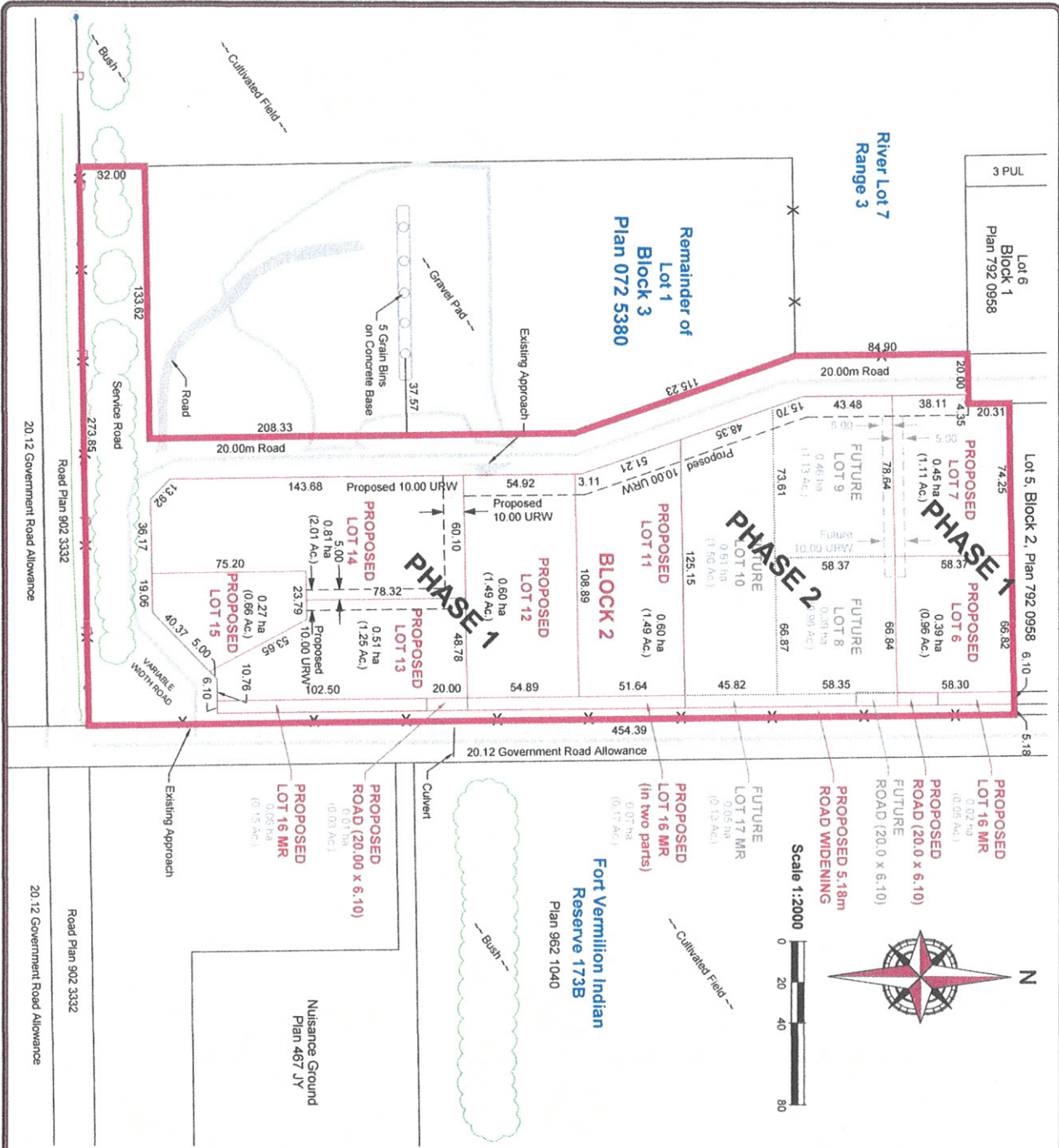


Big River Developments

Proposed Industrial Park
Water and Sewer Project
and Lot Subdivision



PROPOSED LOT 16 MR
 (0.02 ha / 0.05 Ac.)
PROPOSED ROAD (20.0 x 6.10)
PROPOSED 5.18m ROAD WIDENING
 ROAD (20.0 x 6.10)
Scale 1:2000

PROPOSED LOT 17 MR
 (0.05 ha / 0.13 Ac.)
PROPOSED LOT 16 MR
 (in two parts)
 (0.17 ha / 0.42 Ac.)

Fort Vermilion Indian Reserve 173B
 Plan 962 1040

PROPOSED ROAD (20.00 x 6.10)
 (0.03 Ac.)
PROPOSED LOT 16 MR
 (0.06 ha / 0.15 Ac.)

Existing Approach
 Nuisance Ground
 Plan 467 JY
 Road Plan 902 3332
 20.12 Government Road Allowance

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION OF
Lot 1, Block 3, Plan 072 5380
 (For Phased Multi Lot Development)
 Within
 River Lot 7, Range 3
 Within
 Mackenzie County, Alberta

Schedule of Area(s)

PHASE 1: 7 Lots = 3.83 ha (9.56 Ac.) Road = 2.03 ha (4.94 Ac.) 16 MR = 0.15 ha (0.37 Ac.) Total = 5.81 ha (14.21 Ac.)	PHASE 2: 3 Lots = 1.46 ha (3.56 Ac.) Road = 0.07 ha (0.17 Ac.) 17 MR = 0.05 ha (0.13 Ac.) Total = 1.52 ha (3.78 Ac.)
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- Registered Title Encumbrances** (Affecting Extend of Title)
- 762 653 815 - Cavelt, Re: Deeded Reserve - Director of the Peace River Regional Planning Commission
 - 872 041 864 - Utility Right of Way - Northern Lights Gas Co-op Ltd
 - 882 195 099 - Cavelt, Re: Easement - Aico Ltd
 - 072 344 802 - Cavelt, Re: Roadway - Her Majesty The Queen in Right of Alberta

- Notes**
- Distances are in Metres and Decimals Thereof.
 - Field inspection conducted between November 18 - December 4, 2021.

- Legend**
- Area Affected by This Plan is Outlined Thus: [Red Outline]
 - Fence Shown Thus: [Dashed Line]
 - Business Shown Thus: [Blue Dotted Line]
 - Openland Power Shown Thus: [Blue Dotted Line]
 - 10m Utility Right of Way Shown Thus: [Blue Dotted Line]
 - Centerline of Road Shown Thus: [Blue Dotted Line]
 - Edge of Ditch Shown Thus: [Blue Dotted Line]

Darryl Jim Friesen
 C. of T. 212 093 489

Land Owner(s)
 Not Available

Site Information

BORDERLINE SURVEYS
 #103-2, 8301 99 Street
 Claiborn, Alberta T8X 5B1
 Phone: (780) 538-1955
 E-mail: jmc.surveyor@gmail.com
PREPARED BY
 Jason Coates, A.L.S.



Revision Table

No.	Revision	Type	Drawn	Chkd	Surveyed	Date
0	Original		JN	TB	AC	Feb. 24, 2022
1	Phase 1 & 2					Mar. 29, 2022
2	Phase 1 & 2 - June 6th, 2022		LB			
Client File No: N/A						
Sheet: 1 of 2						
Revision: 2						



TENTATIVE PLAN SHOWING
 PROPOSED SUBDIVISION OF
 Lot 1, Block 3, Plan 072 5380
 (For Phased Multi Lot Development)
 Within
 River Lot 7, Range 3
 Within
 Mackenzie County, Alberta



- Notes**
- Some buildings may have been erected and others moved since the date of photo
 - Aerial Photo: Google Earth Photo July 2015

BORDERLINE SURVEYS

#103-2, 8301 99 Street
 Claiborne, Alberta T8X 5B1
 Phone: (780) 538-1955
 E-mail: jmc.surveyor@gmail.com



PREPARED BY
 Jason Coates, A.L.S.

Revision Table			
No.	Revision Type	Drawn	Chkd / Surveyed
0	Original	JN	TB
1	Phase 1 & 2	JN	MM
2	Phase 1 & 2 - June 6th 2022	LB	

Client File No: N/A
 File No: 210221-T-1
 Job No: 210221
 Sheet: 2 of 2

2012 Government Road Advancement
 Road Plan 092 2332

2012 Government Road Advancement
 Road Plan 292 3832

Revision 2

Option 1 - approve with Minim Municipal Utilities

Option 2 - Use low pressure Sewage for Temporary duration

Option 3 - 9 8" ~~water~~ water and large sewer and County
buy one lot against RCMP Station

Thanks Danny Fries.