

DEER PARK STAGES 7

PLAN SHOWING SURVEY OF

SUBDIVISION

OF PART OF

LOT 3, BLOCK 1, PLAN 142 2642

WITHIN THE

N.W. 1/4 SEC. 9 - TWP. 53 - RGE. 27 - W.4th MER.

SPRUCE GROVE - ALBERTA

BEN DE JONG, A.L.S.

2026

ABBREVIATIONS DENOTED THUS:

A.S.C.M. - ALBERTA SURVEY CONTROL MARKER	ha. - HECTARE	N. - NORTH	RGE - RANGE
C.A. - CENTRAL ANGLE	I. - STATUTORY IRON POST	PI - PLANTED	RAW - RIGHT OF WAY
C.S. - COUNTERSUNK	M. - MOUND	PUL - PUBLIC UTILITY LOT	S. - SOUTH
E. - EAST	Mp. - MARKER POST	(R) - RADIAL	SEC. - SECTION
Fd. - FOUND	MR. - MERIDIAN	R - RADIUS	TWP. - TOWNSHIP
G.N.S.S. - GLOBAL NAVIGATION SATELLITE SYSTEM	Mk. - MARK	Re-est. - RE-ESTABLISHED	W. - WEST
	Mk'd - MARKED	Ref. - REFERENCE	
	MR - MUNICIPAL RESERVE	Res. - RESTORED	

SCALE: 1:1000

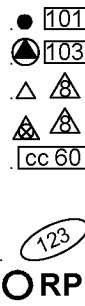
Pals Geomatics

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FILE NO. 11600244S7
DRAFTED BY: DN/RH/JF
CHECKED BY: MK

NOTES:

- STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS
- ALBERTA SURVEY CONTROL MARKERS (A.S.C.M.) SHOWN THUS
- REFERENCE CONTROL MONUMENTS 0.01 x 0.91 REBAR SHOWN THUS
- REFERENCE CONTROL MONUMENTS ASPHALT NAIL SHOWN THUS
- CURVE CENTER POINTS SHOWN THUS
- POSITIONS WHERE STATUTORY IRON SURVEY POSTS MARKED WITH CORPORATION PERMIT NUMBER P073 ARE TO BE PLACED PURSUANT TO SECTION 47 OF THE SURVEYS ACT SHOWN THUS AND ARE SHOWN ON A TABLE OF COORDINATES ATTACHED TO THE PLAN INSTRUMENT.
- GEO-REFERENCE POINT (RP) SHOWN THUS
- BEARINGS ARE NAD83, 3TM GRID AND ARE DERIVED FROM G.N.S.S. OBSERVATIONS.
- COMBINED SCALE FACTOR IS 0.999797.
- REFERENCE MERIDIAN IS 114°.
- GEO-REFERENCE POINT (RP) IS A S.C.M. 117465 WITH 3TM NAD83(ORIG.) PUBLISHED COORDINATES: NORTHING 5937471.458, EASTING 5160.346
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL CORNER CUTOFFS ARE 6.00 METRES UNLESS OTHERWISE SHOWN.
- TRAVERSE LINES SHOWN THUS
- AREA AFFECTED BY THE REGISTRATION OF THIS PLAN BOUNDED THUS
- AND CONTAINS: 8.41 ha.



ORP

CERTIFICATE: SECTION 47 SURVEYS ACT

REGISTERED ON _____ AS NUMBER _____
ALL STATUTORY MONUMENTS WERE PLACED IN THE GROUND BETWEEN THE DATES OF _____ AND _____
AND ARE POSITIONED IN ACCORDANCE WITH THE COORDINATES SHOWN ATTACHED TO THE PLAN INSTRUMENT EXCEPT FOR THE FOLLOWING:

REGISTRAR

LAND TITLES OFFICE

SHEET 1 OF 2 SHEETS

PLAN No. 262 1109

ENTERED AND REGISTERED

ON May 22, 2026

INSTRUMENT No. 262 158 583

J. Salamat
A.D. REGISTRAR
N.A.L.R.D.

SURVEYOR:

NAME: BEN DE JONG, A.L.S.

DATES OF SURVEY: NOVEMBER 11, 2024

TO: MARCH 24, 2026

IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT

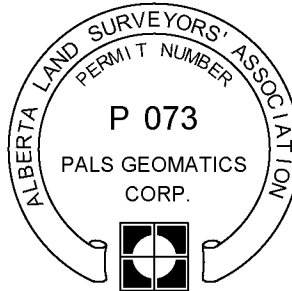
SUBDIVISION AUTHORITY

NAME: THE CITY OF SPRUCE GROVE

FILE NO. PLSDT202500144

REGISTERED OWNERS

BROADVIEW DEVELOPMENTS INC.



Zoning Codes

R1

R2

P1

C2



GOVERNMENT ROAD ALLOWANCE (JENNIFER HEIL WAY) Jennifer Heil Way

GOVERNMENT ROAD ALLOWANCE

GOVERNMENT ROAD ALLOWANCE

GOVERNMENT ROAD ALLOWANCE

GOVERNMENT ROAD ALLOWANCE

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