



Village of Kitscoty

47th Street Close

Residential

Subdivision

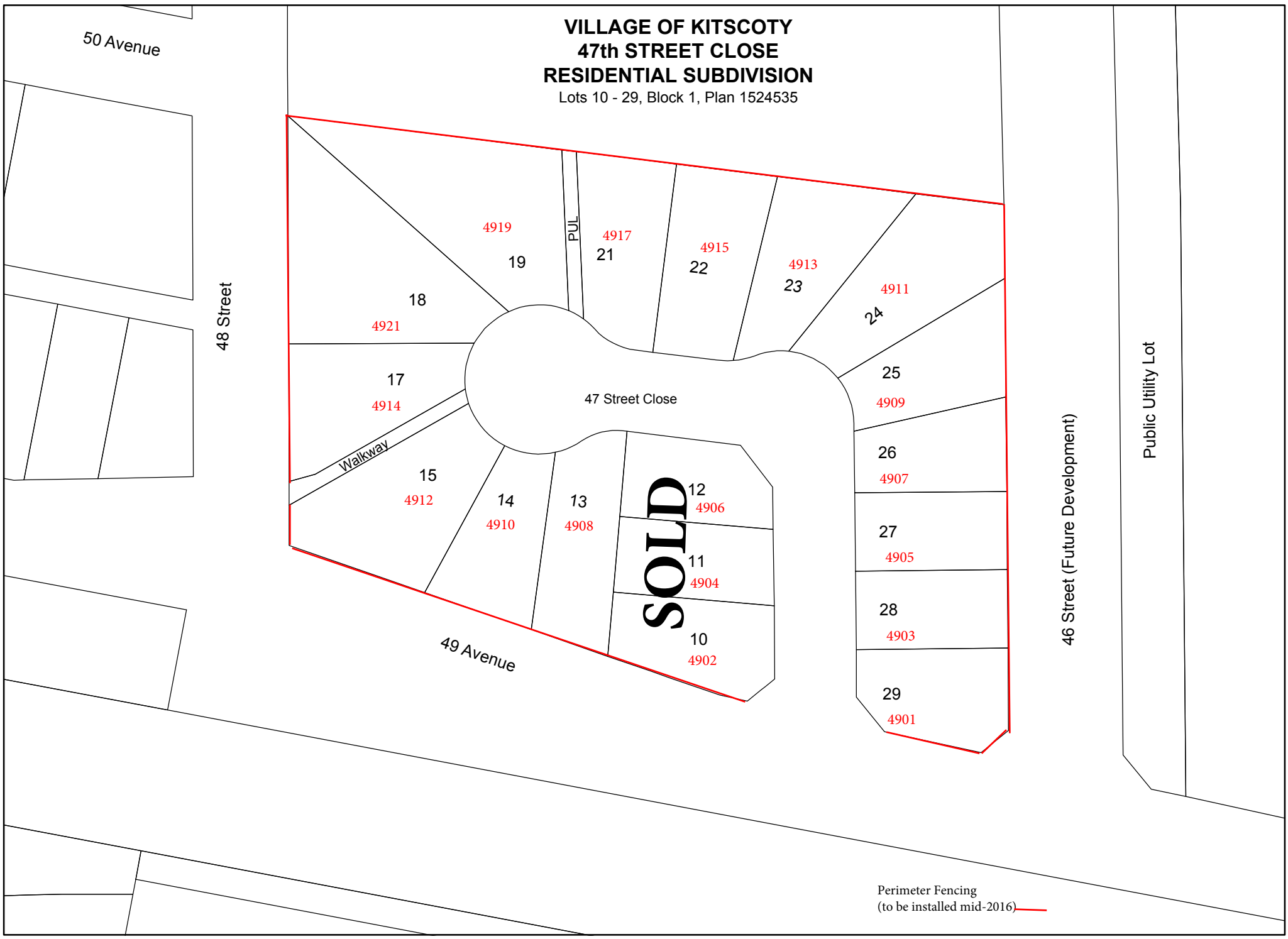
Inquiries Welcome

T: 780-846-2221

E: cao@vokitscoty.ca

W: VoKitscoty.ca

VILLAGE OF KITSCOTY
47th STREET CLOSE
RESIDENTIAL SUBDIVISION
Lots 10 - 29, Block 1, Plan 1524535



1:1,000

0 20 40 80 Meters

2016-02-01



Perimeter Fencing
(to be installed mid-2016)



47th STREET CLOSE RESIDENTIAL SUBDIVISION

January, 2016

LOT	CIVIC ADDRESS	Size Ft ²	Size M ²	LOT PRICE	GST	Off Site Levy	TOTAL COST
* 10	4902 - 47 St Close	6524.4	606.13	Sold			
11	4904 - 47 St Close	5717	531	Sold			
12	4906 - 47 St Close	5603	521	Sold			
* 13	4908 - 47 St Close	7247	673	\$ 85,000.00	\$ 4,250.00	\$ 1,000.00	\$ 90,250.00
* 14	4910 - 47 St Close	6563	610	\$ 82,000.00	\$ 4,100.00	\$ 1,000.00	\$ 87,100.00
* 15	4912 - 47 St Close	10287	956	\$ 92,000.00	\$ 4,600.00	\$ 1,000.00	\$ 97,600.00
16 PUL	Concrete Walkway						
17	4914 - 47 St Close	8034	746	\$ 92,000.00	\$ 4,600.00	\$ 1,000.00	\$ 97,600.00
18	4921 - 47 St Close	13306	1236	\$ 95,000.00	\$ 4,750.00	\$ 1,000.00	\$ 100,750.00
** 19	4919 - 47 St Close	13193	1226	\$ 95,000.00	\$ 4,750.00	\$ 1,000.00	\$ 100,750.00
20 PUL	Public Utility Lot						
** 21	4917 - 47 St Close	7481	695	\$ 85,000.00	\$ 4,250.00	\$ 1,000.00	\$ 90,250.00
22	4915 - 47 St Close	8238	765	\$ 89,500.00	\$ 4,475.00	\$ 1,000.00	\$ 94,975.00
23	4913 - 47 St Close	8038	747	\$ 89,500.00	\$ 4,475.00	\$ 1,000.00	\$ 94,975.00
24	4911 - 47 St Close	9573	889	\$ 89,500.00	\$ 4,475.00	\$ 1,000.00	\$ 94,975.00
25	4909 - 47 St Close	6722	625	\$ 82,500.00	\$ 4,125.00	\$ 1,000.00	\$ 87,625.00
26	4907 - 47 St Close	5658	526	\$ 79,500.00	\$ 3,975.00	\$ 1,000.00	\$ 84,475.00
27	4905 - 47 St Close	5683	528	\$ 79,500.00	\$ 3,975.00	\$ 1,000.00	\$ 84,475.00
28	4903 - 47 St Close	5683	528	\$ 79,500.00	\$ 3,975.00	\$ 1,000.00	\$ 84,475.00
* 29	4901 - 47 St Close	6389	594	\$ 77,500.00	\$ 3,875.00	\$ 1,000.00	\$ 82,375.00

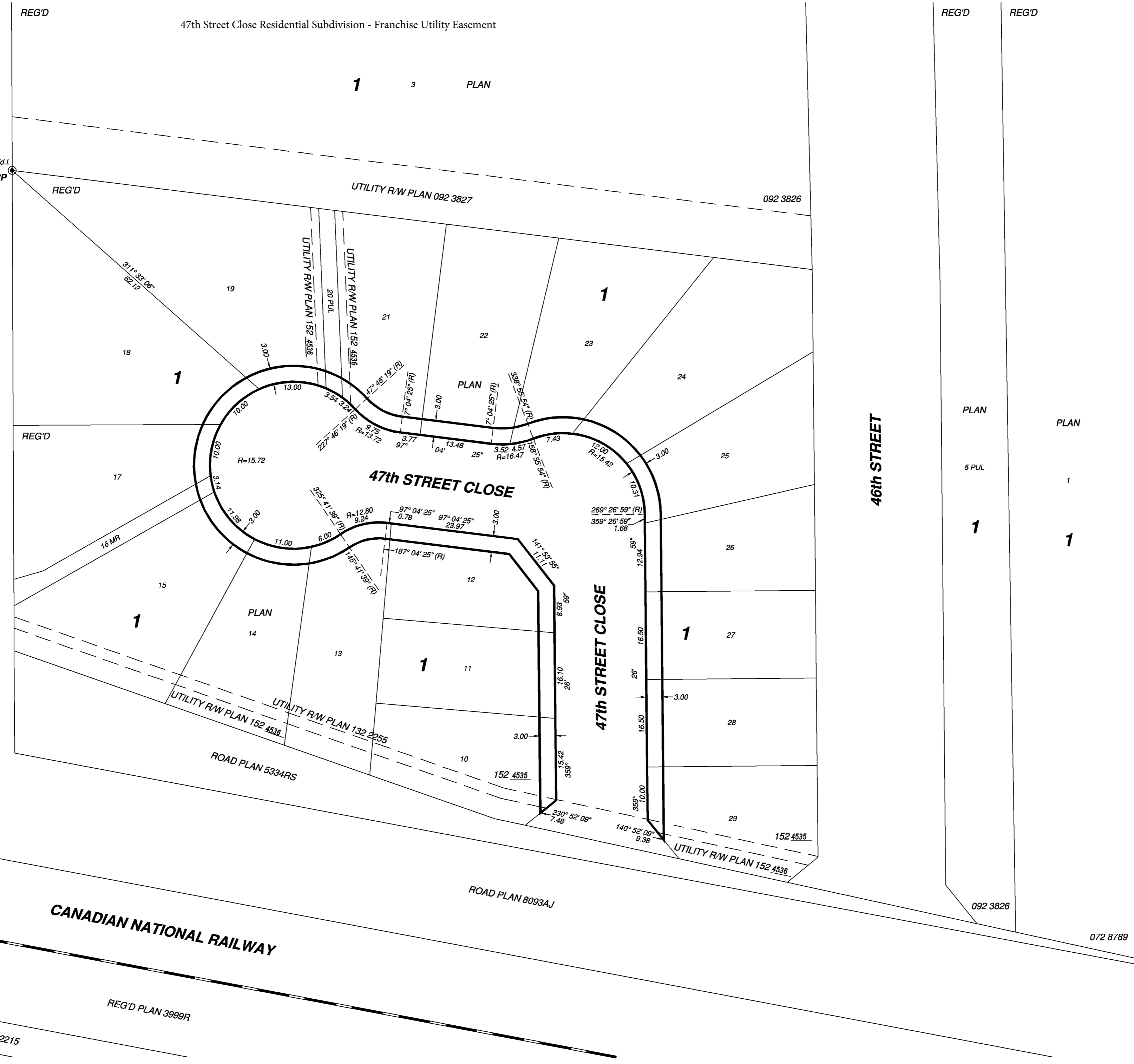
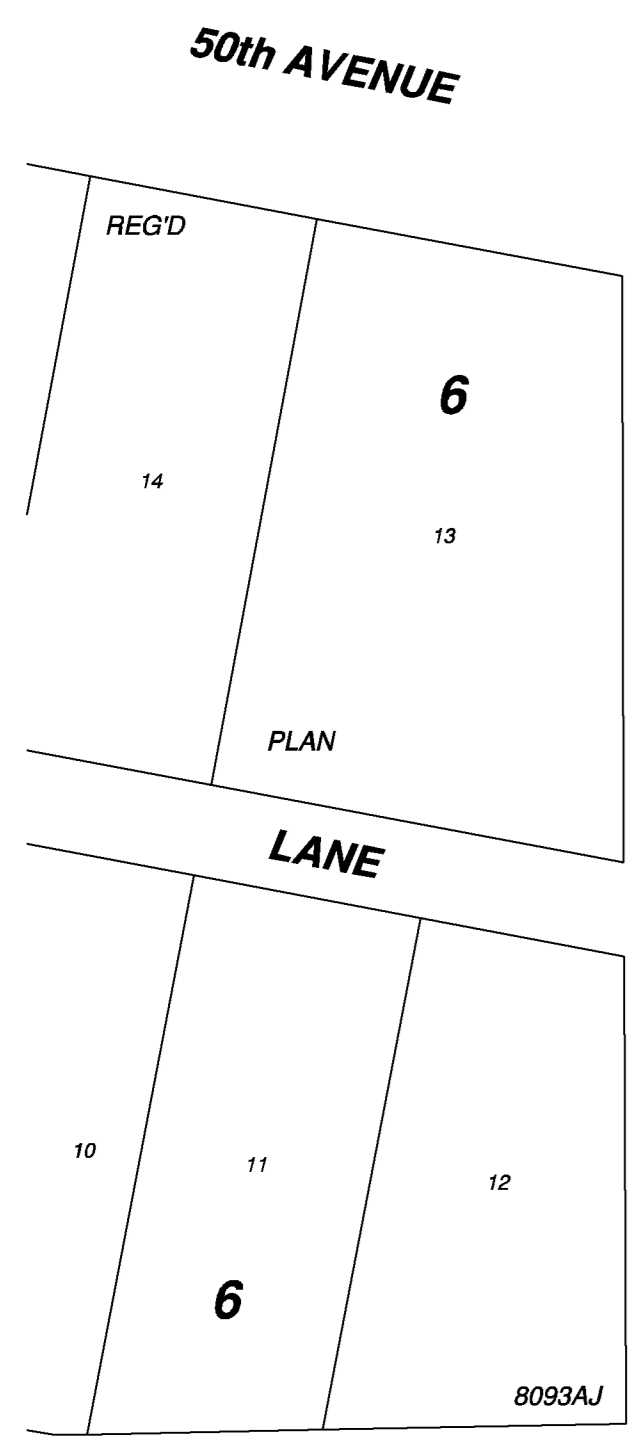
NOTES:

ALL properties have a 3m franchise utility easement inside of the front lot line

* Property has 4m sanitary sewer easement inside south lot line

** Property has 1.5m easement adjacent to lot line common to 20PUL (working space only)

REG'D 9 PLAN 10 **5**
8093AJ



LAND TITLES OFFICE
PLAN No. 152 4537
ENTERED AND REGISTERED
ON October 2, 2015
INSTRUMENT No. 152 311 241
L. Richards
A.D. REGISTRAR
N.A.L.R.D.

VILLAGE OF KITSCOTY

PLAN OF SURVEY
SHOWING
UTILITY RIGHT OF WAY
WITHIN
LOTS 10-15(inclusive), 16 MR,
LOTS 17-19(inclusive), 20 PUL, &
LOTS 21-29(inclusive), BLOCK 1,
REG'D PLAN 152 4535
IN THE
S.E. ¼ SEC.26-TWP.50-RGE.3-W.4M.
VILLAGE OF KITSCOTY
BOB MACDORMAND, A.L.S.
2015
SCALE 1:500

LEGEND

STATUTORY SURVEY MONUMENTS FOUND SHOWN THUS

STATUTORY IRON SURVEY POSTS PLANTED SHOWN THUS

GEO-REFERENCED POINT SHOWN THUS

DISTANCES ARE IN METRES AND DECIMALS THEREOF

IRON SURVEY POSTS PLANTED ARE MARKED WITH PERMIT No. P123

BEARINGS ARE GRID AND ARE REFERRED TO REG'D PLAN 152 4535

LANDS DEALT WITH BY THIS PLAN BOUNDED THUS

I.....	STATUTORY IRON POST	SEC.....	SECTION
Fd.....	FOUND	TWP.....	TOWNSHIP
Pl.....	PLACED	RGE.....	RANGE
I.Bar.....	IRON BAR	M.....	MERIDIAN
Mp.....	MARKER POST	REG'D.....	REGISTERED
c.s.....	COUNTERSUNK	R/W.....	RIGHT OF WAY
Est.....	ESTABLISHED	BLK.....	BLOCK
Re-est.....	RE-ESTABLISHED	C. of T.....	CERTIFICATE OF TITLE
Pl.....	POINT	ER.....	ENVIRONMENTAL RESERVE
ck.m.....	CHECK MEASURED	MR.....	MUNICIPAL RESERVE
N.....	NORTH	SR.....	SCHOOL RESERVE
S.....	SOUTH	PUL.....	PUBLIC UTILITY LOT
E.....	EAST	GOV'T.....	GOVERNMENT
W.....	WEST	ALS.....	ALBERTA LAND SURVEYOR
R.....	RADIUS	ATS.....	ALBERTA TOWNSHIP SYSTEM
ha.....	HECTARE	NAD 83.....	NORTH AMERICAN DATUM 1983
ASCM.....	ALBERTA SURVEY CONTROL MARKER	3TM.....	3 DEGREE TRANSVERSE MERCATOR
RP.....	GEO-REFERENCED POINT	UTM.....	UNIVERSAL TRANSVERSE MERCATOR

SURVEYOR
NAME: BOB MACDORMAND, A.L.S.

DATE OF SURVEY: SURVEY PERFORMED ON THE DATE OF JULY 16th, 2015 AND WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

NOTE
THE GEO-REFERENCED POINT IS THE NW CORNER OF LOT 19, BLOCK 1
CALCULATED UTM NAD83(ORIGINAL) ZONE 12 COORDINATES:
5910394.78 N
544713.88 E
COMBINED SCALE FACTOR: 0.999523
GRID BEARINGS ARE DERIVED FROM PUBLISHED ASCM COORDINATES
FROM ASCM 590562 TO ASCM 716449

Meridian Surveys(Alta.)Ltd.
BOX 10219
LLOYDMINSTER, ALBERTA
T3V 3A4
P:(780)875-1440 F:(780)875-4813

DWG. FILE No. LA140818(RW-B).dwg
DRAFTED BY: W.N.H.
CHECKED BY: R.B.M.

CLIENT: VILLAGE OF KITSCOTY
FILE No. LA140818

REG'D 9 PLAN 10 5 8093AJ

50th AVENUE

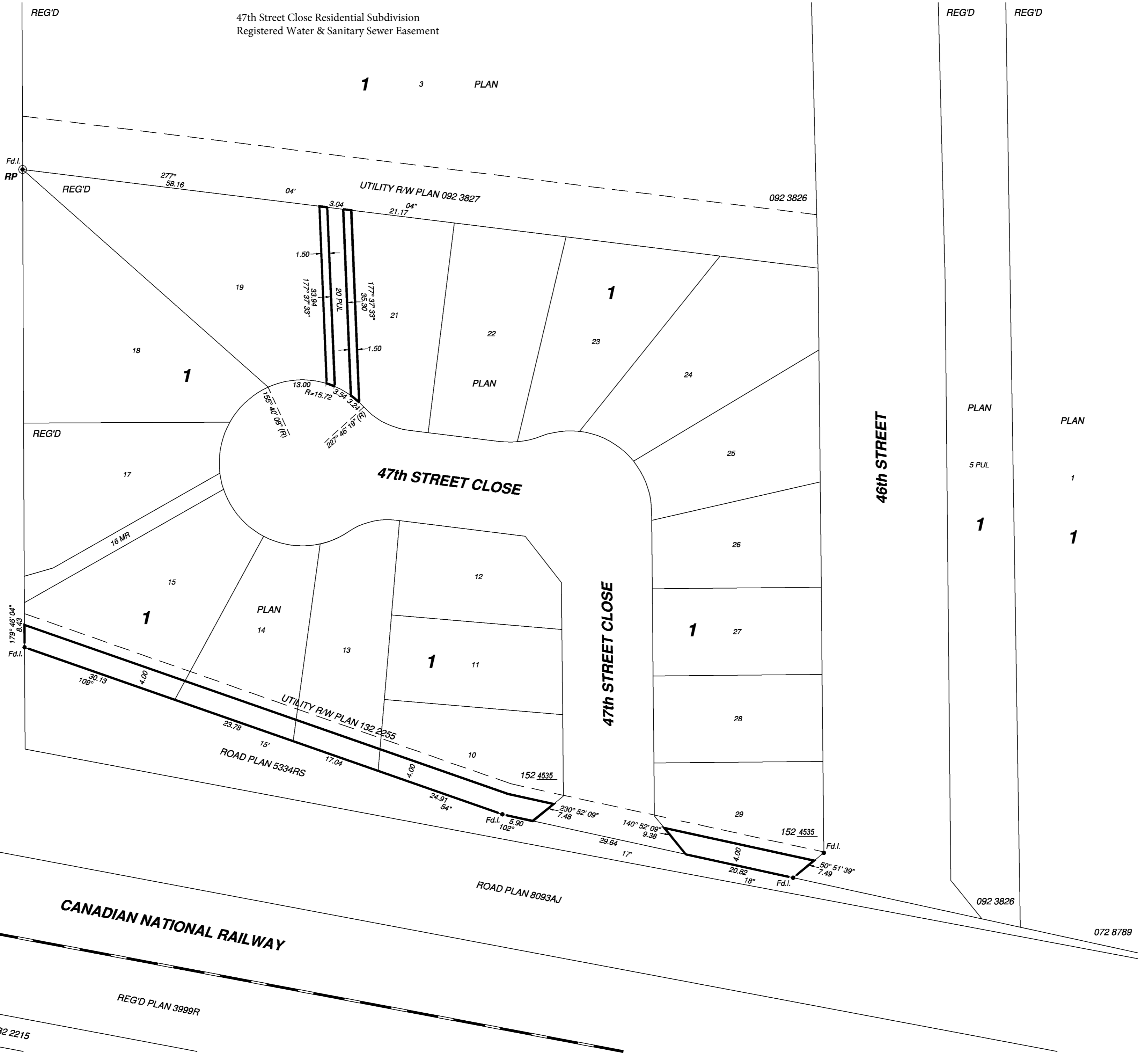
REG'D PLAN 6 14 13

LANE

REG'D PLAN 6 10 11 12 8093AJ

49th AVENUE

48th STREET



REG'D
Fd.I.
RP

REG'D
Fd.I.
8.43

REG'D REG'D

PLAN

5 PUL

1

PLAN

1

1

092 3826

072 8789

REG'D PLAN 882 2215

REG'D PLAN 3999R

LAND TITLES OFFICE
PLAN No. 152 4536
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 ON October 2, 2015
 INSTRUMENT No. 152 311 239
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 A.D. REGISTRAR
 N.A.L.R.D.

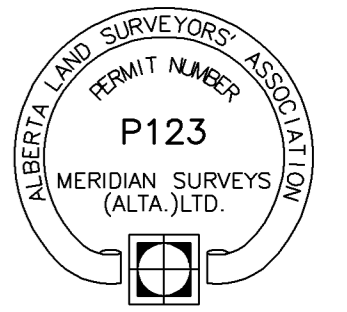
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