

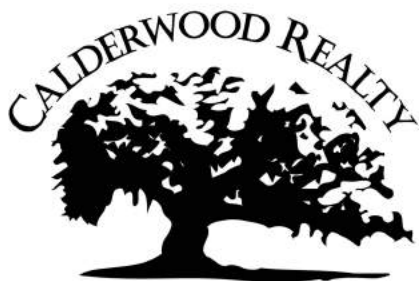


A WELL-CARED-FOR FAMILY HOME

3524 15TH AVE | \$329,500


A large, well-kept, family home in-town with plenty of storage. This 4 bedroom, 3 bathroom, three storey house features a fireplace, multiple sky-lights, large ensuite, and a 21' x 16' workshop. The property has a fenced back yard, sundeck, and mature fruit trees. It's on a quiet street within walking distance from grocery stores, parks, and, schools. The basement has a number of rooms that can serve as an office space, storage, or a family rec room. The resealed parking and workspace. Enjoy this spacious home in a convenient location.


GATHER MORE INFORMATION AT WWW.JESSEBUTLER.CA



JESSE BUTLER

PERSONAL REAL ESTATE CORPORATION

 (250) 877-2471

 info@jessebutler.ca

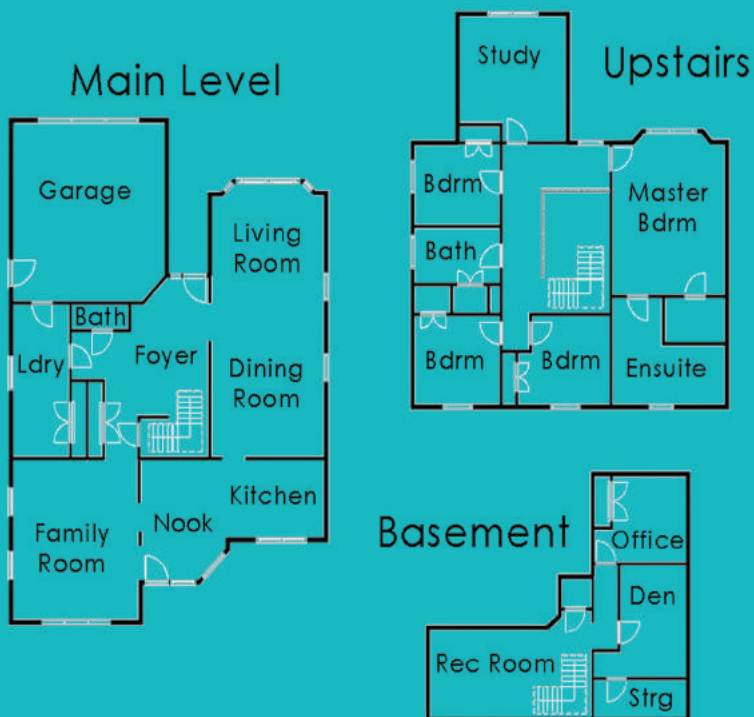
The enclosed information, while deemed to be correct, is not guaranteed.





PROPERTY DETAILS:

BEDROOMS: 4
BATHROOMS: 3
YEAR BUILT: 1988
SQ FT: 3,430
TAXES: \$4,497.86 (2015)
FOUNDATION: Concrete Perimeter
ROOF: Asphalt Shigles
HEATING: N. Gas Furnace & Fireplace
EXTERIOR: Manufactured Wood
ZONING: R1
PROPERTY SIZE: 10.58 Acres
HEAT: \$250.00 per month
HYDRO: \$80.00 per month



💡 DID YOU KNOW

The residents of Smithers are called "Smithereens" which remains more popularly accepted than the sometimes used "Smitherite."

Detailed Tax Report

Property Information

Prop Address	3524 15TH AV	Jurisdiction	TOWN OF SMITHERS
Municipality	TOWN OF SMITHERS	Neighborhood	RES - EAST OF HWY 16
Area		SubAreaCode	
PropertyID	007-939-094	BoardCode	N
PostalCode			

Property Tax Information

TaxRoll Number	0001840	Gross Taxes	\$4,497.86
Tax Year	2015	Tax Amount Updated	07/03/2015

More PIDS
007-939-094

Owner Name & Mailing Address

Owner1 1	** NOT AVAILABLE **	Owner2 1	
Owner1 2		Owner2 2	
Mail Addr1	PO BOX 2828	Mail Addr3	
Mail Addr2	SMITHERS BC	Mail Addr4	
MailPostalCode	V0J 2N0		

Legal Information

Legal Description

PL PRP11873 LT 4 LD 14 SEC 30 TWP 4 RNG 5

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
PRP11873	4			14	30	4	5	

Land & Building Information

Width		Depth	
Lot Size	8250 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1988		
BCA Description	2 STY SFD - AFTER 1960 - MODERN STD	Zoning	
WaterConn			
BCAData Update	03/31/2015		

Supplementary Property Info

BedRooms	6	Foundation	PARTIAL BASEMENT
Full Bath	2	Half Bath2	1
Half Bath3		Stories	2
Pool Flg		Carport	0
Garage S	1	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$115,000.00	\$294,000.00	\$409,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$115,000.00	\$294,000.00	\$0.00	\$0.00	\$409,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$115,000.00	\$294,000.00	\$0.00	\$0.00	\$409,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
8/30/2007	\$385,000.00	CA554792	IMPRV SINGLE PROPERTY CASH TRANSACT
8/16/1991	\$134,500.00	TE21035	REJECT NOT SUITED SALE ANALYSIS

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Date of disclosure: November 11, 2015

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 3524 15th Ave
Smithers, BC

V0J 2N0

(the "Premises")

<p>THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.</p>	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		DK	 	
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		DK	 	
C. Is there a survey certificate available?			DK	
D. Are you aware of any current or pending local improvement levies/charges?		DK	 	
E. Have you received any other notice or claim affecting the Premises from any person or public body?		DK	 	
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
B. Are you aware of any problems with the water system?		DK	 	
C. Are records available regarding the quantity of the water available?			DK	
D. Are records available regarding the quality of the water available?			DK	
E. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
F. Are you aware of any problems with the sanitary sewer system?		DK	 	
G. Are there any current service contracts; (i.e., septic removal or maintenance)?		DK	 	
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			 	DK
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	DK			
B. To the best of your knowledge, is the ceiling insulated?	DK			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		DK		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			DK	
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?			DK	
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		DK	 	
G. Are you aware of any structural problems with any of the buildings?		DK	 	
H. Are you aware of any additions or alterations made in the last sixty days?		DK	 	
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		DK	 	

DK

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3524 15th Ave

Smithers, BC

V0J 2N0

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		DK	X	X
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		DK	X	X
L. Are you aware of any damage due to wind, fire or water?		DK	X	X
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		DK	X	X
N. Are you aware of any problems with the electrical or gas system?		DK	X	X
O. Are you aware of any problems with the plumbing system?		DK	X	X
P. Are you aware of any problems with the swimming pool and/or hot tub?			X	DK
Q. Do the Premises contain unauthorized accommodation?		DK	X	
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		DK	X	X
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		DK		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		DK		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		DK		X
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		DK	X	X
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		DK	X	X
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		DK	X	X

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

- (1) For the purposes of this section:
Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:
 - (a) a defect that renders the real estate
 - (i) dangerous or potentially dangerous to the occupants
 - (ii) unfit for habitation

DK

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3524 15th Ave

Smithers, BC

V0J 2N0

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

x *R. Appleyard*

SELLER(S)

SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____ The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

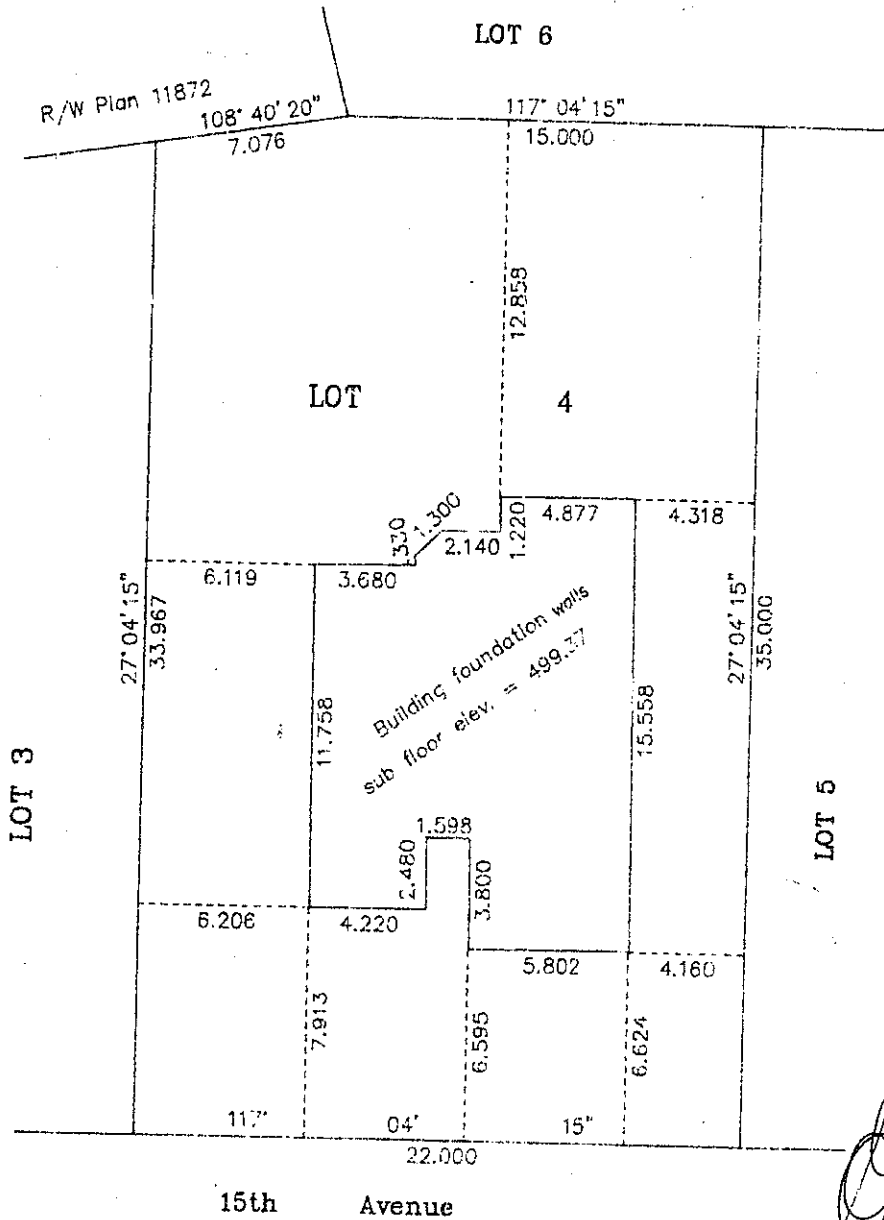
*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

CERTIFICATE OF LOCATION
OF BUILDING SITUATE ON
LOT 4, SECTION 30, Tp. 4,
RANGE 5, COAST DISTRICT, PLAN 11873.
SCALE 1 : 200



Distances shown are in metres and decimals thereof.



Caution: Do not use this certificate to re-establish property lines. This certificate reflects the conditions at the time of survey.

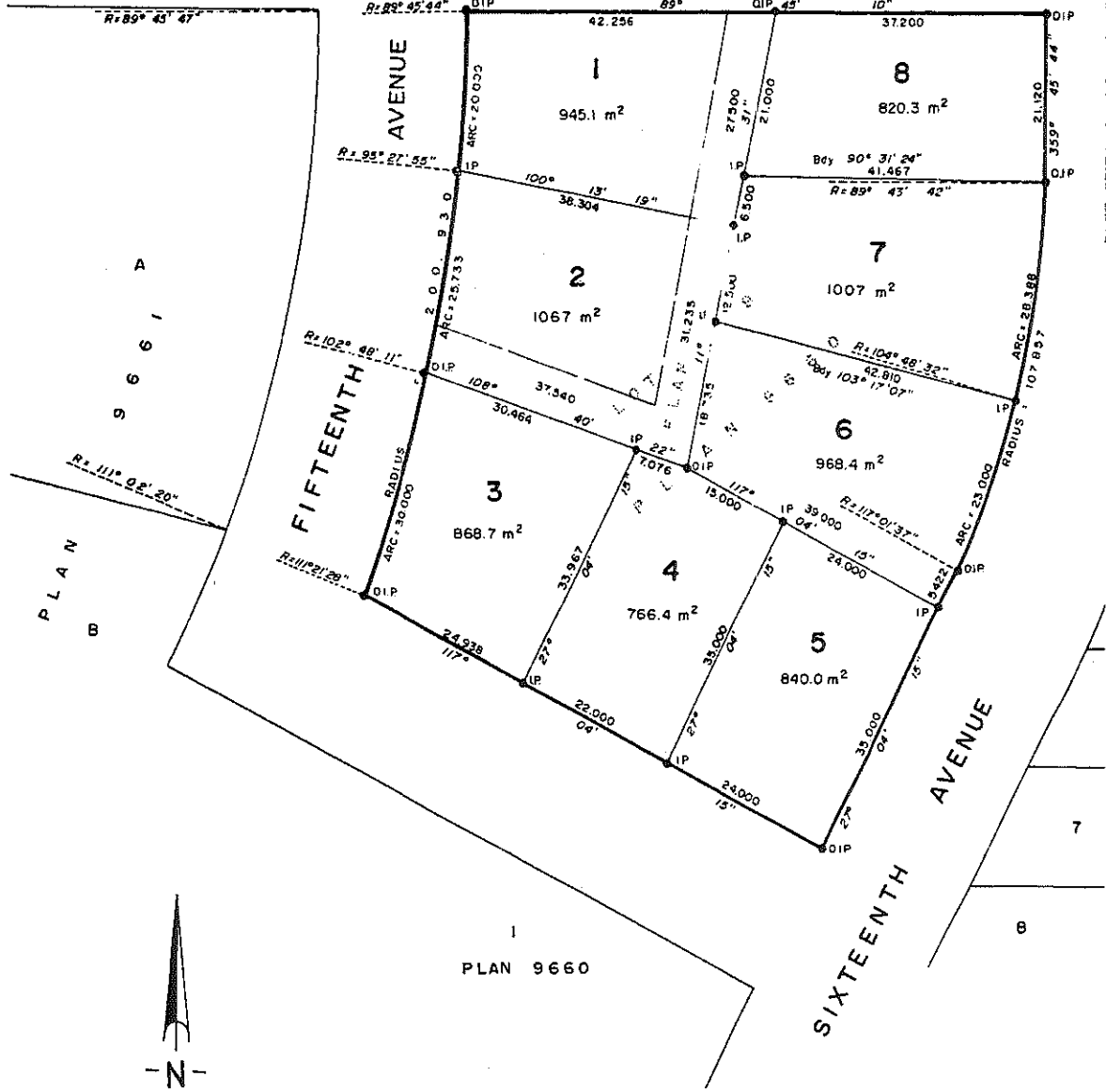
The survey was completed on the 20th day of June 1958.
 Certified correct this 23rd day of June, 1958.

[Signature]
 A.A. de Bruyne, B.C.L.S.

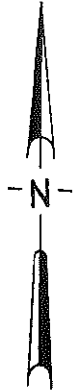
BLOCK 179

BLOCK

180

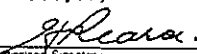


PLAN 9660

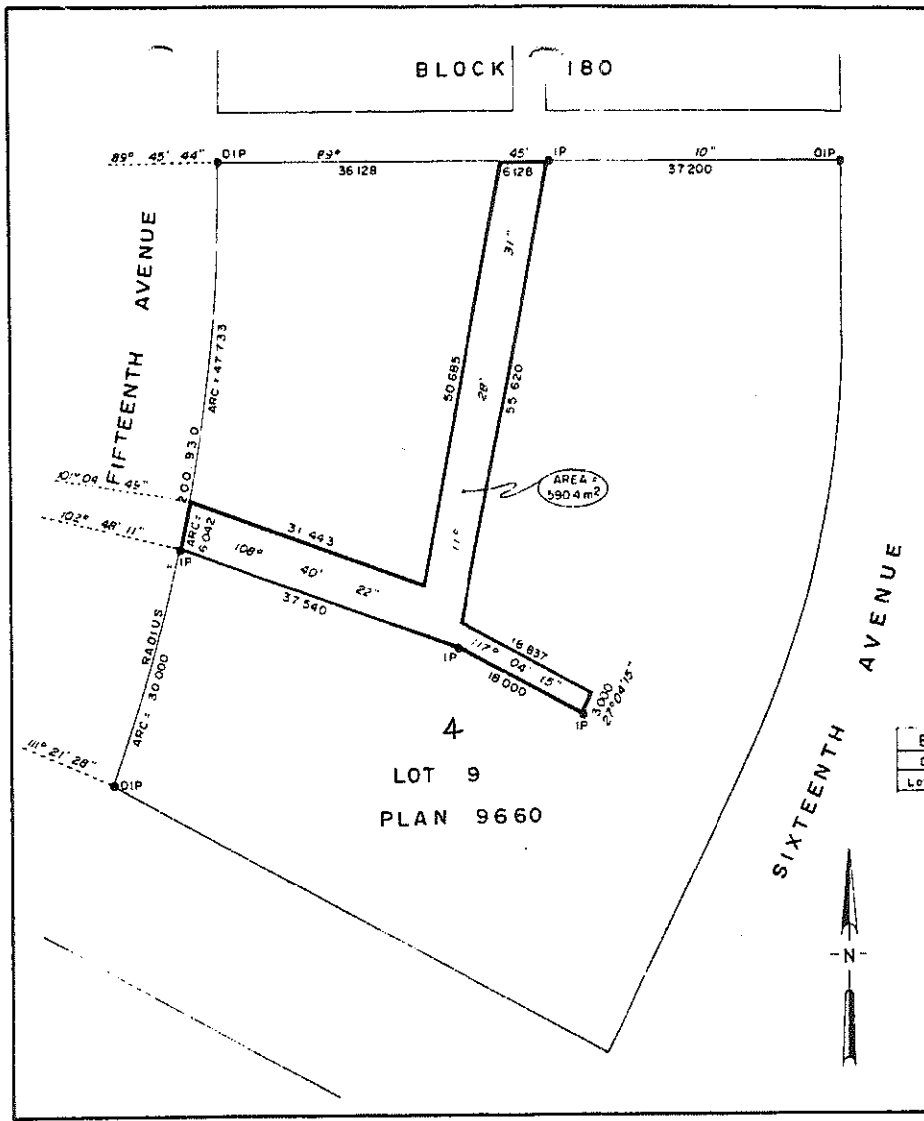


PLAN 9660

Owner, Corporation of Town of Smithers

Authorized Signatory

 Authorized Signatory

BLOCK 180



LOT 9
PLAN 9660

SIXTEENTH AVENUE

0 10 20
M



PLAN NO.: 1272

DEPOSITED IN THE LAND TITLE OFFICE AT
PRINCE RUPERT, B.C., THIS 15 DAY OF June 1987

McWilliam
REGISTRAR

PLAN OF STATUTORY RIGHT OF WAY

THROUGH LOT 9, PLAN 9660, SECTION
30, TOWNSHIP 4, RANGE 5, COAST DISTRICT.

SCALE 1:500 ALL DISTANCES ARE IN METRES.



THIS PLAN LIES WITHIN THE TOWN OF SMITHERS.
THIS PLAN LIES WITHIN THE BULKLEY NECHAKO REGIONAL DISTRICT.

LEGEND:

- O.I.P. DENOTES STANDARD IRON POST FOUND.
- I.P. DENOTES STANDARD IRON POST SET.

BEARINGS ARE ASTRONOMIC, DERIVED FROM PLAN 9660.

AVENUE

BOOK OF REFERENCE	
Description	Area
Lot 9, Plan 9660	590.4 m ²

I, R.J. GOBLE, A BRITISH COLUMBIA LAND SURVEYOR
OF SMITHERS, IN BRITISH COLUMBIA, CERTIFY THAT I
WAS PRESENT AT AND PERSONALLY SUPERINTENDED
THE SURVEY REPRESENTED BY THIS PLAN AND THAT
THE SURVEY AND PLAN ARE CORRECT. THE SURVEY
WAS COMPLETED ON THE 11th DAY OF June 1987.

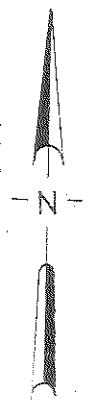
R.J. GOBLE, B.C.L.S.

McWILLIAM - WHYTE - GOBLE & ASSOCIATES
B. C. LAND SURVEYORS
SMITHERS - PRINCE GEORGE
KAMLOOPS - SALMON ARM

REF NO. 3028-30-4-5

O.I.P.

SMITH



BLOCK

180

89° 45' 44" O.I.P. 36.128 89° 45' 44" I.P. 6.128 10" 37.200

FIFTEENTH AVENUE

200.930
ARC = 47.733

101° 04' 43"

ARC = 6.042

31.443

102° 48' 11"

108°

40'

22"

37.540

50.685

28'

55.620

31"

AREA = 590.4 m²

11°

I.P.

117°

18.837

00' 04' 15"

18.000

3.000
27° 04' 15"

I.P.

RADIUS
ARC = 30.000

11° 21' 28"

O.I.P.

LOT 9
PLAN 9660

SIXTEEN

25.00

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LAND TITLE ACT
Form 17
(Section 152(1))

NATURE OF INTEREST: STATUTORY RIGHT-OF-WAY

TRUE VALUE:

HEREWITHIN FEES: 25.00

NAME, ADDRESS AND TELEPHONE NUMBER
OF PERSON PRESENTING INSTRUMENT:

BURI, MILNE
Barristers and Solicitors,
Post Office Box 847,
Smithers, British Columbia
V0J 2N0 847-3241

Per *[Signature]*
Agent for the applicant
Signature of Applicant
Authorized Agent

JAN 19 5 18 PM '87

STATUTORY RIGHT-OF-WAY
Section 214

THIS AGREEMENT MADE THE 9TH DAY OF JULY, 1987.

BETWEEN:

07/15/87 48388 CHG NOM 25.00

TOWN OF SMITHERS, a Municipal Corporation, of 3836
Fourth Avenue, Post Office Box 849, in the Town of
Smithers, in the Province of British Columbia, V0J
2N0

LAND TITLE ACT
Form 1 (Section 25)
MEMORANDUM OF REGISTRATION
Registered on or when received on
the day and at the time written hereon
[Signature]
Princess Rupert Land Title Office

(hereinafter referred to as the "Grantor")

OF THE FIRST PART

AND:

TOWN OF SMITHERS, a Municipal Corporation, of 3836
Fourth Avenue, Post Office Box 849, in the Town of
Smithers, in the Province of British Columbia, V0J
2N0

(hereinafter referred to as the "Grantee")

OF THE SECOND PART

WHEREAS:

A. The Grantor is the registered owner of an estate
in fee simple of all and singular that certain parcel or
tract of land and premises situate lying and being in the

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Town of Smithers, in the Province of British Columbia and more particularly known and described as:

Lot 9, Section 30, Township 4, Range 5,
Coast District, Plan 9660

(hereinafter referred to as the "Lands of the Grantor")

B. To facilitate the establishment, construction, operation maintenance, repair, extension, addition, alteration, protection or improvement of one or more systems for the distribution and conveying of water, sewage, natural gas, electrical power, telephone, and television services (hereinafter referred to as the "Grantee's undertaking"), the Grantor has agreed to execute and deliver these presents;

C. The Statutory Right-of-Way herein set forth is necessary for the operation and maintenance of the Grantee's undertaking.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of ONE (\$1.00) DOLLAR of lawful money of Canada, now paid by the Grantee to the Grantor (the receipt and sufficiency of which is hereby acknowledged by the Grantor), and in consideration of the premises and of the covenants and conditions hereinafter contained:

1.0 THE GRANTOR DOTH HEREBY:

1.1 Grant, convey, confirm and transfer, in perpetuity, unto the Grantee the full, free and uninterrupted right, liberty, privilege, permission and right-of-way to lay down, install, construct, trench, operate, maintain, inspect, alter, remove, replace, bury, use protect and otherwise establish one or more systems for the distribution and conveying of the Grantee's Undertaking as defined above in, upon, over, under or across part or parts of the Lands of the Grantor as shown outlined in heavy black on a "Plan of Statutory Right-of-Way through Lot 9, Plan 9660, Section 30, Township 4, Range 5, Coast District" prepared by R.J. Goble, B.C.L.S., and certified correct on the 11th day of June, 1987, a copy of which is attached hereto as Exhibit "A" (hereinafter referred to as the "Perpetual Right-of-Way");

1.2 Covenant and agree to and with the Grantee that for the purposes aforesaid and upon, over, under or across the Perpetual Right-of-Way the Grantee shall for itself and its servants, agents, workmen, contractors and all other licensees of the Grantee with or without machinery, vehicles, equipment or materials to be entitled at all times to enter, use, pass and repass, labour, dig, carry away soil or other surface or subsurface materials, clear of all trees, growth, buildings or obstruction now or hereafter in

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existence, as may be necessary, useful or convenient in connection with the Grantee's undertaking;

1.3 Grant, convey, confirm and transfer unto the Grantee for itself, and its servants, agents, workmen, contractors and all other licensees of the Grantee with or without machinery, vehicles, equipment and materials the right at all reasonable times to enter upon and to pass and repass over such of the Lands of the Grantor as may reasonably be required for the purposes of ingress to and egress from the Perpetual Right-of-Way.

2.0 THE GRANTOR HEREBY COVENANTS TO AND AGREES WITH THE GRANTEE, as follows:

2.1 That the Grantor will not, nor permit any other person to erect, place, install or maintain any building, structure, mobile home, concrete driveway or patio, pipe, wire or other conduit on, over or under any portion of the Perpetual Right-of-Way so that it in any way interferes with or damages or prevents access to, or is likely to cause harm to the systems authorized hereby to be installed in, upon, over, under or across the Perpetual Right-of-Way;

2.2 That the Grantor will not do nor knowingly permit to be done any act or thing which will interfere with or injure the said systems and in particular will not carry out any blasting on or adjacent to the Perpetual Right-of-Way without prior consent in writing of the Grantee, provided that such consent shall not be unreasonably withheld;

2.3 That the Grantor will not substantially diminish the soil cover over any of the systems installed in the Perpetual Right-of-Way and in particular, without in any way limiting the generality of the foregoing, will not construct open drains or ditches along or across any of the systems installed in the Perpetual Right-of-Way;

2.4 That the Grantor will from time to time and at all times upon every reasonable request and at the cost of the Grantee do and execute or cause to be made, done or executed all such further and other lawful acts, deeds, things, devices, conveyances and assurances in law or otherwise whatsoever for the better assuring unto the Grantee of the rights hereby granted.

3.0 THE GRANTEE HEREBY COVENANTS TO AND AGREES WITH THE GRANTOR, as follows:

3.1 That the Grantee will not bury any debris or rubbish of any kind in excavation or backfill, and will remove shoring and like temporary structures as backfilling proceeds;

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3.2 That the Grantee will thoroughly clean all lands to which it has had access hereunder of all rubbish and construction debris created or placed thereon by the Grantee;

3.3 That the Grantee will, as soon as weather and soil conditions permit, and so often as it may exercise its right of entry hereunder to any of the Lands of the Grantor, replace the surface soil as nearly as may be reasonably possible to the same condition as it was prior to such entry, in order to restore the natural drainage to such lands. PROVIDED HOWEVER that nothing herein contained shall require the Grantee to restore any trees or other surface growth but the Grantee shall leave such lands in a condition which will not inhibit natural regeneration of such growth;

3.4 That the Grantee will, as far as reasonably possible, carry out all work in a proper and workmanlike manner so as to do as little injury to the Lands of the Grantor as possible;

3.5 That the Grantee will make good at its own expense all damage or disturbance which may be caused to the surface soil of the Lands of the Grantor in the exercise of its rights hereunder.

4.0 THE PARTIES HERETO EACH HEREBY COVENANT TO AND AGREE WITH THE OTHER, as follows:

4.1 The said systems referred to in Paragraph 1.1 above, together with all pipes, valves, conduits, casings, fittings, lines, meters, appliances, attachments or devices used in connection therewith shall constitute the "Works" (and are hereinbefore and hereinafter so described;

4.2 Notwithstanding any rule of law or equity to the contrary, the Works brought on to, set, laid, erected in, upon, over, under or across the Perpetual Right-of-Way by the Grantee shall at all times remain the property of the Grantee notwithstanding that the same may be annexed or affixed to the freehold and shall at any time and from time to time be removable in whole or in part by the Grantee;

4.3 In the event that the Grantee abandons the works or any part thereof the Grantee may, if it so elects, leave the whole or any part thereof in place;

4.4 That no part of the title in fee simple to the soil shall pass to or be vested in the Grantee under or by virtue of these presents and the Grantor may fully use and enjoy all of the Lands of the Grantor subject only to the rights and restrictions herein contained;

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4.5 That the covenants herein contained shall be covenants running with the land and that none of the covenants herein contained shall be personal or binding upon the parties hereto, save and except during the Grantor's seisin or ownership of any interest in the Lands of the Grantor, and with respect only to that portion of the Lands of the Grantor of which the Grantor shall be seised or in which he shall have an interest, but that the Lands of the Grantor, nevertheless, be and remain at all times charged therewith;

4.6 If at the date hereof the Grantor is not the sole registered owner of the Lands of the Grantor, this Agreement shall nevertheless bind the Grantor to the full extent of his interest in fee simple, this Agreement shall likewise extend to such after acquired interest;

4.7 Where the expression "Grantor" includes more than one person, all covenants herein on the part of the Grantor shall be construed as being several as well as joint;

4.8 This agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors and assigns;

4.9 All grammatical changes to this Agreement shall be deemed to have been made wherever the number or gender of the parties so require;

4.10 This Agreement shall be deemed to be a Statutory Right-of-Way as referred to in Section 214 of the Land Title Act of British Columbia.

IN WITNESS WHEREOF the parties hereto have hereunto caused their Corporate Seals to be affixed in the

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presence of their duly authorized officers on the day and year first above written.

The Corporate Seal of the TOWN OF SMITHERS as Grantor was hereunto affixed in the presence of:

B. J. May
Mayor
A. Pearce
Clerk

S E A L

The Corporate Seal of the TOWN OF SMITHERS as Grantee was hereunto affixed in the presence of:

B. J. May
Mayor
A. Pearce
Clerk

S E A L

S 8682

LAND TITLE ACT
Form 6
(Section 46)

PROOF OF EXECUTION BY CORPORATION

I certify that on the 9th day of July, 1987, at Smithers, British Columbia, Brian Jack Northup, Mayor and * who is personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of the Town of Smithers and that he is the person who subscribed his name and affixed the seal of the corporation as Grantor to the instrument, that he was authorized to subscribe his name and affix the seal to it and that the corporation existed at the date the instrument was executed by the corporation.

In testimony of which I set my hand and seal of office at Smithers, B.C., this 9th day of July, 1987.

Shannon Miller
* Shannon Miller, Commissioner for
Taking Affidavits for British Columbia.
Write name and qualifications under Section 48, e.g. A
Commissioner for Taking Affidavits for British Columbia.

PROOF OF EXECUTION BY CORPORATION

I certify that on the 9th day of July, 1987, at Smithers, British Columbia, Brian Jack Northup, Mayor and * who is personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of the Town of Smithers and that he is the person who subscribed his name and affixed the seal of the corporation as Grantee to the instrument, that he was authorized to subscribe his name and affix the seal to it and that the corporation existed at the date the instrument was executed by the corporation.

In testimony of which I set my hand and seal of office at Smithers, B.C., this 9th day of July, 1987.

Shannon Miller
* Shannon Miller, Commissioner for
Taking Affidavits for British Columbia
Write name and qualifications under Section 48, e.g. A
Commissioner for Taking Affidavits for British Columbia.

* Geoffrey Francis Pearce, Clerk, having their address at Box 879
Smithers, B.C. V0J 2N0

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THIS AGREEMENT MADE THE DAY OF , 1987.

BETWEEN:

TOWN OF SMITHERS

(hereinafter referred to as the "Grantor")

OF THE FIRST PART

AND:

TOWN OF SMITHERS

(hereinafter referred to as the "Grantee")

OF THE SECOND PART

STATUTORY RIGHT-OF-WAY
Section 214

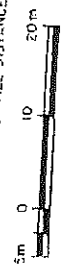
BURI, MILNE
Barristers and Solicitors,
Post Office Box 847,
Smithers, British Columbia
VOJ 2N0

PLAN NO. 9662

DEP. STATED BY THE CIVIL ENGINE OFFICE AT
FRANCE ROBERT, E.C. THIS DATE DAY OF 1919

PLAN OF STATUTORY RIGHT OF WAY THROUGH LOT 9, PLAN 9660, SECTION 30, TOWNSHIP 4, RANGE 5, COAST DISTRICT.

SCALE 1:500 ALL DISTANCES ARE IN METRES



THIS PLAN LIES WITHIN THE TOWN OF SMITHERS.
THIS PLAN LIES WITHIN THE BUCKLEY NECHANG REGIONAL DISTRICT.

LEGEND:

- OIP DENOTES STANDARD BOUNDARY POST FOUND
- IP DENOTES STANDARD BOUNDARY POST SET

BEARINGS ARE ASTROMONIC, DERIVED FROM PLAN 8556

BOOK OF REFERENCE	
Distinction	Area
Lot 9, Plan 9662	5904 m ²

I, R. J. GOBLE, A BRITISH COLUMBIA LAND SURVEYOR FOR
OF SMITHERS, IN BRITISH COLUMBIA, CERTIFY THAT I
WAS PRESENT AT THE PERMANENTLY SUPERINTENDED
THE SURVEY REPRESENTED BY THIS PLAN AND THAT
THE SURVEY AND PLAN ARE CORRECT AND THAT
THIS PLAN WAS COMPLETED ON THE 11th DAY OF JULY 1919

R. J. GOBLE, B.C.L.S.

WILLIAM WHITE - GOBLE & ASSOCIATES
905 - 10th Street, Victoria, B.C.
REGISTERED SURVEYORS
REGISTERED ENGINEERS
REGISTERED ARCHITECTS
REGISTERED PLUMBERS
REGISTERED ELECTRICIANS
REGISTERED MECHANICAL ENGINEERS
REGISTERED CIVIL ENGINEERS
REGISTERED CHEMISTS
REGISTERED AGRICULTURAL ENGINEERS
REGISTERED MINING ENGINEERS
REGISTERED METALLURGICAL ENGINEERS
REGISTERED ELECTRICAL ENGINEERS
REGISTERED MECHANICAL ENGINEERS
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REGISTERED CHEMISTS
REGISTERED AGRICULTURAL ENGINEERS
REGISTERED MINING ENGINEERS
REGISTERED METALLURGICAL ENGINEERS
REGISTERED ELECTRICAL ENGINEERS

REC'D 7.12.19

