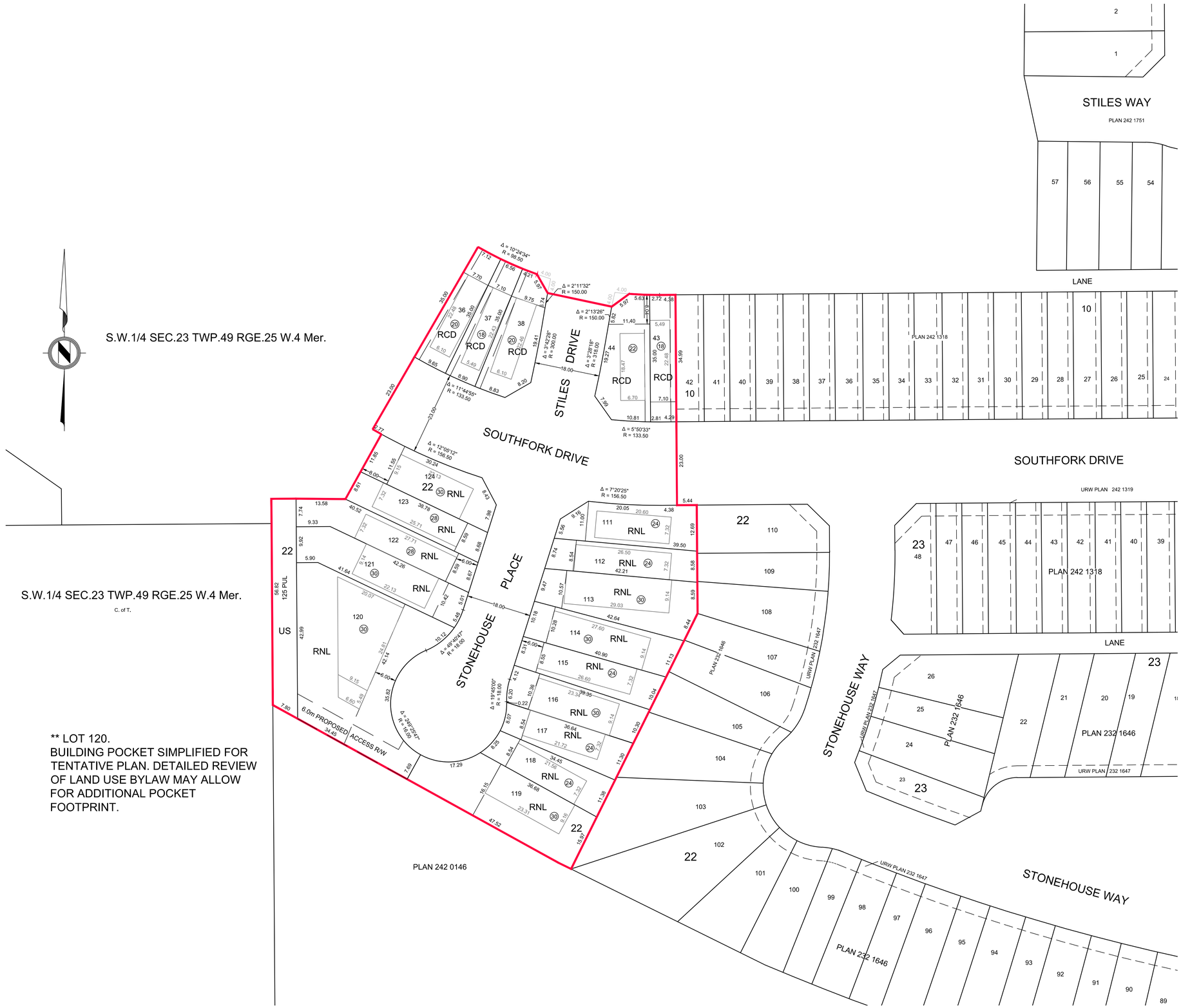

APLIN MARTIN
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SOUTHFORK STAGE 16C

PLAN SHOWING A

TENTATIVE PLAN OF SUBDIVISION

OF PART OF

S.W.1/4 SEC.23 TWP.49 RGE.25 W.4 Mer.

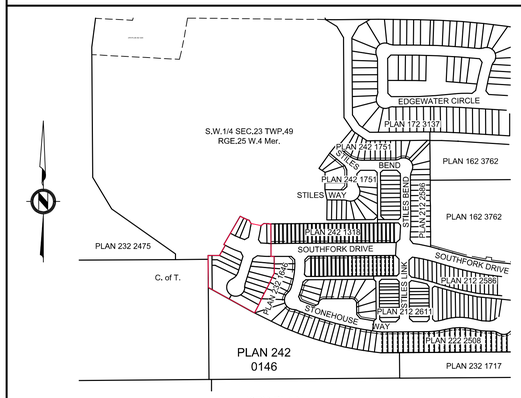
ALL WITHIN

S.W.1/4 SEC.23 TWP.49 RGE.25 W.4 Mer.
C. of T. 212 253 915 + 22

CITY OF LEDUC ALBERTA

LEGEND

Area to be subdivided shown outlined thus ——— and contains 1.34 Ha.
All curves are tangential unless shown otherwise.
All distances are expressed in metres and decimals thereof.
Distances along curved boundaries are arc distances.
All information shown on this plan is Tentative and subject to change by the PLAN OF SURVEY.
Front yard setbacks shown on plan are at 6.0m for front garage lots, and at 4.0m for rear garage lots.
Rear yard setbacks shown on plan are at 7.0m, and at 8.0m for reverse pie lots.
Area of stage boundary is to be confirmed at time of Legal Survey.
All cut corners on Roads are 6.00m x 6.00m, unless otherwise shown.
All cut corners on Lanes are 4.00m x 4.00m, unless otherwise shown.



KEY PLAN
Scale 1:5000

STAGE 16C	#LOTS	AREA (ha.)	
RCD ZLL-REAR GARAGE	5	0.163 ha	0.403 ac
RNL-DUPLEX FRONT GARAGE	12	0.526 ha	1.30 ac
RNL-FRONT GARAGE	2	0.188 ha	0.465 ac
TOTALS	19	0.877 ha	2.17 ac
ROADWAY	N/A	0.421 ha	1.04 ac
US - PUL	1	0.040 ha	0.099 ac
TOTAL PROJECT	20	1.34 ha	3.31 ac

ABBREVIATIONS

Δ	Central Angle of Curve	R	Radius
E	East	RGE	Range
ha.	Hectare	S.	South
Mer.	Meridian	SEC.	Section
M.R.	Municipal Reserve	TWP.	Township
N.	North	URW	Utility Right of Way
(R)	Radial Bearing	W.	West

0 5 10 20 30m
SCALE 1:500

CLIENT/PROJECT
JWI G.P. LTD.

REV.	DATE	COMMENTS	INIT.
2	25/04/02	ADJUST PROPOSED ACCESS R/W	DE
1	25/01/31	ADD PUL AND MODIFY BACK OF LOTS BY BERM	DE
0	24/10/31	ORIGINAL ISSUE	DE

DATE: April 2, 2025
Job No.: 23-6070S
DE
CAD File : 23-6070-TP-04-R01

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