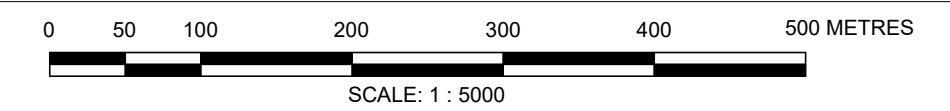
**LEDUC COUNTY**

**PLAN OF SURVEY**

SHOWING

**SUBDIVISION**

AFFECTING A PORTION OF  
**LOT 1, BLOCK 1, PLAN \_\_\_\_\_**  
 WITHIN THE  
**NE 1/4 SEC 4 TWP 49 RGE 27 W4M**  
 ALBERTA



**LEGEND**

Statutory iron survey post found shown thus ..... ●  
 Statutory iron survey post placed shown thus ..... ○ and are stamped P235  
 Established point shown thus ..... ×  
 Geo-reference point shown thus ..... ○ RP  
 5899154.82 N | The Geo-Reference point (RP) is the Fd.I. N.E.4-49-27-W.4M.  
 307760.97 E | UTM-NAD 83 (CSRS) Reference Meridian 111°W  
 Distances are shown in metres and decimals thereof.  
 Bearings are Grid (UTM - NAD 83 CSRS, Reference Meridian 111°W) and derived from GNSS (EPOCH 2002)  
 Combined scale factor of 0.999941 was used.  
 The subdivision is comprised of 1 lot.  
 Area required - 1.428 ha and is outlined thus.....

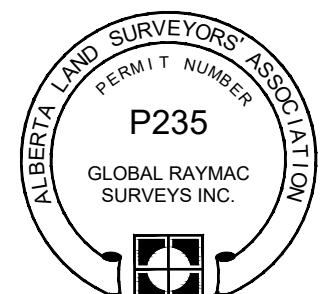
**ABBREVIATIONS**

ALS..... Alberta Land Surveyor	No..... Number
C of T..... Certificate of Title	Mp..... Marker Post
cs..... counter sunk	N..... North
CSRS..... Canadian Spatial Reference System	NAD..... North American Datum
E..... East	Pl..... Placed
Est..... Established	Pos..... Position
Fd..... Found	Ref..... Reference
GNSS..... Global Navigation Satellite System	RGE..... Range
ha..... Hectare	S..... South
I..... Statutory Iron Post	SEC..... Section
M..... Mound or Meridian	TWP..... Township
Mkd..... Marked	W..... West
	UTM..... Universal Transverse Mercator

**SURVEYOR**

**J. SCOTT BROOKS, A.L.S.**

Surveyed between the dates of May 12th, 2023 and April 12th, 2024  
 in accordance with the provisions of the Surveys Act.



**APPROVING AUTHORITY**

Name: Leduc County Planning and Development  
 File No: SD21-040  
 Date Approved: 5 June 2024

**REGISTERED OWNERS:**

Steve Chernuka  
 Barry Chernuka

Date: 6 May 2024

Job No.: 23CE0071

CAD File: 23CE0071L02

**GLOBAL RAYMAC SURVEYS INC.**

Suite 110, 4129 - 8th Street SE, Calgary, Alberta T2G 3A5  
 Ph: 403.283.5455 www.globalraymac.ca

Surveyed by: NS/JS

Drawn by: snj

Checked by: SB

