

# Hudson Bay Industrial, Marquis Industrial, Southwest Industrial and Lorne Avenue Open Market Sale



1.12 acre to 9.15 acre parcel sizes available in the Hudson Bay Industrial, Marquis Industrial, Southwest Industrial and Lorne Avenue



### Corner Site Exposure

Corner sites for high visibility and ease of access.



### Major Arterials

Parcels with convenient access to major arterials. Parcels highly visible to Circle Drive South.



### Industrial Zoning

Flexible Zoning to accommodate a variety of land uses, including retail.



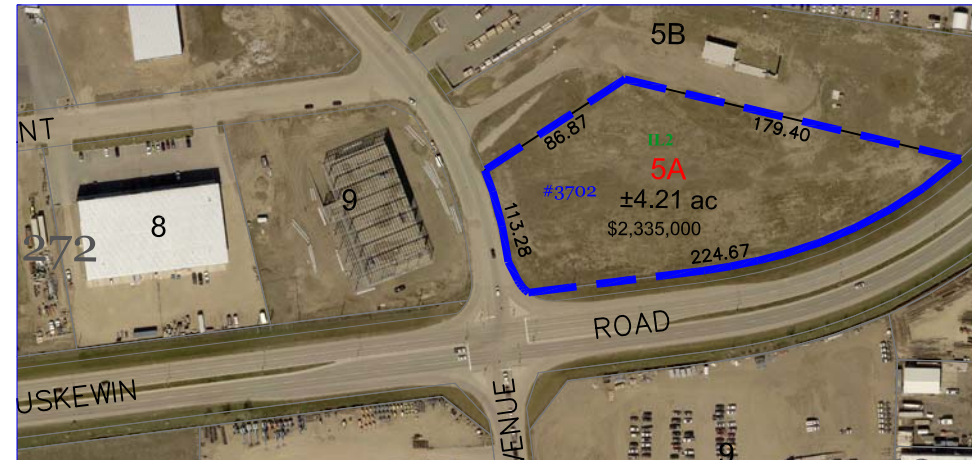
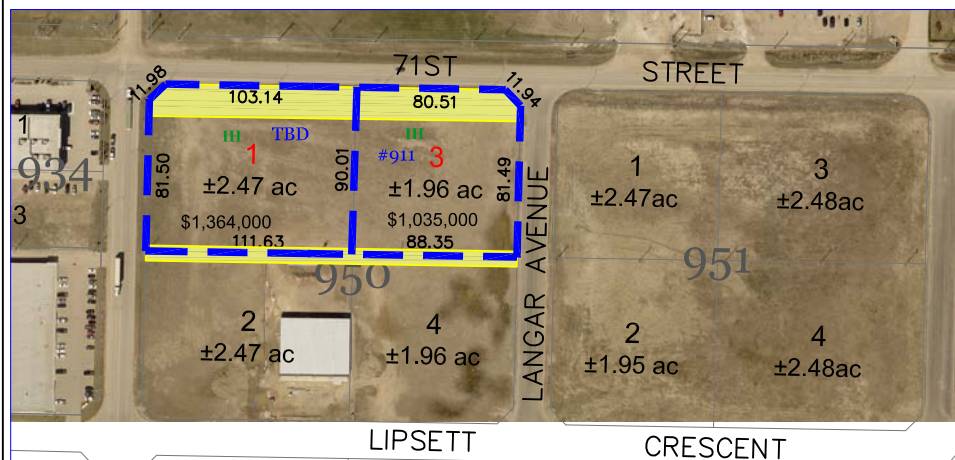
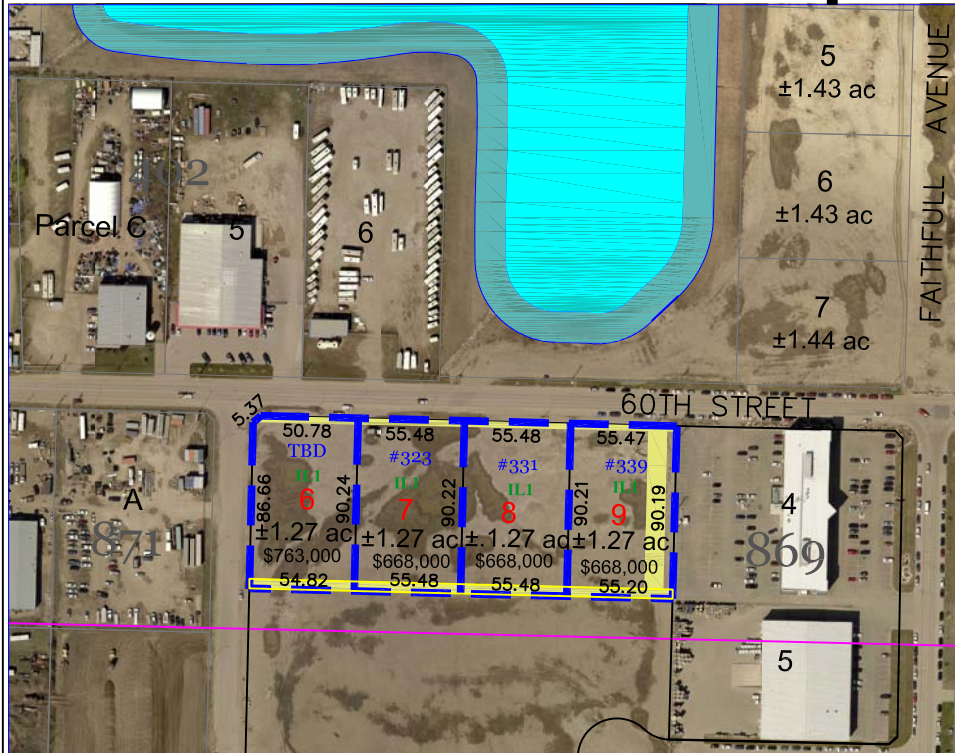
## GET IN TOUCH

(306)975-3278  
saskatoonland.ca

land@saskatoon.ca

201—3rd Avenue North  
Saskatoon, SK S7K 2H7

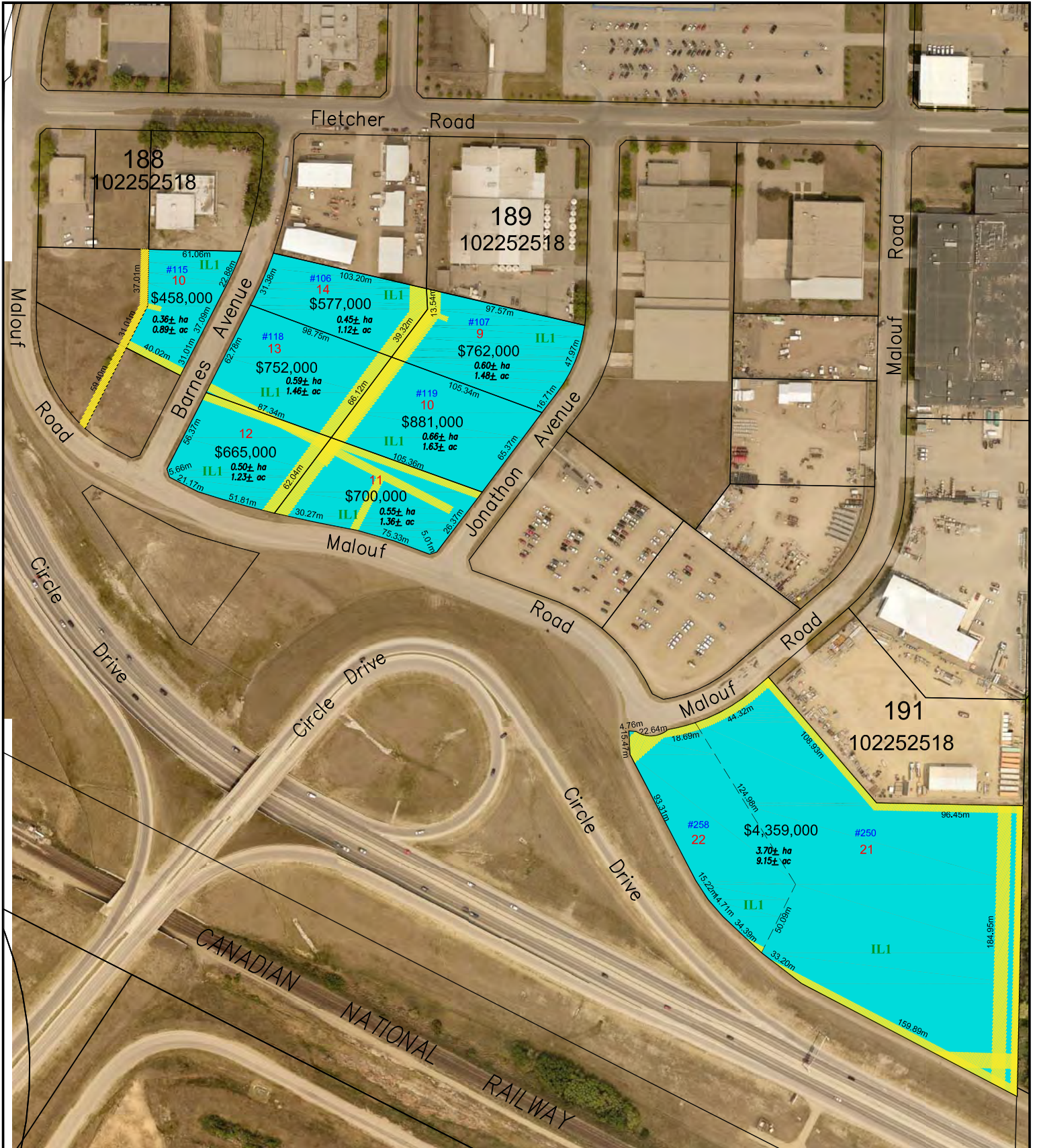
# Marquis Industrial



## Legend

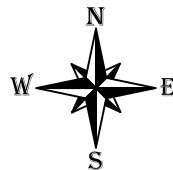
Available Inventory		Lot Number	3
Civic Address	#123	Block Number	123
Lot Dimensions (metres)	12.34m	Plan Number	123456789
Zoning	IL1	Easement	

# South West Industrial



Available Inventory ■  
 Civic Address #123  
 Lot Dimensions (meters) 12.34m  
 Zoning IL1

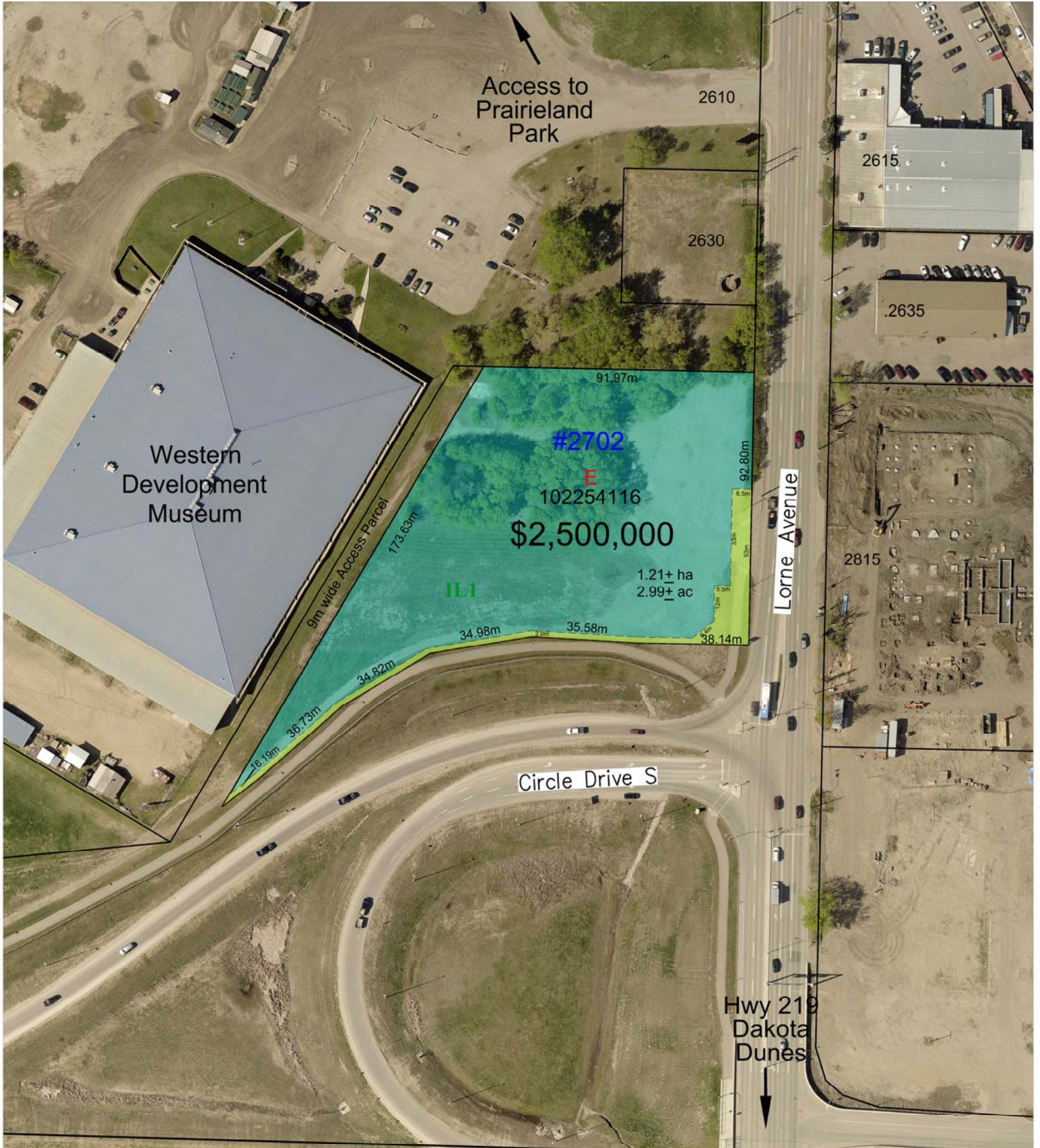
Lot Number 3  
 Block Number 123  
 Plan Number 123456789  
 Easement ■




Saskatoon Land - November 2019

Note: Saskatoon Land does not guarantee the accuracy of this drawing. To ensure accuracy, please refer to the Registered Plan of Survey. This drawing is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.

# 2702 Lorne Avenue



Civic Address **#123**  
 Lot Dimensions (metres) 12.34m  
 Zoning **IL1**  
 Parcel Number **3**  
 Plan Number 123456789  
 Easement for path 

**Price:**  
**\$2,500,000**



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# LAND FOR SALE BY OPEN MARKET SALES APPROACH

CIVIC ADDRESS: Address to be assigned  
 LEGAL DESCRIPTION: Lot 6, Block 869, Plan 102232347  
 ISC SURFACE PARCEL: 203346884  
 SITE AREA: 0.52 ha (1.27 acres) +/-  
 ZONING DISTRICT: IL1  
 LIST PRICE: \$763,000

CIVIC ADDRESS: 323 60th Street East  
 LEGAL DESCRIPTION: Lot 7, Block 869, Plan 102232347  
 ISC SURFACE PARCEL: 203346873  
 SITE AREA: 0.52 ha (1.27 acres) +/-  
 ZONING DISTRICT: IL1  
 LIST PRICE: \$668,000

CIVIC ADDRESS: 331 60th Street East  
 LEGAL DESCRIPTION: Lot 8, Block 869, Plan 102232347  
 ISC SURFACE PARCEL: 203346918  
 SITE AREA: 0.52 ha (1.27 acres) +/-  
 ZONING DISTRICT: IL1  
 LIST PRICE: \$668,000

CIVIC ADDRESS: 339 60th Street East  
 LEGAL DESCRIPTION: Lot 9, Block 869, Plan 102232347  
 ISC SURFACE PARCEL: 203346907  
 SITE AREA: 0.52 ha (1.27 acres) +/-  
 ZONING DISTRICT: IL1  
 LIST PRICE: \$668,000

CIVIC ADDRESS: 750 64th Street East  
 LEGAL DESCRIPTION: Lot 5, Block 949, Plan 102175477  
 ISC SURFACE PARCEL: 203056196  
 SITE AREA: 2.46 ha (6.07 acres) +/-  
 ZONING DISTRICT: IH  
 LIST PRICE: \$2,909,000

CIVIC ADDRESS: 3627 Burron Avenue  
 LEGAL DESCRIPTION: Lot 2, Block 949, Plan 102175477  
 ISC SURFACE PARCEL: 203056163  
 SITE AREA: 0.69 ha (1.72 acres) +/-  
 ZONING DISTRICT: IH  
 LIST PRICE: \$866,100

CIVIC ADDRESS: Address to be assigned  
 LEGAL DESCRIPTION: Lot 1, Block 950, Plan 102175714  
 ISC SURFACE PARCEL: 203060393  
 SITE AREA: 1.00 ha (2.47 acres) +/-  
 ZONING DISTRICT: IH  
 LIST PRICE: \$1,364,000

CIVIC ADDRESS: 911 71st Street East  
 LEGAL DESCRIPTION: Lot 3, Block 950, Plan 102175714  
 ISC SURFACE PARCEL: 203060573  
 SITE AREA: 0.79ha (1.96 acres) +/-  
 ZONING DISTRICT: IH  
 LIST PRICE: \$1,035,000

CIVIC ADDRESS: 3702 Arthur Rose Avenue  
 LEGAL DESCRIPTION: Lot 5A, Block 280, Plan 102147904  
 ISC SURFACE PARCEL: 202915290  
 SITE AREA: 1.70 ha (4.21 acres) +/-  
 ZONING DISTRICT: IL2  
 LIST PRICE: \$2,335,000

CIVIC ADDRESS: 250 & 258 Malouf Road  
 LEGAL DESCRIPTION: Lot 21 & 22, Block 191, Plan 102252518  
 ISC SURFACE PARCEL: 203364503 & 203364693  
 SITE AREA: 3.70 ha (9.15 acres) +/-  
 ZONING DISTRICT: IL1  
 LIST PRICE: \$4,359,000

CIVIC ADDRESS: 107 Jonathon Avenue  
 LEGAL DESCRIPTION: Lot 9, Block 189, Plan 102252518  
 ISC SURFACE PARCEL: 203364659  
 SITE AREA: 0.60 ha (1.48 acres) +/-  
 ZONING DISTRICT: IL1  
 LIST PRICE: \$762,000

CIVIC ADDRESS: 119 Jonathon Avenue  
 LEGAL DESCRIPTION: Lot 10, Block 189, Plan 102252518  
 ISC SURFACE PARCEL: 203364727  
 SITE AREA: 0.66 ha (1.63 acres) +/-  
 ZONING DISTRICT: IL1  
 LIST PRICE: \$881,000

CIVIC ADDRESS: 115 Barnes Avenue  
LEGAL DESCRIPTION: Lot 10, Block 188, Plan 102252518  
ISC SURFACE PARCEL: 203364705  
SITE AREA: 0.36 ha (0.89 acres) +/-  
ZONING DISTRICT: IL1  
LIST PRICE: \$458,000

CIVIC ADDRESS: Address to be assigned  
LEGAL DESCRIPTION: Lot 11, Block 189, Plan 102252518  
ISC SURFACE PARCEL: 203364570  
SITE AREA: 0.55 ha (1.37 acres) +/-  
ZONING DISTRICT: IL1  
LIST PRICE: \$700,000

CIVIC ADDRESS: Address to be assigned  
LEGAL DESCRIPTION: Lot 12, Block 189, Plan 102252518  
ISC SURFACE PARCEL: 203364615  
SITE AREA: 0.50 ha (1.24 acres) +/-  
ZONING DISTRICT: IL1  
LIST PRICE: \$665,000

CIVIC ADDRESS: 118 Barnes Avenue  
LEGAL DESCRIPTION: Lot 13, Block 189, Plan 102252518  
ISC SURFACE PARCEL: 203364626  
SITE AREA: 0.59 ha (1.46 acres) +/-  
ZONING DISTRICT: IL1  
LIST PRICE: \$752,000

CIVIC ADDRESS: 106 Barnes Avenue  
LEGAL DESCRIPTION: Lot 14, Block 189, Plan 102252518  
ISC SURFACE PARCEL: 203364558  
SITE AREA: 0.45 ha (1.12 acres) +/-  
ZONING DISTRICT: IL1  
LIST PRICE: \$577,000

CIVIC ADDRESS: 2702 Lorne Avenue  
LEGAL DESCRIPTION: Parcel E, Plan 102254116  
ISC SURFACE PARCEL: 203369902  
SITE AREA: 1.21 ha (3.00 acres) +/-  
ZONING DISTRICT: IL1  
LIST PRICE: \$2,500,000

## PURCHASE PROCESS

### Step 1: Purchase Request

- Visit Saskatoon Land's Website ([www.saskatoonland.ca](http://www.saskatoonland.ca)) to review property information package.
- Contact Saskatoon Land at 306.975.3278 regarding any questions or further information.

### Step 2: Submission

- Submit the Purchaser Application Form and Document Checklist to Saskatoon Land.
- Ensure that your offer addresses all of the terms and conditions outlined in the sales package and application form.

### Step 3: Review

- All offers are reviewed by Saskatoon Land.
- The successful proponent is contacted by a Saskatoon Land representative. Negotiations regarding the purchase price and other terms and conditions of the sale can then occur.
- Unsuccessful applicants will be notified once the Sale Agreement is executed by the successful proponent.



#### **Step 4: Approval**

- The transaction is brought forward for corporate approval.
- Modifications to the transaction may be made during the approval process. The successful applicant will be notified of such modifications.
- A 10% non-refundable deposit of the purchase price is due within ten (10) days of offer acceptance.

#### **Step 5: Agreement**

- Negotiations are finalized and a Sale Agreement is Executed between Saskatoon Land and the successful purchaser. The Sale Agreement must be executed within 30 days of final negotiations.
- Final payment is due no later than 60 days from the effective date of the Sale Agreement or as agreed to between the vendor and the purchaser.
- The successful purchaser may apply for required permits to begin construction upon receipt of payment in full.

#### **Step 6: Post Closing Obligations**

- Purchaser complies with all Terms and Conditions set forth by the Sale Agreement.

## **ZONING**

All lots within the open market offering are zoned IL1 (General Light Industrial District), IL2 (Limited Intensity Light Industrial) or IH (Heavy Industrial) .

Purchasers are advised to consult with Planning and Development Division at 306-975-2645 as to permissible uses and other details regarding the zoning.

It should be noted that Saskatoon Land is acting solely as the land developer of the subject sites and in no capacity as the Municipal Approving Authority for the City of Saskatoon. Questions or interpretations regarding zoning and/or regulatory requirements should be direct to the appropriate civic department(s).



## **SERVICES**

Sites are fully serviced and include curb, boulevard, street paving, street lighting, water mains, sanitary sewer mains, trunk sewer levies and primary water main levies.

Services are provided adjacent to the site and typically located in adjacent rights of way. Any costs associated with service connections or private crossings are not included in the asking price and are the responsibility of the successful purchaser.

Final site grading is the responsibility of the successful purchaser and must be approved by the City of Saskatoon, Transportation & Utilities Department.

The successful purchaser is also responsible for the topsoil, seeding, irrigating and maintenance of boulevards adjacent to their property to the edge of the sidewalk and between the sidewalk and the curb.

Lots 9 and 14, Block 189, Plan 102252518 and Parcel E, Plan 102254116 will be sold with the existing trees of various size and species in place. Purchasers are encouraged to incorporate some of the existing trees into their site landscaping if possible. Costs for the removal will be borne by the purchaser.

Parcel E, Plan 102254116, outdoor storage will not be permitted in the front yard adjacent to Lorne Avenue. In the remaining areas of the site, outdoor storage must be screened by a solid fence 2 metres in height.

Parcel E, Plan 102254116, proponents are encouraged to contact Saskatoon Water, (306)975-2534, to discuss storm water connection requirements.

## **EASEMENTS**

See attached Feature Plan for easements. The successful purchaser is required to agree to grant the utility agencies any further easements which may be required at no cost. Please note, Saskatoon Land does not ensure the accuracy of the attached sales map. For accuracy please refer to the Registered Survey Plan and Registered Descriptive Utility Feature Plan.

It is solely the responsibility of the successful purchaser to be aware of any easements or rights-of-way that may restrict uses of the land. It is strongly advised before landowners begin designing their site and apply for a development permit, they should check the certificate of title to the land for all affecting registered easements and any accompanying restrictions.





## **SITE ACCESS**

Private vehicle crossings will be reviewed by the Transportation Division for compliance with the City's Private Driveway Crossing Guidelines.

## **AIRPORT ZONING REGULATIONS**

These properties may be subject to the Saskatoon Airport Zoning Regulations, which may be amended from time to time by Transport Canada and NAV Canada. Prospective purchasers may contact Saskatoon Airport Authority (306-975-6465) for further details.

## **ENVIRONMENTAL CONDITIONS**

The properties are being sold "as is". A Phase 1, and if applicable, a Phase 2 Environmental Assessment report will be supplied to the successful purchaser and is available for viewing at the Saskatoon Land Office until closing. Any further subsurface environmental/geotechnical investigations to evaluate for soil conditions on the site will be at the purchasers own expense.

## **POSSESSION**

The successful purchaser will be granted possession of the property after payment in full has been received. Payment in full must be secured no later than 90 days from the closing of the offer acceptance.

The following outlines the conditions for possession:

- 1) On or before the possession date, the successful purchaser will deliver the following to Saskatoon Land:
  - a. A certified cheque, bank draft or solicitor's trust cheque for the balance of the purchase price
- 2) Property taxes will be adjusted at the possession date.
- 3) Purchaser is responsible for fees to transfer Title. The Purchaser must provide the name of their solicitor who will undertake to register the Transfer Authorization on their behalf. The City of Saskatoon will provide a Transfer Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price.



## **SALE AGREEMENT**

The successful purchaser must enter into a sale agreement within 30 days of the conditional Award of Open Market Sales Approach. Failure to enter into the Sale Agreement with the prescribed time period will be deemed in default of the terms of the open market sales approach and the deposit will be forfeited.

## **CONDITIONS**

There will be no exceptions as to the conditions of this open market sales approach.

Please consult our office or the website prior to the closing date for any amendments to this package.

# Industrial

## Document Checklist

To be considered, a submission must be complete and include the following:

- Complete Purchaser Application Form
- Saskatchewan Corporate Search carried out within the last 30 days for the corporation that is to appear on title.
- The purchaser has read and acknowledges the Terms and Conditions identified for this property.

Please submit your completed Document Checklist and Purchaser Application to either:

Jeremy Meinema at [jeremy.meinema@saskatoon.ca](mailto:jeremy.meinema@saskatoon.ca)

Colleen Hassen at [colleen.hassen@saskatoon.ca](mailto:colleen.hassen@saskatoon.ca)

Or by courier or personal delivery addressed to any party above at:

Saskatoon Land

201– 3rd Ave N

Saskatoon, SK S7K 2H7

306.975.3278



*City of*  
**Saskatoon**

Saskatoon Land

# Industrial

## Purchaser Application Form

Please complete this form if you are interested in purchasing land from Saskatoon Land, City of Saskatoon. This information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to Saskatoon Land regarding a desire to purchase property. The completion of the form in no way obligates the applicant to purchase the property in question and is not in any way binding upon The City of Saskatoon. It is for information purposes only. Saskatoon Land will review the form and contact you to confirm whether or not Saskatoon Land will consider your application for negotiation. Saskatoon Land reserves the right to negotiate with only those parties it determines, in its sole discretion. Saskatoon Land reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Saskatoon Land has the ability to reject any offer for any reason prior to acceptance or approval.

### Property Requested:

Legal \_\_\_\_\_

Civic Address: \_\_\_\_\_

ISC Parcel #: \_\_\_\_\_

Purchase Price Offered: \$ \_\_\_\_\_ (before GST).\*

### Contact Information:

Name to appear on title: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, Province, Postal Code \_\_\_\_\_

GST Registration Number (if applicable): \_\_\_\_\_

### Lawyer Information:

Name & Firm: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, Province, Postal Code \_\_\_\_\_

**The property is sold "as is". No warranties or guarantees apply. All sales are subject to administrative approval. The City reserves the right not to enter into a sales agreement.**



# Industrial

## Real Estate Agent/Broker Declaration Form

### LICENSED BROKER/ASSOCIATE INVOLVEMENT (IF APPLICABLE)\*

\* If using a licensed broker/associate, all negotiations must take place through them. Licensed brokers/associates involved in the transaction that are directors or shareholders of the company purchasing the property will not receive a commission.

Associate's Name & Company: \_\_\_\_\_

Associate's Telephone No.: \_\_\_\_\_

Associate's Fax No.: \_\_\_\_\_

Associate's E-mail Address: \_\_\_\_\_

**The proposed corporation that is to hold title to the property must be either a corporation incorporated in Saskatchewan or a corporation extra-provincially registered in Saskatchewan. The ability to change the corporation that is to hold title can only be made prior to offer acceptance. No change of a corporate entity will be allowed thereafter.**

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

**This information is collected under the authority of Section 33 of the *Freedom of Information and Protection of Privacy Act* and for the purpose of property sale transactions within the City of Saskatoon. It is protected by the privacy provisions of the *Freedom of Information and Protection of Privacy Act*.**



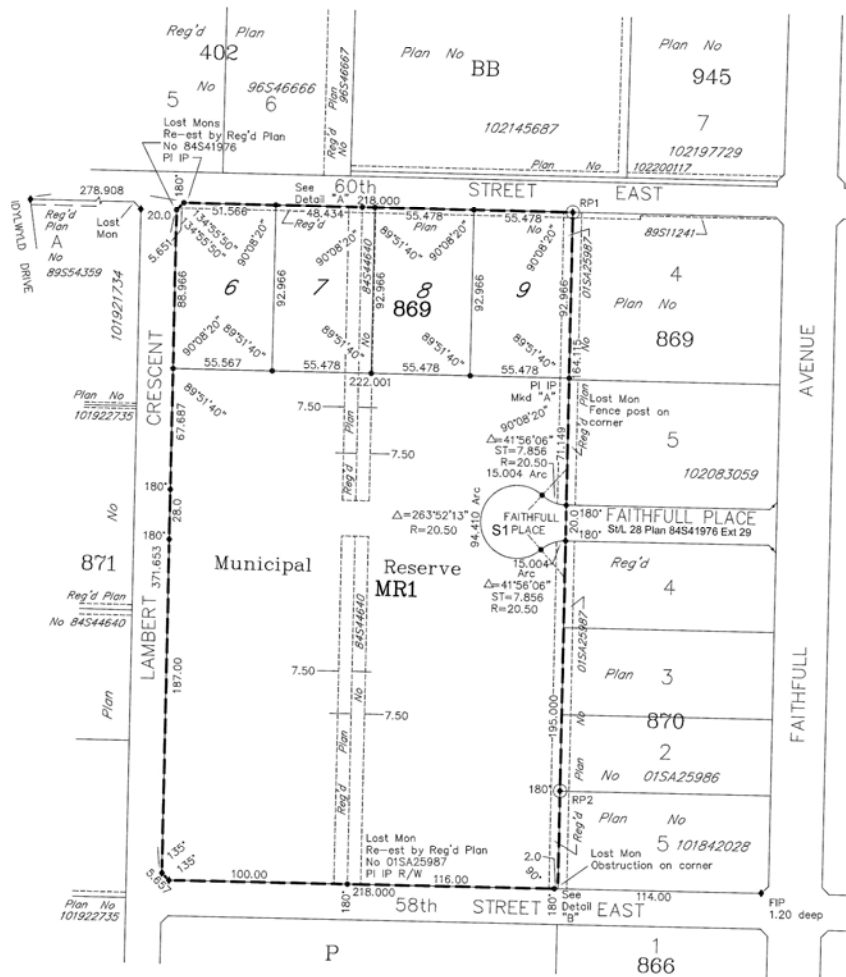
# Open Market Sales Approach — Standard Terms and Conditions

1. Deposit/Closing Date/Possession/Adjustment Date:
  - i. 10% deposit due within 10 days of offer acceptance.
  - ii. 60 days following acceptance of the Saskatoon Land proposal letter or as agreed to between the vendor and purchaser.
2. Conditions Precedent:
  - i. Approval of the sale by the CFO/General Manager, Corporate Financial Services Department
3. Special Terms and Conditions:
  - i. The property is sold “as is” and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date. Current Phase 1 Environmental Site Assessment will be provided for the land parcel.
  - ii. Real Estate Commissions, if applicable; to be paid based on the following as outlined in Council Policy No. C09-015, Real Estate Commissions—Sale of City-owned Land:
    - 5% for the first \$1 million;
    - 3% for any amounts above \$1 million to \$2 million; and
    - 1% for any amounts above \$2 million to a maximum payment of \$150,000.
  - iii. The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency any easements, which may be required by any or all of the said agencies at no cost.

Saskatoon Land will review the offers and contact interested parties to confirm whether or not Saskatoon Land will consider the application for further negotiation. In the event multiple offers are submitted for the same parcel, Saskatoon Land will enter into negotiations with the party having the highest offer in compliance with applicable terms and conditions, provided that said offer is deemed to be acceptable market value.

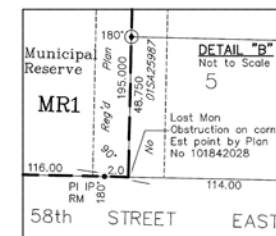
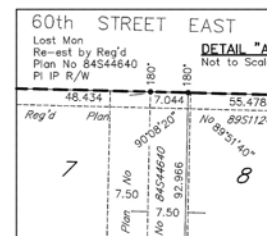
Potential purchasers can make offers below or above the list price. Generally speaking, the purchaser making the highest offer consistent with standard terms and conditions will be contacted for potential sale of the parcel.

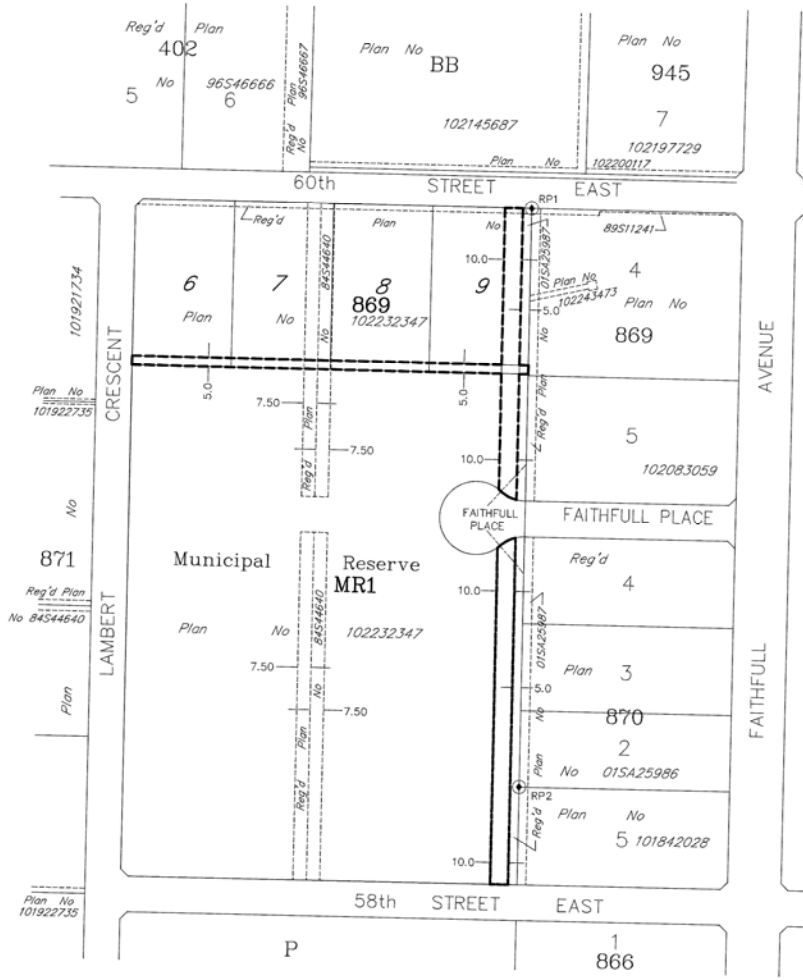
PLAN OF SURVEY SHOWING  
SURFACE SUBDIVISION OF  
LOT A, BLOCK 869,  
LOT A, BLOCK 870 &  
PART OF FAITHFULL PLACE  
REG'D PLAN NO 84S41976  
NW 1/4 SEC 16- TWP 37-  
RGE 5- W 3RD MER  
SASKATOON, SASKATCHEWAN  
BY T.R. WEBB, S.L.S.  
DATE: MARCH-AUGUST 2016  
SCALE 1:2000



1. Measurements are in metres and decimals thereof.
2. Area to be approved is outlined with a heavy dashed line.
3. The Unique Identifier of S020 for this survey firm has been stamped on all established standard iron posts.
4. Standard iron posts found are shown thus unless otherwise indicated...♦
5. Standard iron posts planted are shown thus unless otherwise indicated ...•
6. Parcels within the line of approval have an Extension 0.
7. Datum used: NAD83 (CSRS)
8. Projection used: UTM Zone 13N Extended
9. Reference points are shown thus...ORP1 ORP2
10. Geo-referenced points were derived from GNSS observations.
11. RP coordinates were derived on March 30, 2016.

Dedicated lands to the City of Saskatoon  
222, 3rd Avenue North  
Saskatoon, SK S7K 0J5





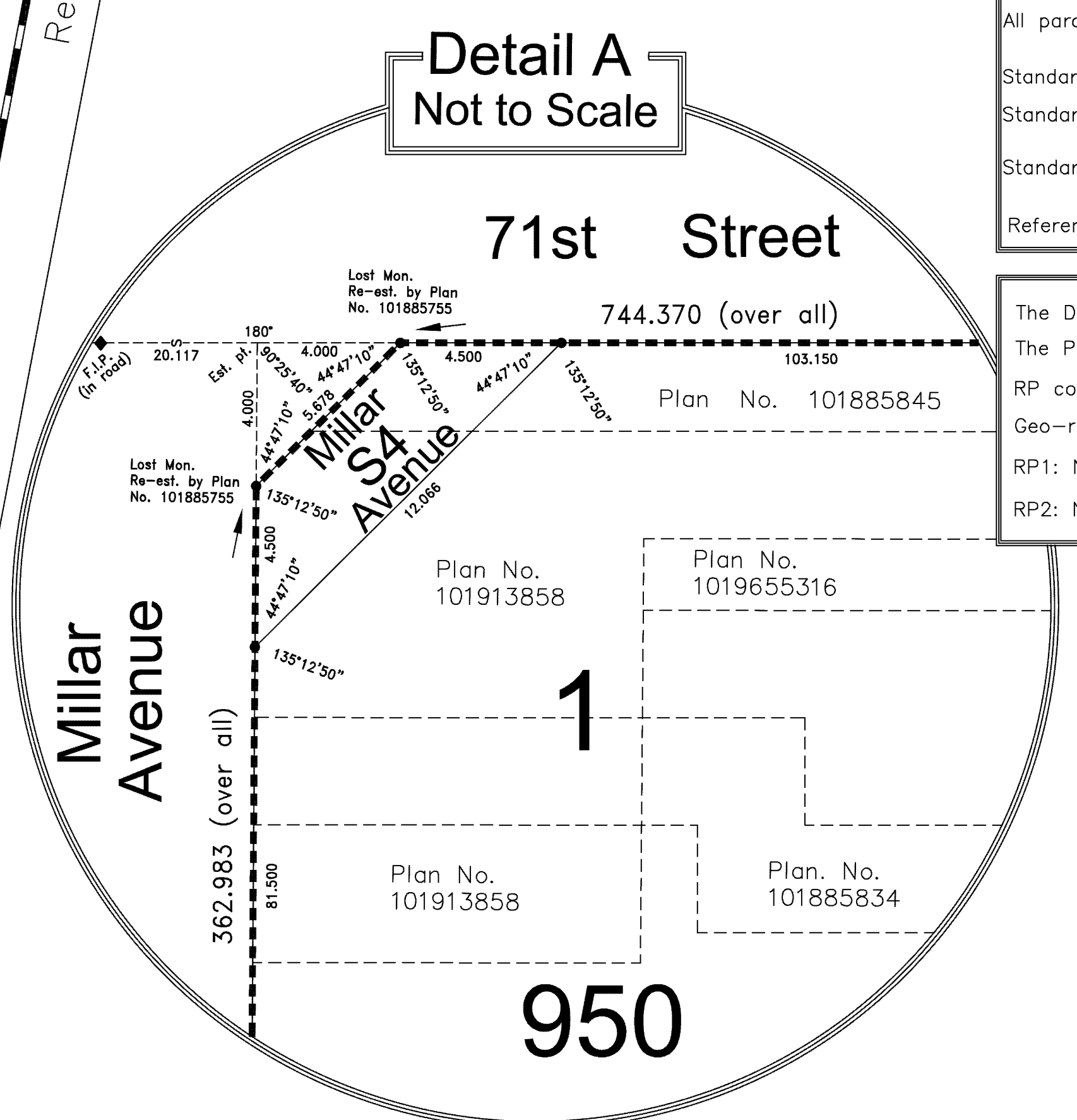
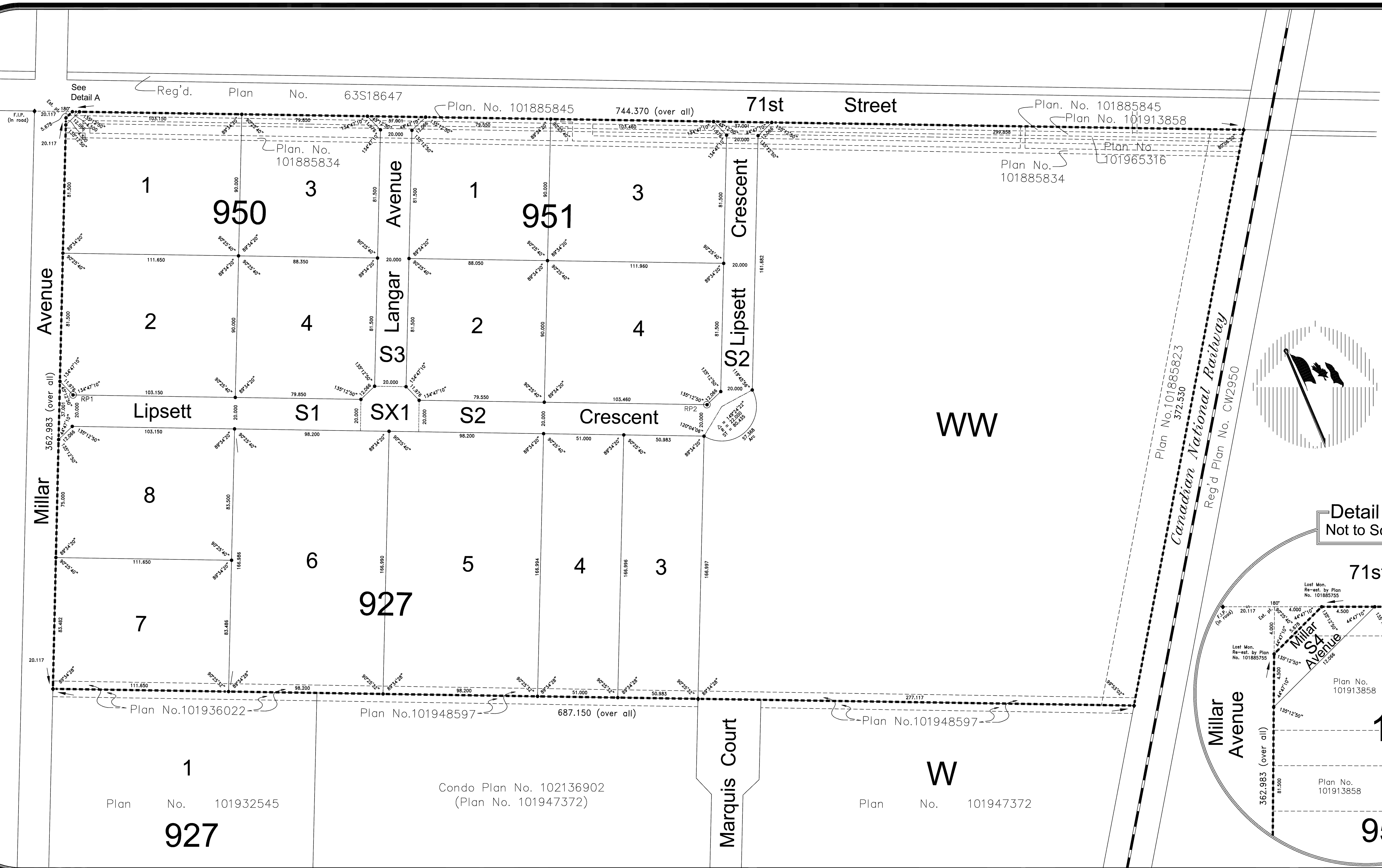
DESCRIPTIVE PLAN TYPE II  
 SHOWING SURFACE FEATURE  
 RIGHT OF WAYS IN  
 LOTS 6-9, BLOCK 869 &  
 MUNICIPAL RESERVE MR1  
 PLAN NO 102232347  
 NW 1/4 SEC 16- TWP 37-  
 RGE 5- W 3RD MER  
 SASKATOON, SASKATCHEWAN  
 BY T.R. WEBB, S.L.S.  
 DATE: JUNE 26 2017  
 SCALE 1:2000

1. Measurements are in metres and decimals thereof.
2. Area to be approved is outlined with a heavy dashed line.
3. The extensions of all parcels affected by this feature are 0.
4. Widths of rights of way are as shown.
5. Standard iron posts found are shown thus... ♦
6. Datum used: NAD83 (CSRS)
7. Projection used: UTM Zone 13N Extended
8. Reference points are shown thus... ○RP1 ○RP2
9. Geo-referenced points were derived from GNSS observations.
10. RP coordinates were derived on March 30, 2016.

Prepared by  
  
 14-2622sc CAS



**Marquis Industrial**  
 [ Phase 10 ]  
**Plan of Survey Showing  
 Surface Subdivision**  
 of all of  
**Parcels X, Y and Z**  
**Plan No. 101891505**  
 in  
**N.W. 1/4 Sec. 22**  
**Twp. 37 Rge. 5 W. 3rd Mer.**  
**Saskatoon, Saskatchewan**  
 By: D.V. Franko S.L.S.  
 Date: October 2012 - November 2014  
 Scale: 1 : 1000



**LEGEND: ~**

- Area to be approved is outlined by a heavy dashed line.
- Measurements are in metres and three decimals thereof.
- All parcels within the line of approval have an Extension 0 unless otherwise indicated.
- Standard Road Allowances on the plan are 20.117 metres in width.
- Standard Iron Posts found are shown thus ..... unless otherwise indicated.
- Standard Iron Posts planted are stamped S01 and shown thus ..... and shown thus ..... S02
- Reference Points are shown thus: ..... RP1 ..... RP2

The Datum used: NAD83(CSRS) (2014)  
 The Projection used: UTM Zone13N Extended  
 RP coordinates were derived on November 11th 2014.  
 Geo-referenced points derived from CSRS-PPP  
 RP1: Northing 5784600.888; Easting 387494.632  
 RP2: Northing 5784594.667; Easting 387897.493



# Marquis Industrial

[ Phase 10 ]

Descriptive Plan Type II  
Showing

FEATURE UTILITY RIGHT of WAY  
through

Lots 1 to 4, Block 950;  
Lots 1 to 4, Block 951;  
Lots 4 to 8, Block 927;  
and Parcel WW. all in...

PLAN No. 102175714

N.W. 1/4 Sec. 22

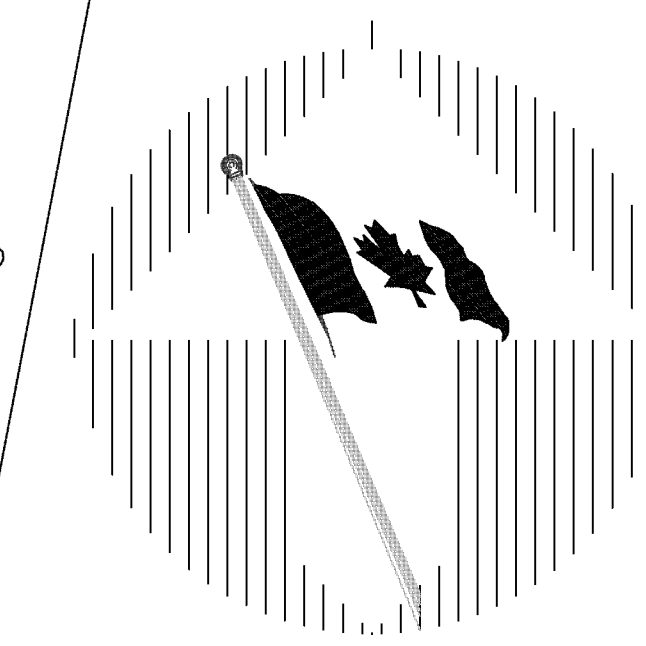
Twp. 37 Rge. 5 W. 3rd Mer.

Saskatoon, Saskatchewan

By: D.V. Franko S.L.S.

Date: November 18th 2014

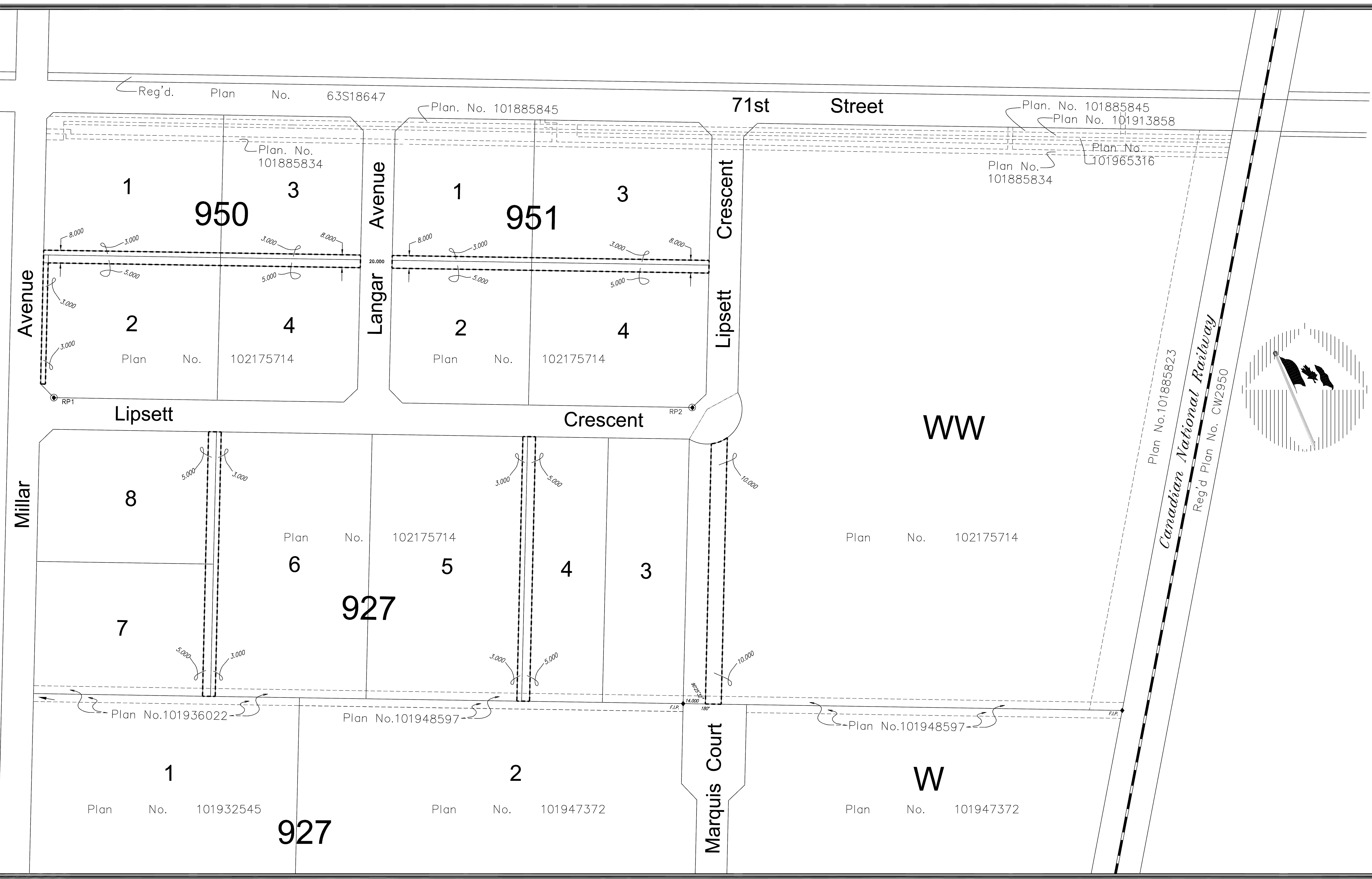
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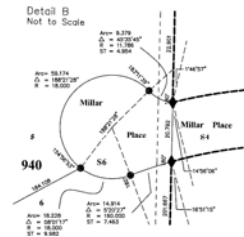
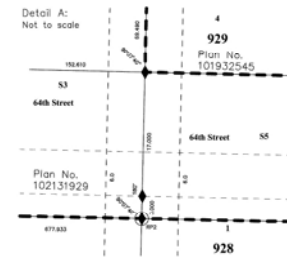
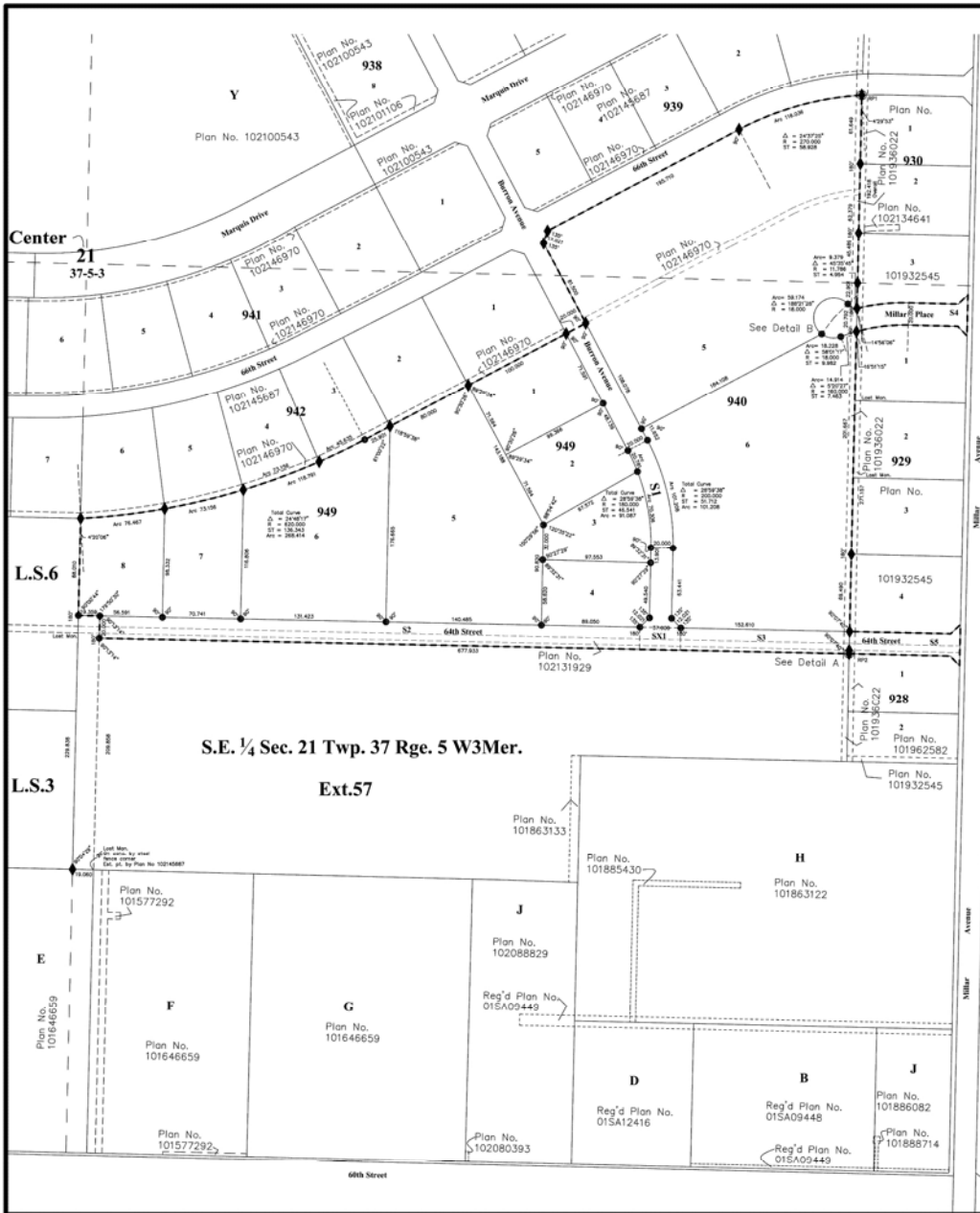


LEGEND: ~

Area to be approved is outlined by a heavy dashed line.  
Measurements are in metres and three decimals thereof.  
All parcels affected by this feature have an Extension 0 unless otherwise indicated.  
Standard Iron Posts found are shown thus .....  
Reference Points are shown thus: ..... ○ RP1 ○ RP2

The Datum used: NAD83(CSRS) (2014)  
The Projection used: UTM Zone13N Extended  
RP coordinates were derived on November 11th 2014.  
Geo-referenced points derived from CSRS-PPP  
RP1: Northing 5784600.888; Easting 387494.632  
RP2: Northing 5784594.667; Easting 387897.493





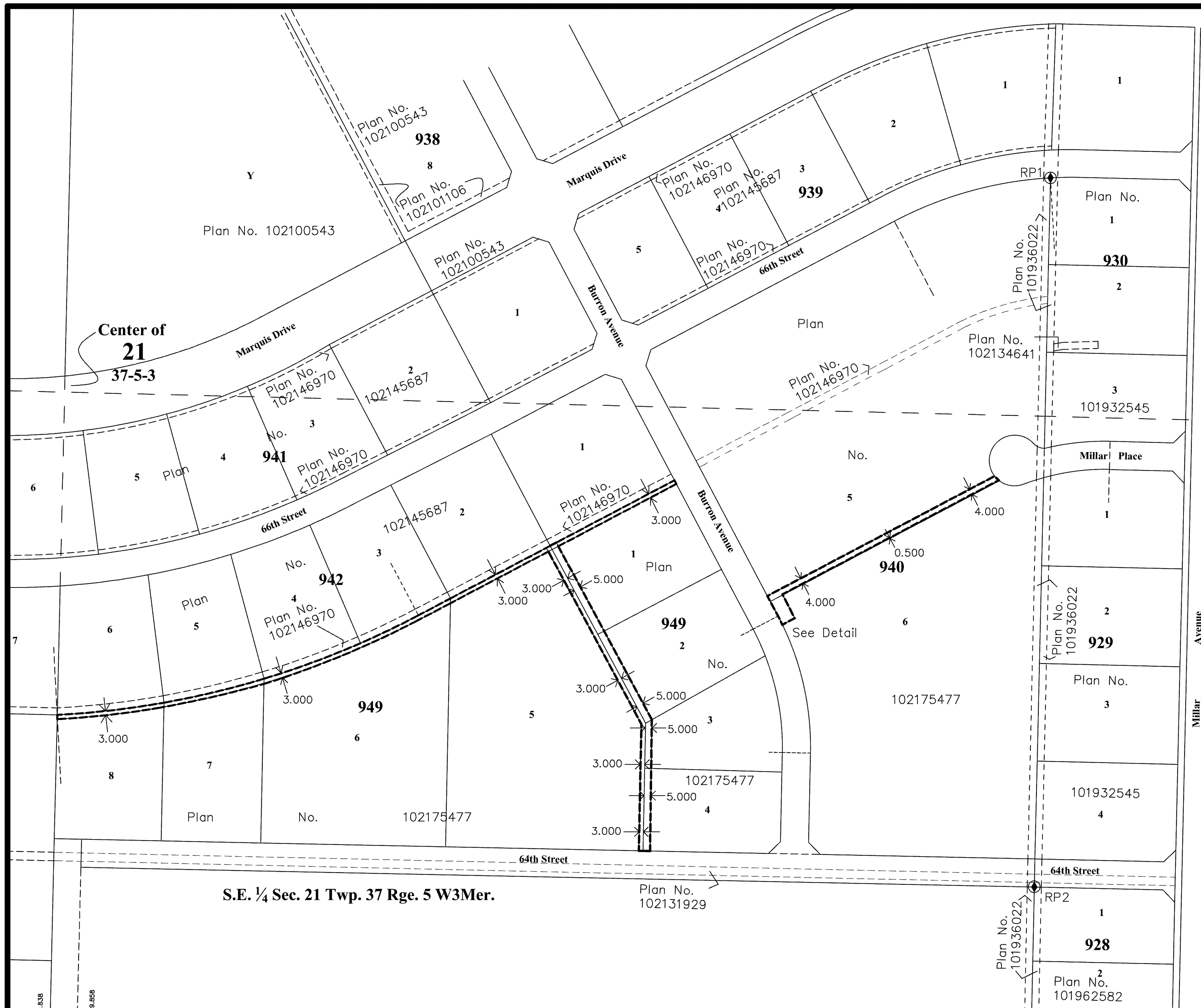
**Marquis Phase 9  
Plan of Survey Showing  
Surface Subdivision  
of all of Lots 1 to 4 Blk. 940  
Plan No. 102145687,  
in the E. 1/2 Sec. 21  
and part of Parcel Y  
Plan No. 102100543;  
in the N.E. 1/4 Sec. 21  
and Parcel Class Code  
Change of Parcels J & K  
Plan No. 101932545  
in the S.E. 1/4 Sec. 21  
all within  
Twp. 37 Rge. 5 W3Mer.,  
Saskatoon, Saskatchewan  
By: D.V. Franko S.L.S.  
Date: July 2014 - October 2014  
Scale: 1:2000**

- Legend**
- Area to be approved is outlined by a heavy dashed line
  - Measurements are in metres and three decimals thereof
  - All parcels within the line of approval have extension 0
  - Standard iron posts found are shown thus unless otherwise shown
  - Standard iron posts planted are stamped S021 and shown thus
  - Reference Points are shown thus: RP 1
  - RP 2
  - Standard road allowances on the plan are 20.117 metres in width
  - The Datum used: NAD83(CSR5) (2014)
  - The Projection used: UTM Zone13N Extended
  - RP coordinates were derived on September 12, 2014.
  - Geo-referenced points derived from CSRS-PPP
  - RP1: Northing 5784148.843, Easting 387351.903
  - RP2: Northing 5783644.771, Easting 387340.375

**George, Nicholson, Franko & Associates Ltd.**  
Legal Land Surveyors, Global Positioning Systems

date	revision date	by
09/02/2014	11/10/2014	TC
drawn by TC	2	TC
checked by DVP	11/17/2014	TC
file no. 1204-24	REV/DAT/	REV/DAT/
sheet 1 of 1	REV/DAT/	REV/DAT/

drawing no. MARQUIS INDUSTRIAL PHASE9 PPS



**Marquis Phase 9**  
**Descriptive Plan Type II**  
 showing  
**Feature Utility Right of Way**  
 through  
**Lots 1 to 8 incl. Block 949**  
 and  
**Lot 5 Block 940**  
 all in  
**Plan No. 102175477**  
 in  
**E. 1/2 Sec. 21**  
**Twp. 37 Rge. 5 W3Mer.**  
**Saskatoon**  
**Saskatchewan**  
 By: **D.V. Franko S.L.S.**  
 Date: **November 19th, 2014**  
 Scale: **1:2000**

**Legend**

Area to be approved is outlined by a heavy dashed line

Measurements are in metres and three decimals thereof

All parcels affected by this feature have an extension 0 unless otherwise shown.

Standard iron posts found are shown thus unless otherwise shown .....◆

Standard road allowances on the plan are 20.117 metres in width.

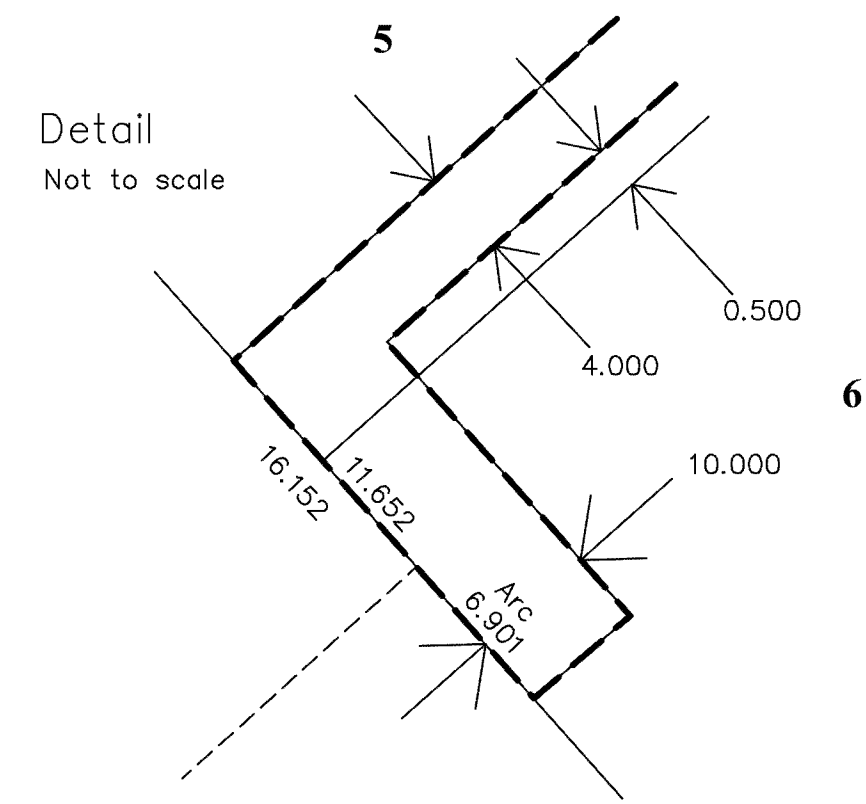
Reference Points are shown thus.....○ RP1  
 ○ RP2

The Datum used: NAD83(CSRS)

The Projection used: UTM Zone13N Extended

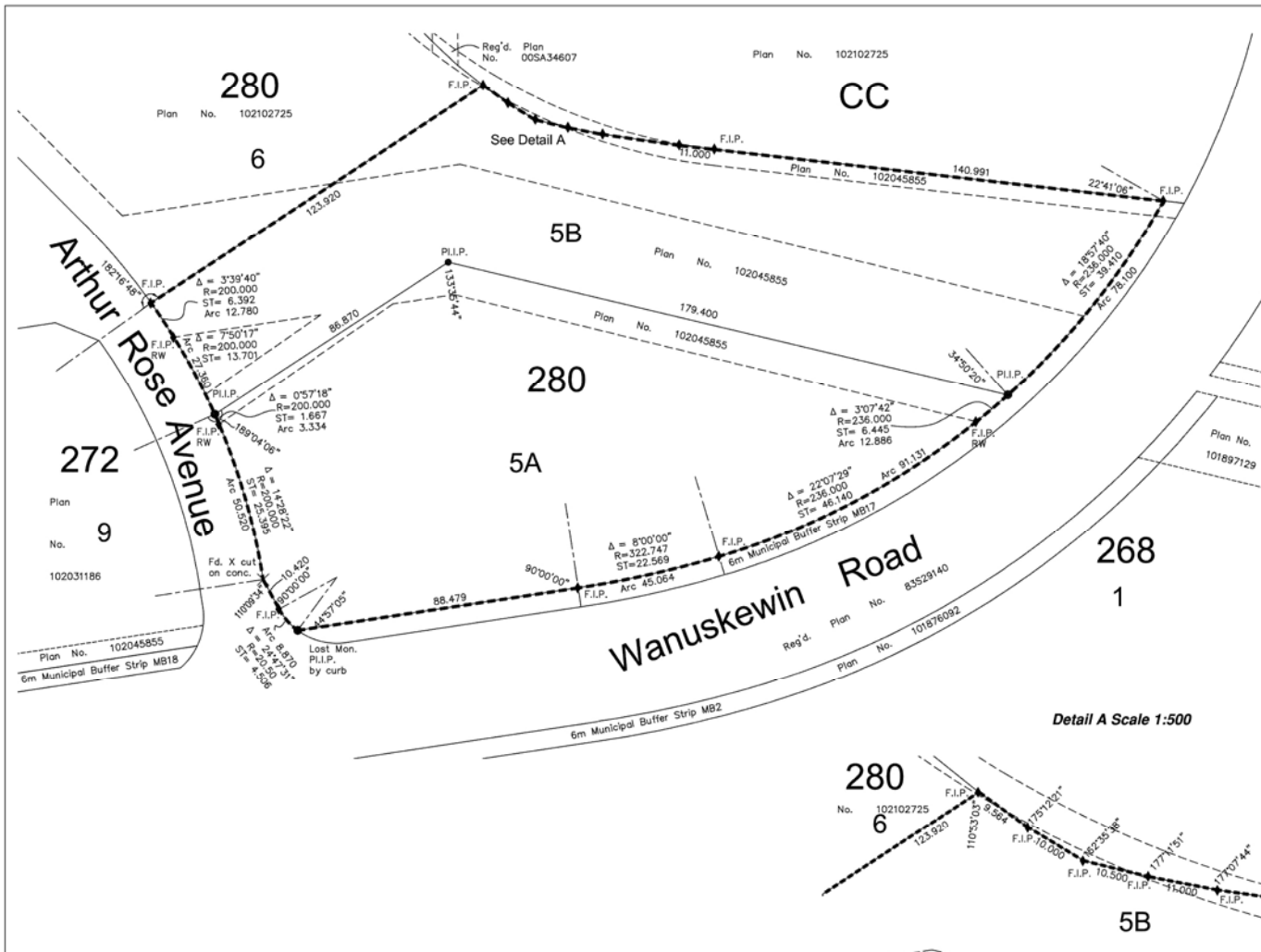
RP coordinates were derived on September 12, 2014.

Geo-referenced points derived from CSRS-PPP  
 RP1: Northing 5784148.843; Easting 387351.903  
 RP2: Northing 5783644.771; Easting 387340.375



**George, Nicholson, Franko & Associates Ltd.**  
 Legal Land Surveyors, Global Positioning Systems

date	no.	revision date	by
11/18/2014	1	11/19/2014	TC
checked by	DVF	REV2DATE	R2BY
file no.	MARQUIS.PH9.EASEMENT	REV3DATE	R3BY
sheet	1 of 1	REV4DATE	R4BY



**Plan of Survey Showing  
 Surface Subdivision  
 of all of  
 Lot 5 Block 280 Plan No. 102102725  
 in E. 1/2 Sec. 22 Twp. 37 Rge. 5 W3Mer.  
 City of Saskatoon  
 Saskatchewan  
 By: D.V. Franko S.L.S.  
 October - December 2013 Scale 1:1000**



Area to be approved is outlined with a heavy dashed line. Measurements are in metres and three decimals thereof. All parcels within the line of approval have extension O. Standard Iron Posts found are shown thus . . . . . unless otherwise shown . . . . . Standard Iron Posts planted are stamped S021 and shown thus . . . . .

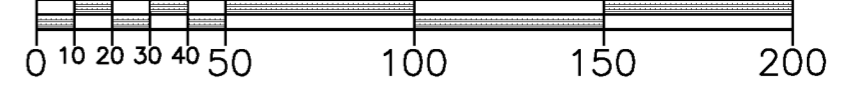
**George, Nicholson, Franko & Associates Ltd.**  
 Legal Land Surveyors, Global Positioning Systems

drawing no. 1304-S1-2013MarquisIndustrial-PS				
client City of Saskatoon				
date	December 8-2013	no.	revision date	by
drawn by	vmm	1	Dec. 11-2013	BOG
checked by	DVP	2	Dec. 11-2013	BOG
file no.	1304-S1	3	REVDATE	R2013
paper size	24 x 13.3	4	REVDATE	R2013
scale	1:1000	5	REVDATE	R2013

# Marquis Industrial

## Plan of Survey Showing Feature Utility Right of Way

Scale 1 : 2000



Measurements are in metres and decimals thereof.

Area to be approved is outlined with a heavy dashed line.  
All parcels affected by this feature have an Extension 0, unless otherwise shown.

New Right of Way limits are straight lines unless otherwise shown.

Standard Iron Posts found are shown thus .....

Standard Iron Posts planted are stamped SO21 and are marked "RW" and are shown thus unless otherwise noted.....

Width of Right of Way is as shown.

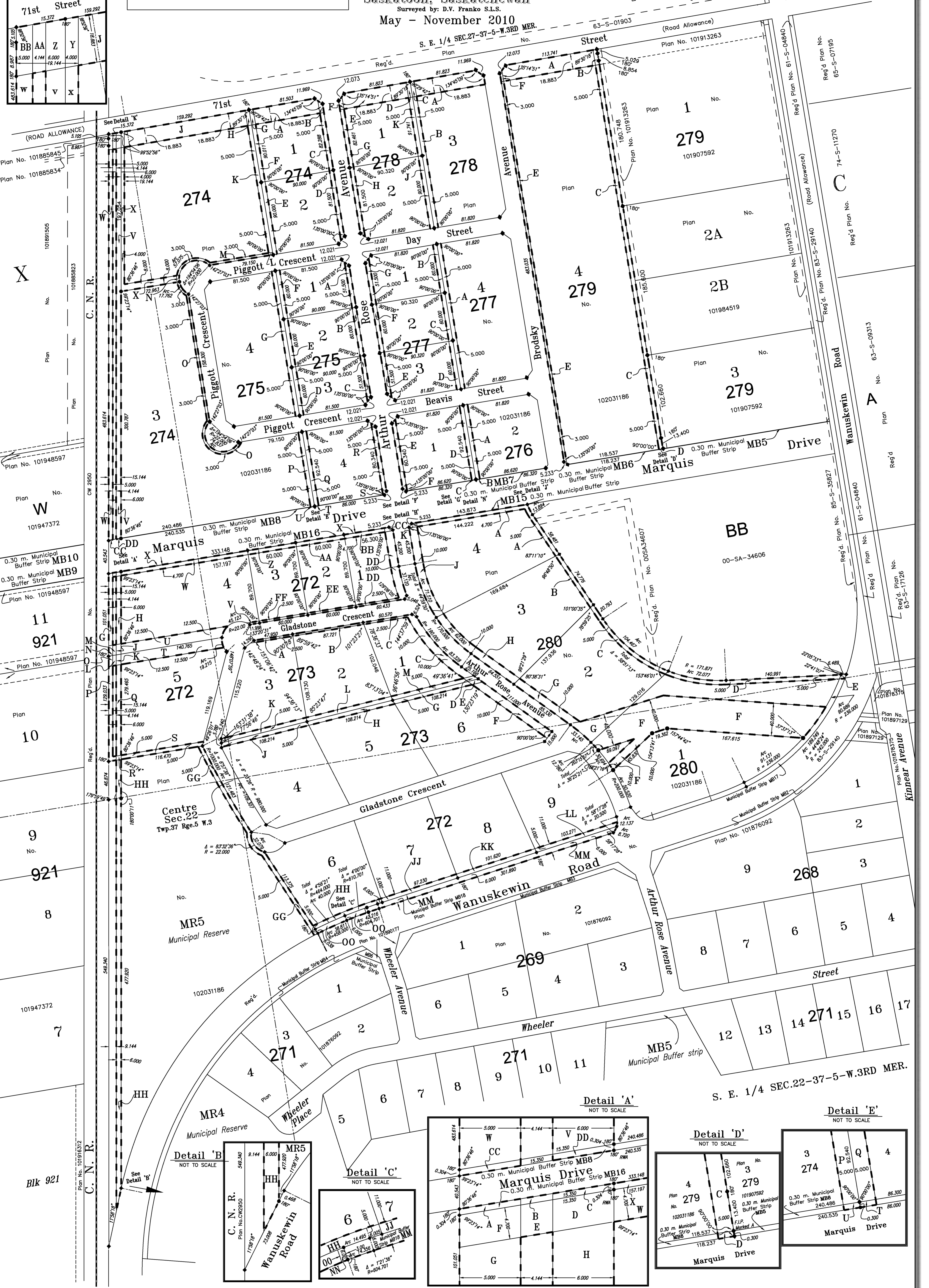
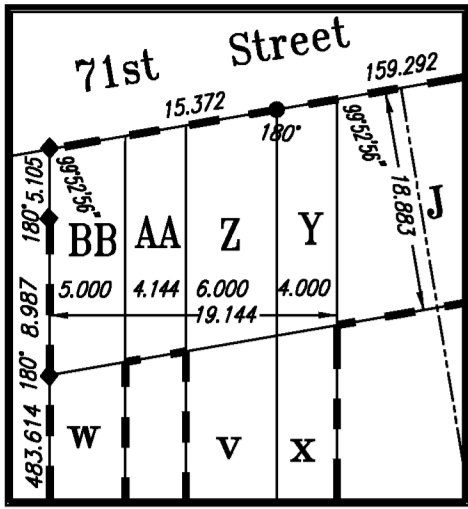
affecting  
Lots 1 to 9 incl. Block 272; Lots 1 to 4 incl. Block 277;  
Lots 1 to 8 incl. Block 273; Lots 1 to 3 incl. Block 278;  
Lots 1 to 4 incl. Block 274; Lot 4, Block 279;  
Lots 1 to 4 incl. Block 275; Lots 1 to 4 incl. Block 280;  
Lots 1 to 2 incl. Block 276; MB6, MB7, MB8, MB15, MB16, MB17, MB18 & MR5;  
All on Plan No. 102031186

Sec.22 Twp.37 Rge.5 W.3rd Mer.  
Saskatoon, Saskatchewan  
Surveyed by: D.V. Franko S.L.S.

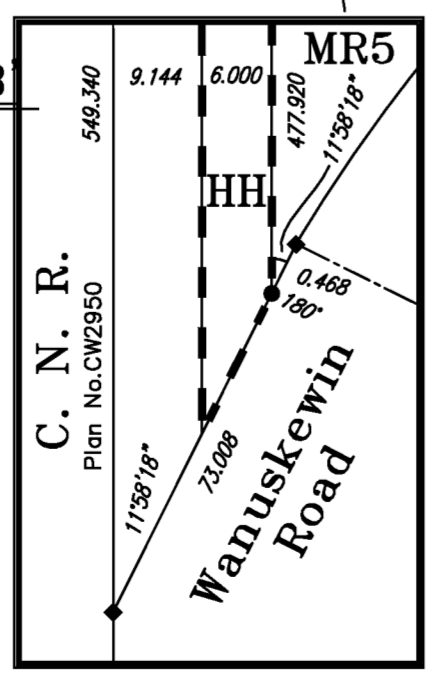
May - November 2010

Reg'd Plan No.  
61-S-04840

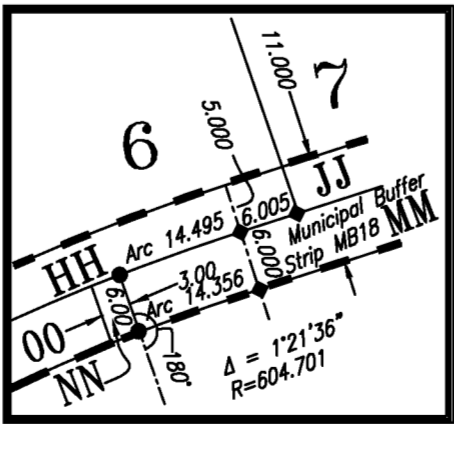
Detail 'K'  
NOT TO SCALE



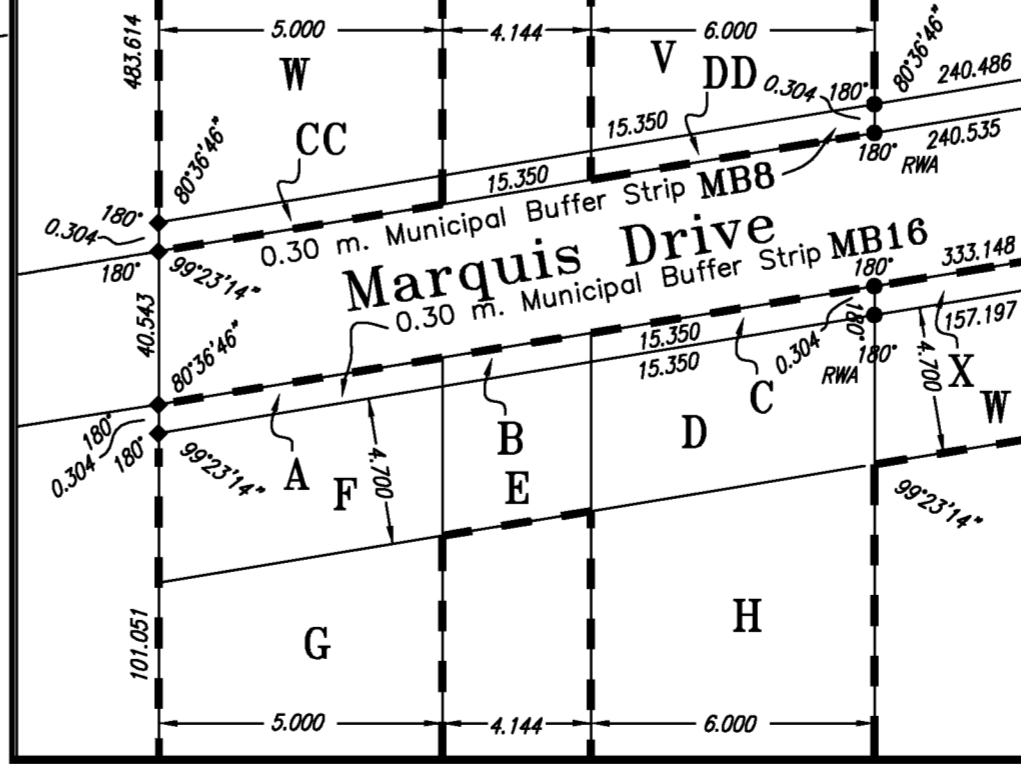
Detail 'B'  
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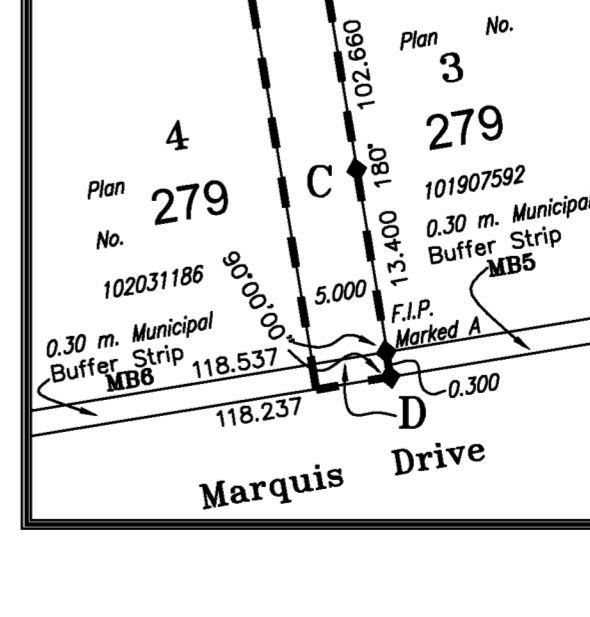
Detail 'C'  
NOT TO SCALE



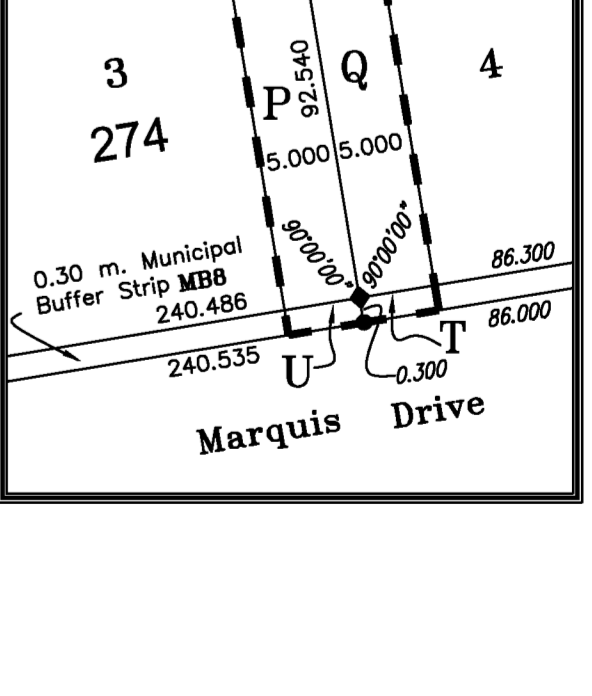
Detail 'A'  
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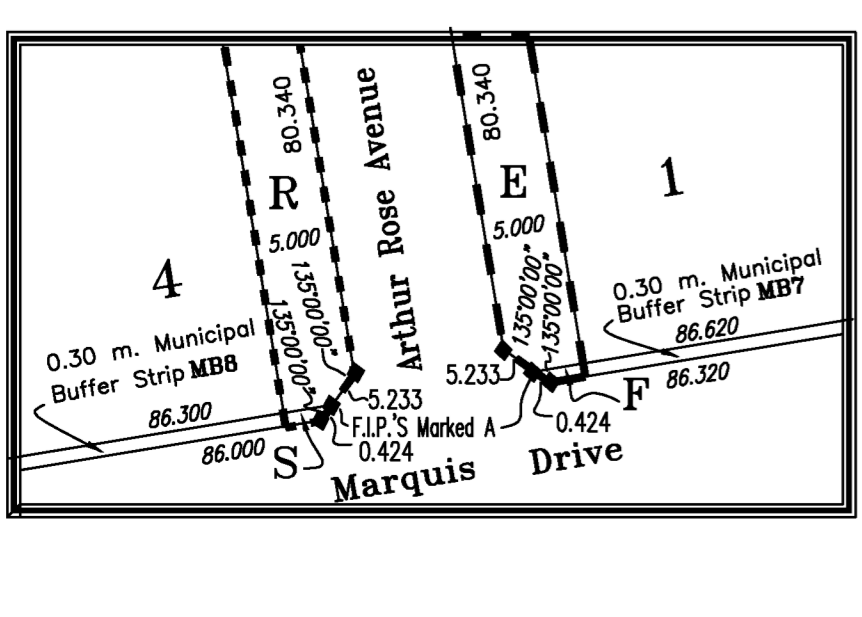
Detail 'D'  
NOT TO SCALE



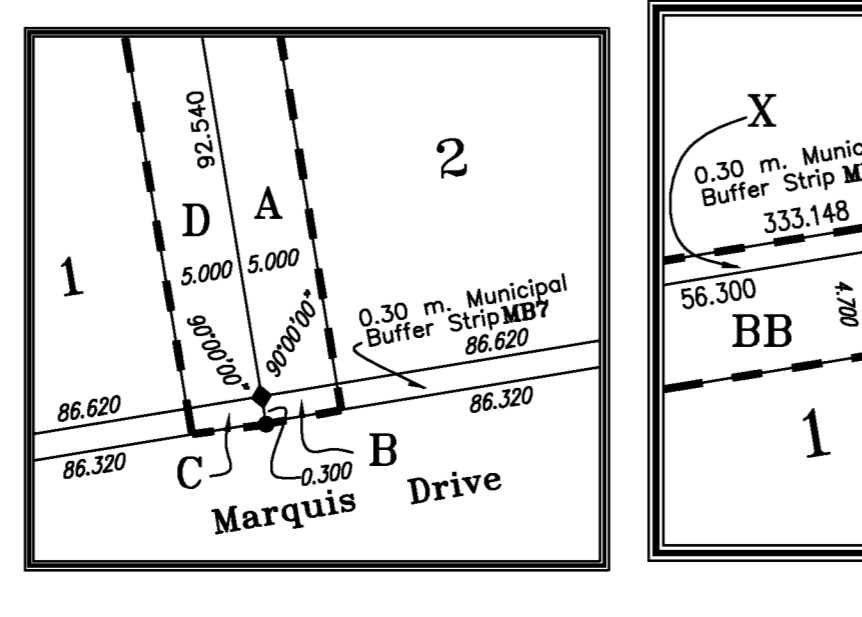
Detail 'E'  
NOT TO SCALE



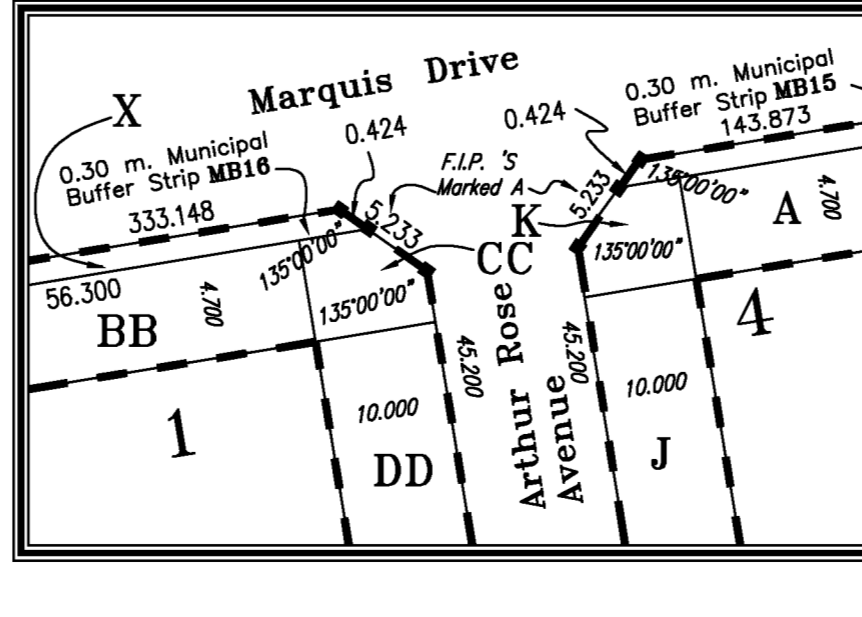
Detail 'F'  
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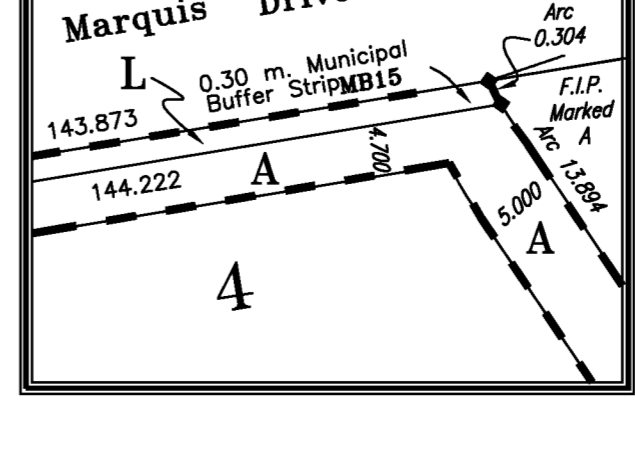
Detail 'G'  
NOT TO SCALE



Detail 'H'  
NOT TO SCALE



Detail 'J'  
NOT TO SCALE



**George, Nicholson, Franko, & Associates Ltd.**  
Land Surveyors  
Saskatchewan  
Celebrating 100 Years of service to the Province of Saskatchewan  
Saskatoon, Saskatchewan  
SINCE 1910

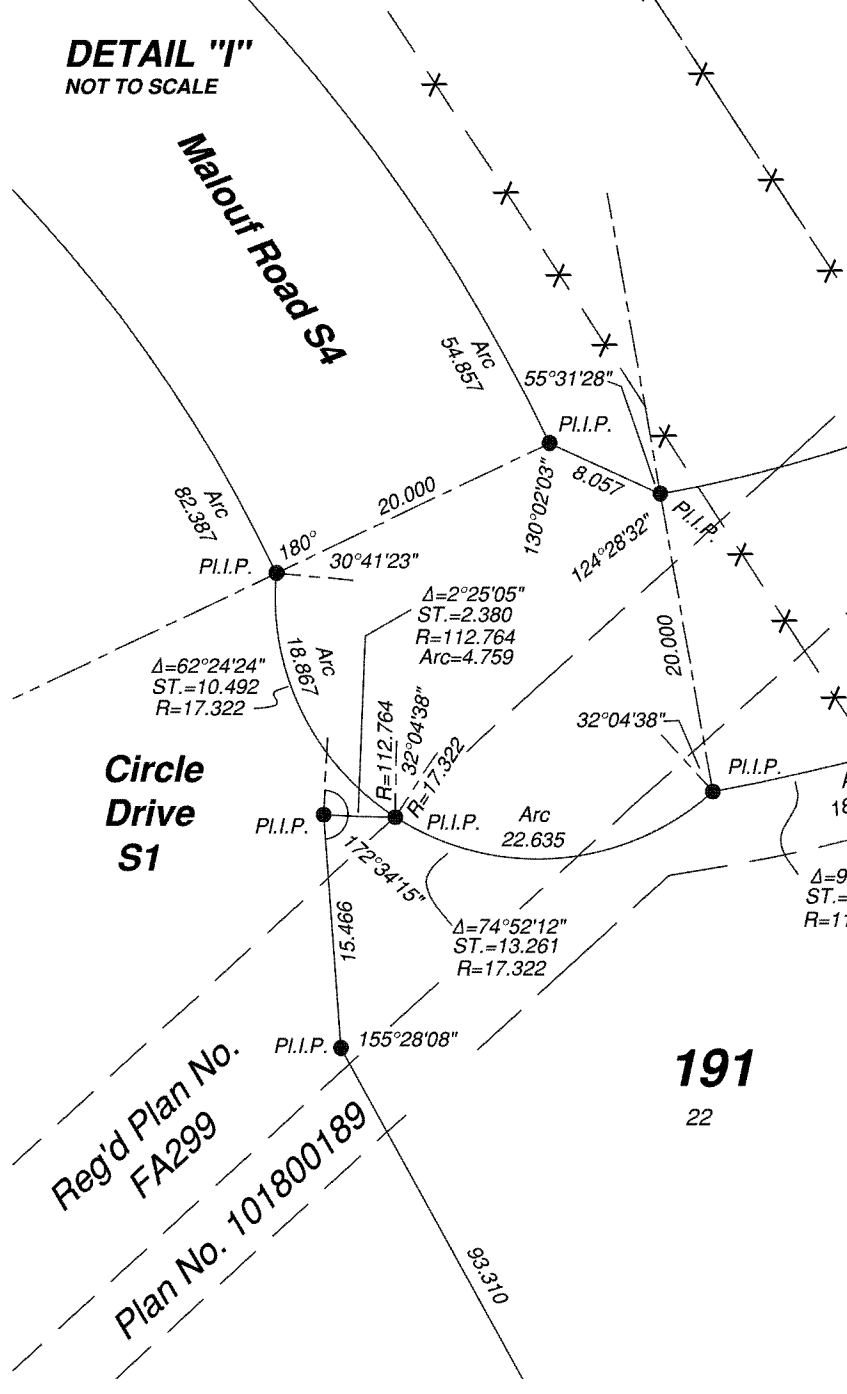
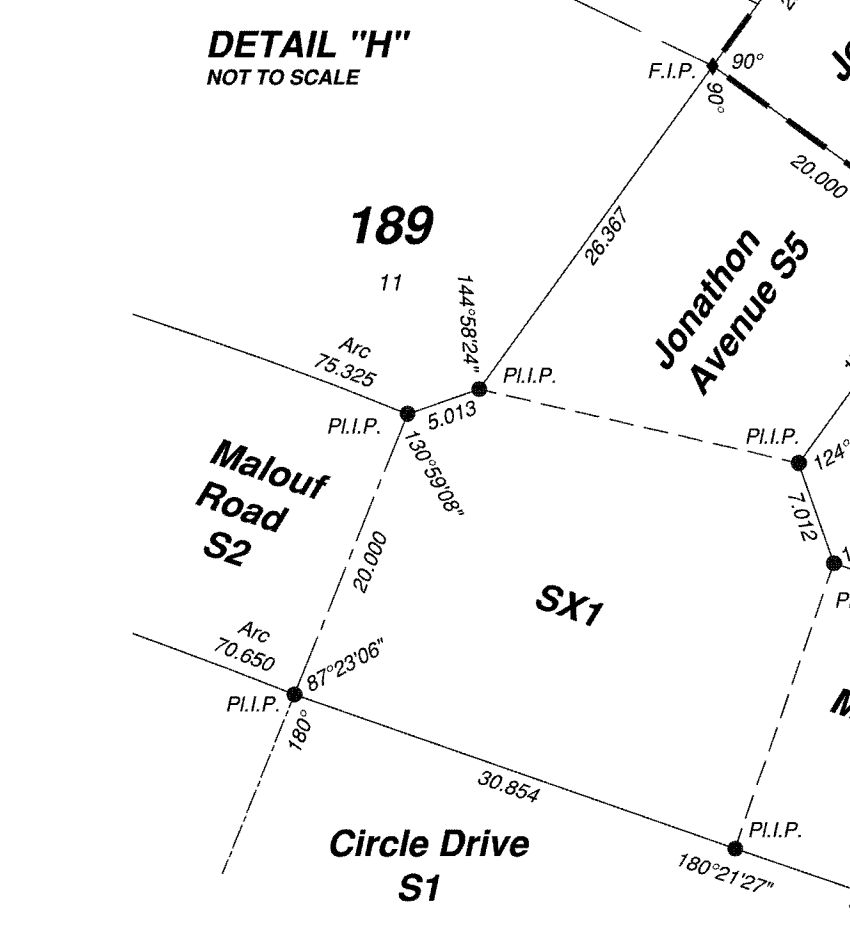
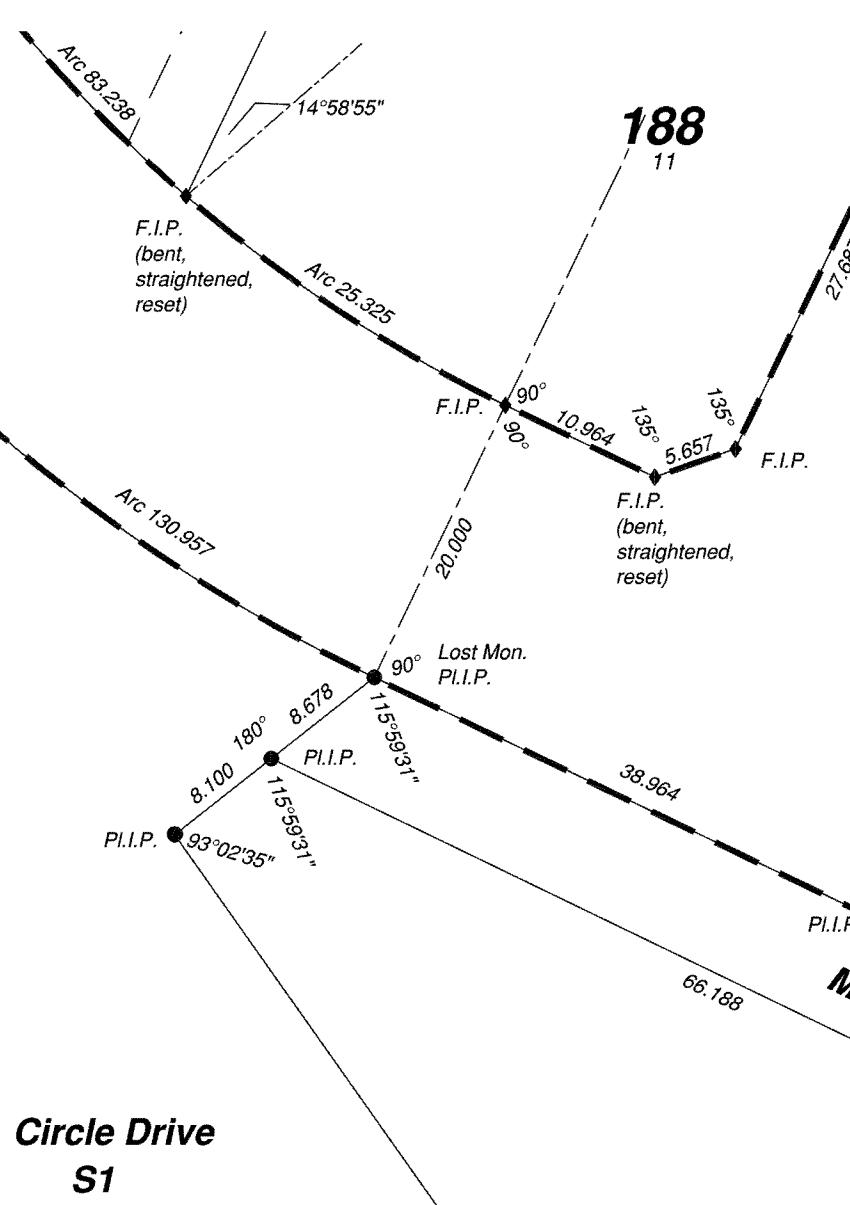
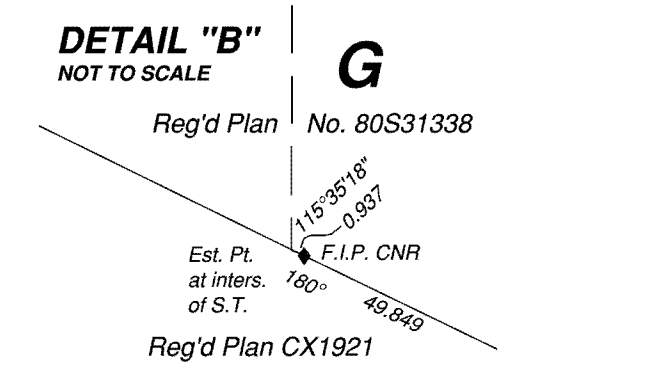
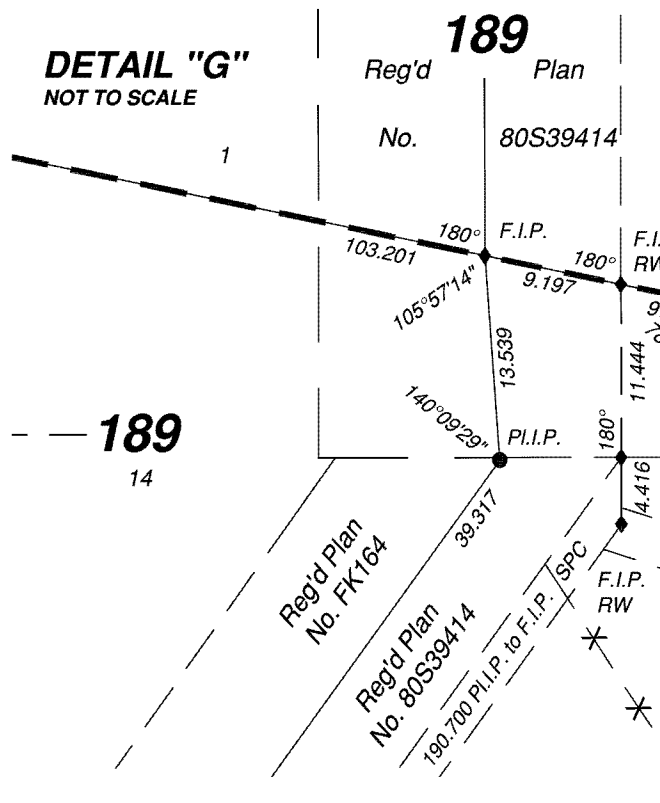
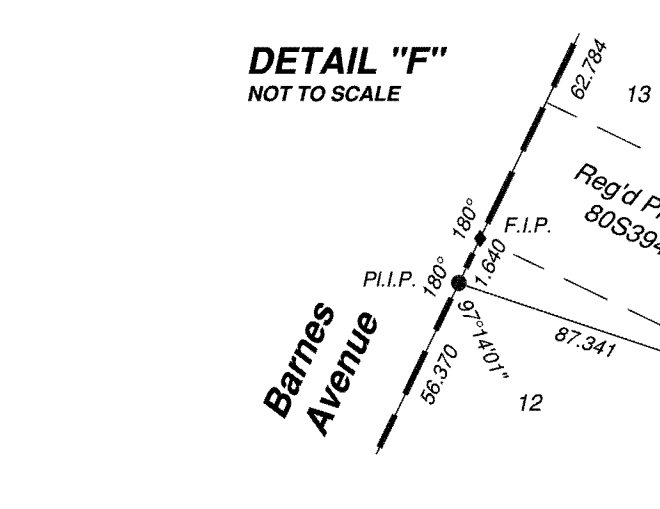
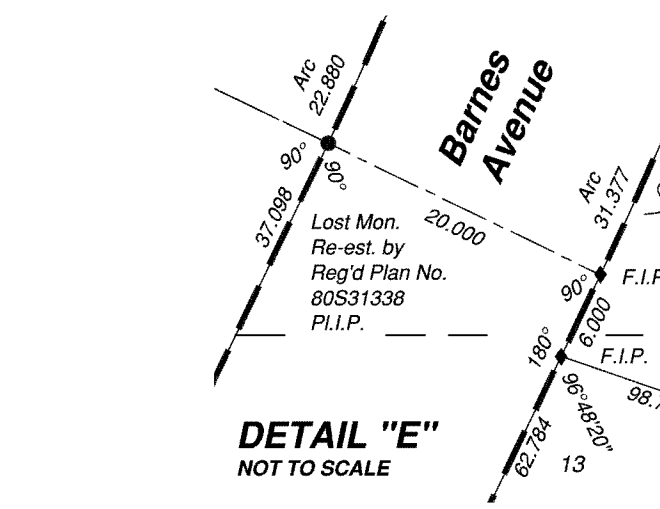
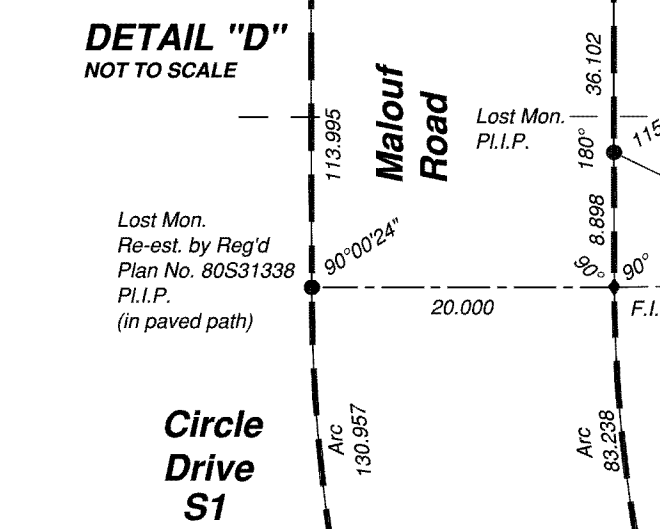
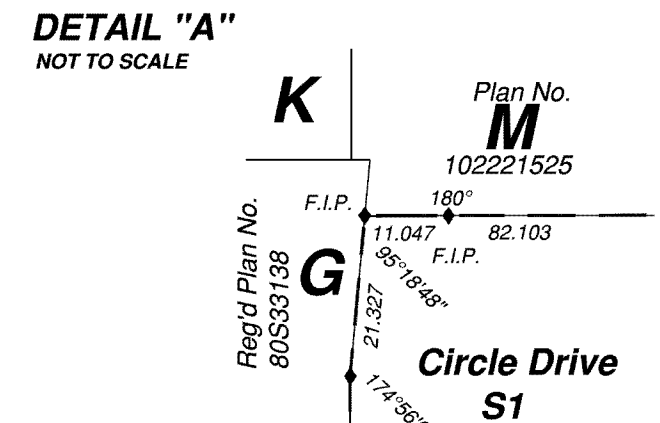
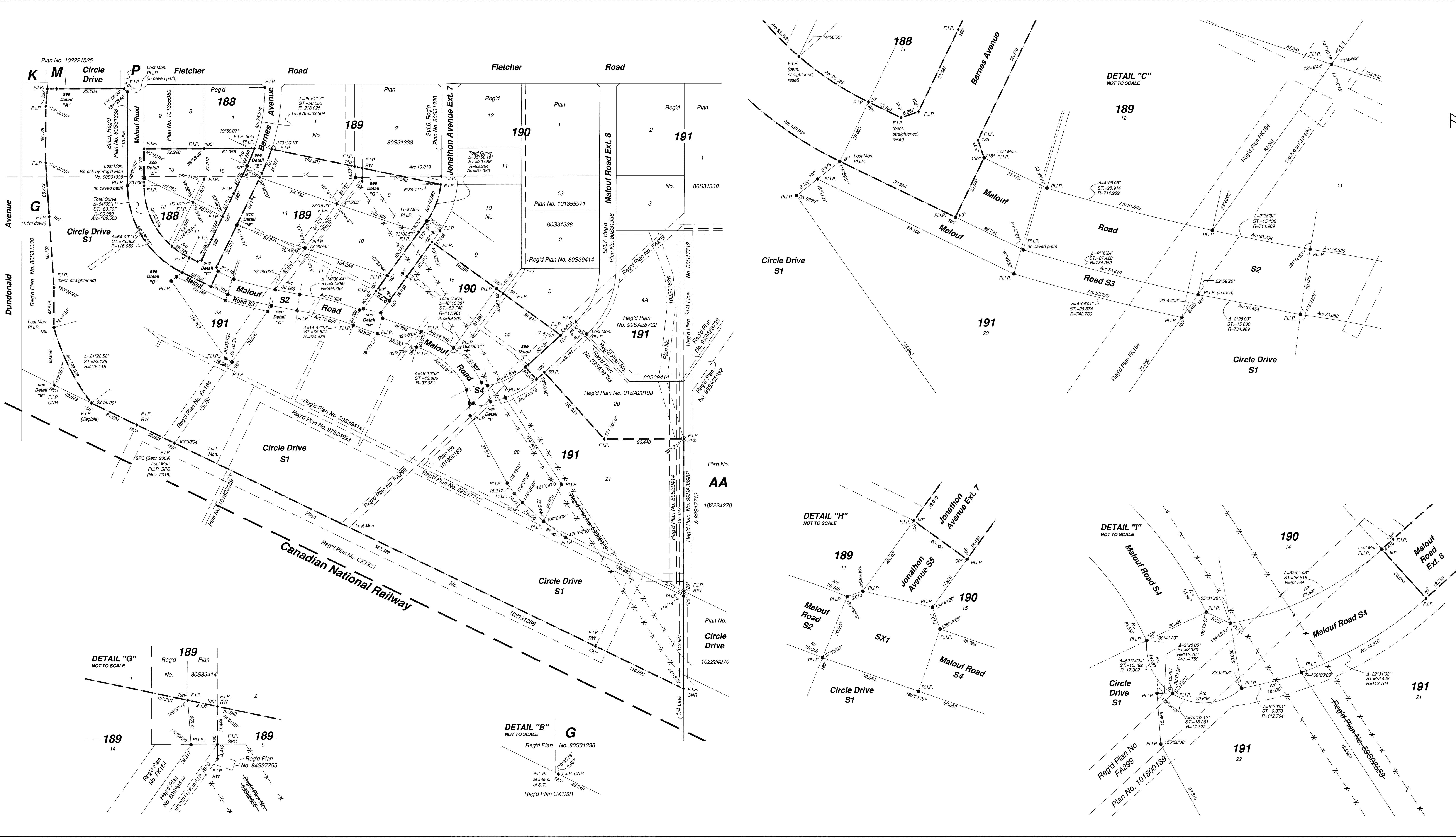
Plan revised: - November 11th 2010  
Plan revised: - November 18th 2010  
Plan revised: - November 26th 2010

**Base Map 6 - Circle Drive South  
 Plan of Survey**

**SHOWING  
 SURFACE SUBDIVISION**

of all  
 Lots 2 to 7 inclusive Blk. 188,  
 Lots 3 to 8 inclusive Blk. 189,  
 Lots 4 to 8 inclusive Blk. 190,  
 Lots 5 to 19 inclusive Blk. 191,  
 Parcels A & D,  
 part of Malouf Road,  
 all within Reg'd Plan No. 80S31338;  
 all of Parcel B Reg'd Plan No. 67S07546;  
 all of Parcel AA Plan No. 102221626;  
 W 1/2 Sec. 19 Twp. 36 Rge. 5 W3Mer.  
 Saskatchewan  
 SASKATCHEWAN  
 BY: D.V. Franko, S.L.S.  
 DATE: September 2009 - June 2017  
 SCALE 1:2000

**NOTES:**  
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.  
 MONUMENTS FOUND ARE SHOWN THUS: ●  
 STANDARD IRON POSTS PLANTED ARE SHOWN THUS: ○  
 REFERENCE POINTS ARE SHOWN THUS: ○  
 AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.  
 MONUMENTS PLANTED OR RE-ESTABLISHED IN THIS SURVEY ARE  
 MARKED WITH UNIQUE IDENTIFIER OR S002.  
 ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION 0.  
 STANDARD ROAD ALLOWANCES SHOWN ARE 20.117 METRES IN WIDTH.  
 DATUM USED: NAD83(CSRS)  
 PROJECTION USED: UTM ZONE 13N EXTENDED  
 GEOREFERENCED POINTS DERIVED FROM GNSS OBSERVATION.  
 RP COORDINATES WERE DERIVED ON MAY 4TH, 2016.



**George, Franko & Associates**  
 Legal Land Surveyors, Global Positioning Systems

drawing no.	date	revision	revision date	by
SG15297-BASE MAP6	11/23/2016			
		1	11/23/2016	TC
		2	06/19/2017	TC
		3	06/19/2017	TC
		4	06/27/2017	TC

sheet 1 of 1

### Base Map 6 - Circle Drive South Descriptive Plan - Type II

SHOWING

### Feature Utility Right of Way

within

**Lots 11 & 12, Block 189,**

**Lots 14 & 15, Block 190,**

**Lots 21 & 23, Block 191,**

all within

**Plan No. 102252518**

**SW 1/4 Sec. 19 Twp. 36 Rge. 5 W3Mer.**

**Saskatoon**





**SASKATCHEWAN**

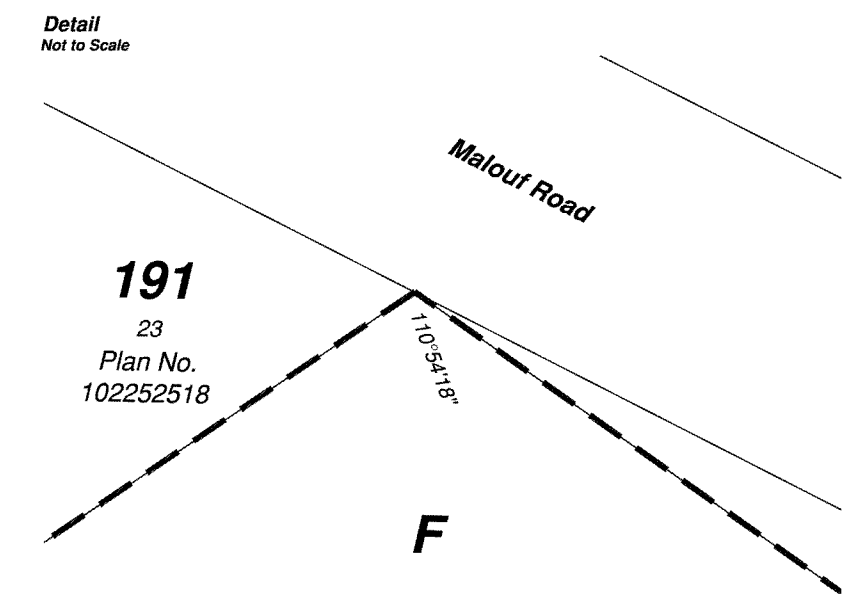
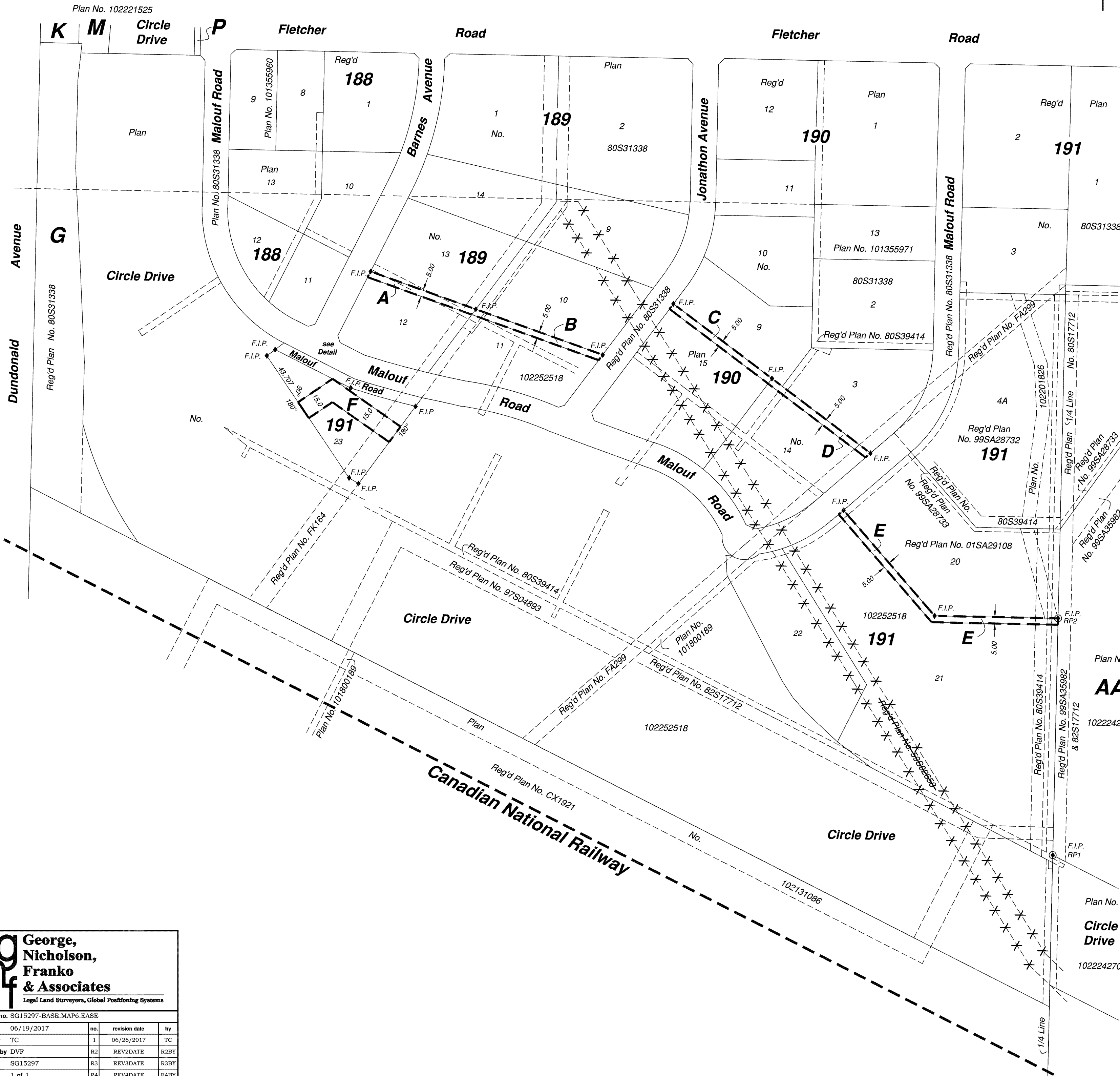
BY: D.V. Franko, S.L.S.

DATE: June 26th 2017

SCALE 1:2000

**NOTES:**

MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.  
 MONUMENTS FOUND ARE SHOWN THUS    
 REFERENCE POINTS ARE SHOWN THUS    
 AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.  
 ALL PARCELS AFFECTED BY THIS UTILITY HAVE AN EXTENSION 0.  
 STANDARD ROAD ALLOWANCES SHOWN ARE 20.117 METRES IN WIDTH.  
 DATUM USED: NAD83(CSRS)  
 PROJECTION USED: UTM ZONE 13N EXTENDED  
 GEOREFERENCED POINTS DERIVED FROM GNSS OBSERVATION.  
 RP COORDINATES WERE DERIVED ON MAY 4TH, 2016.

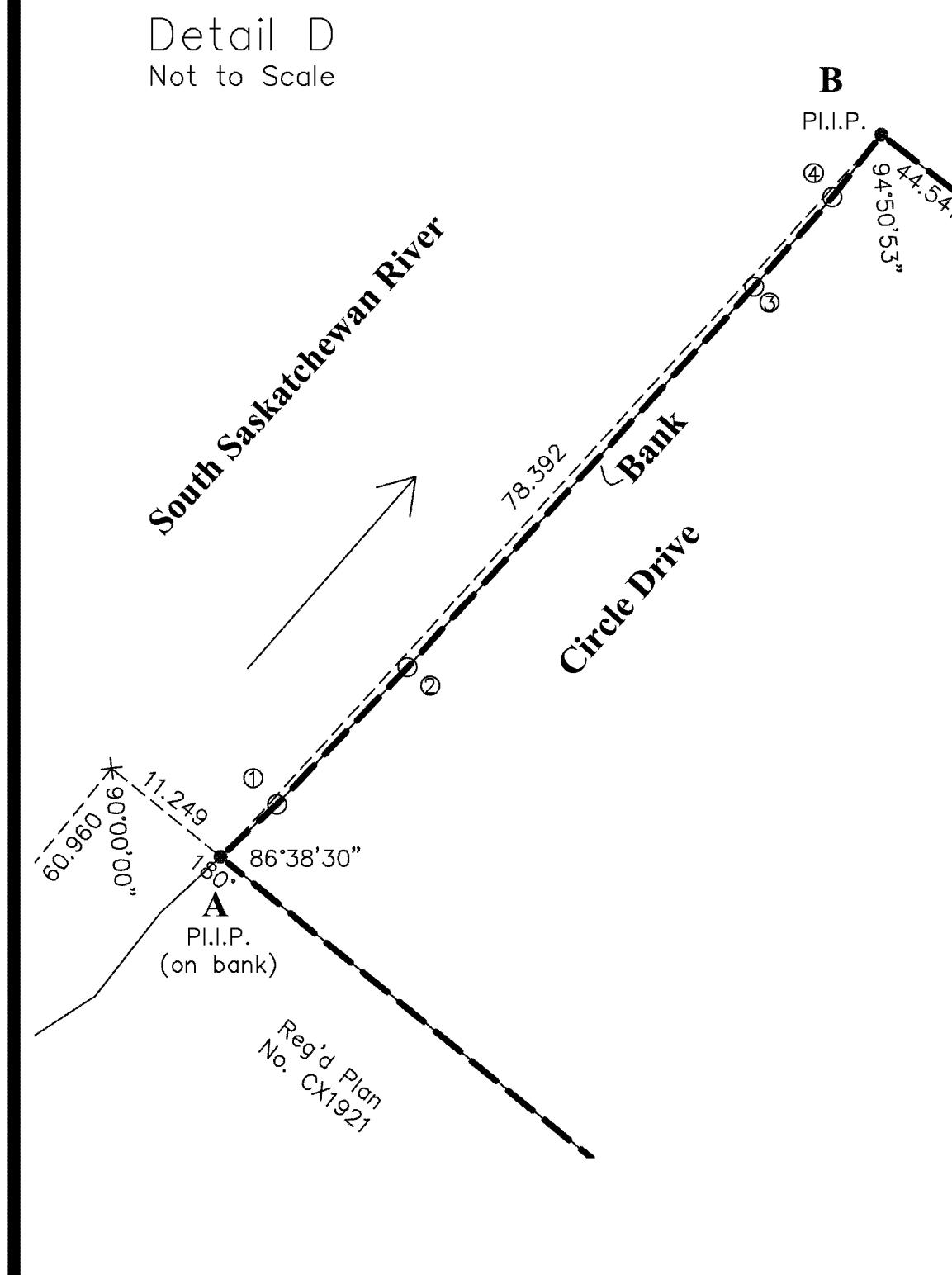
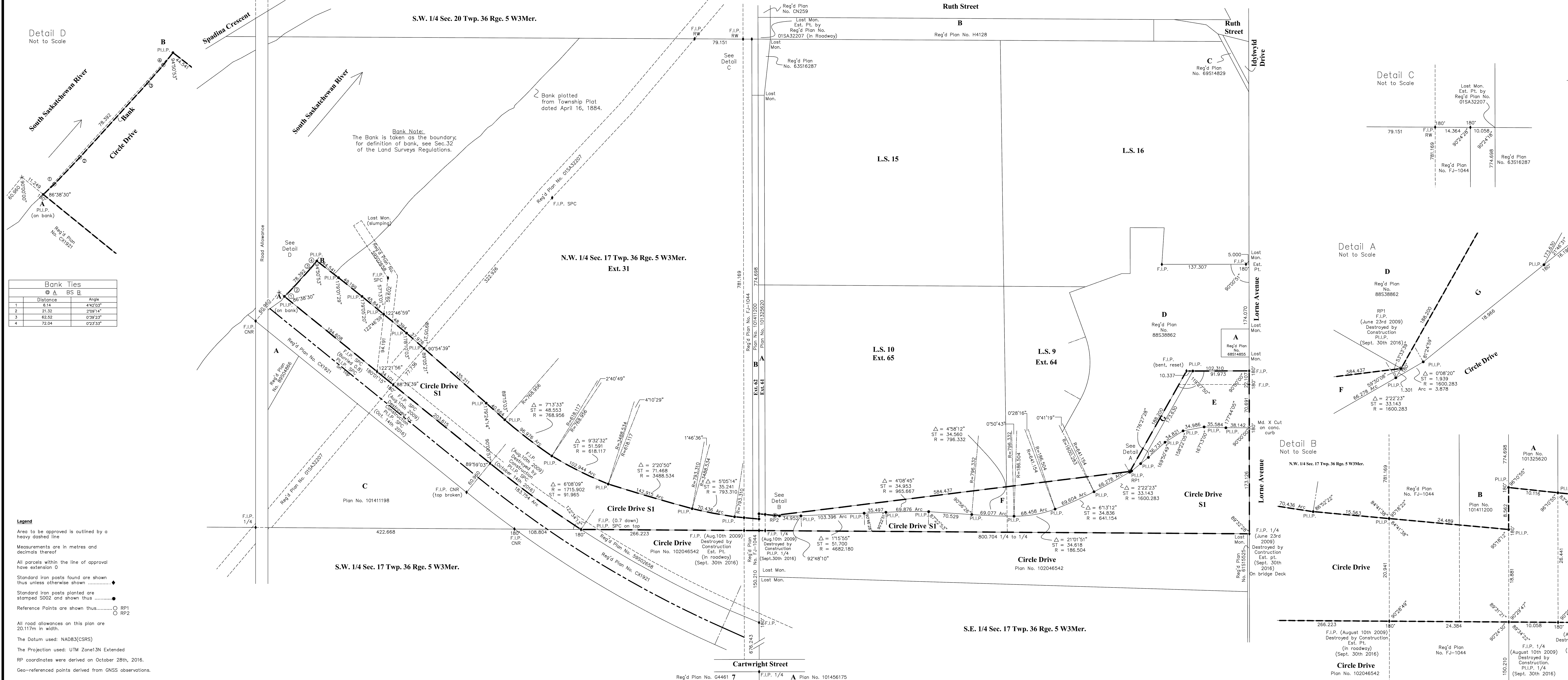


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 Legal Land Surveyors, Global Positioning Systems

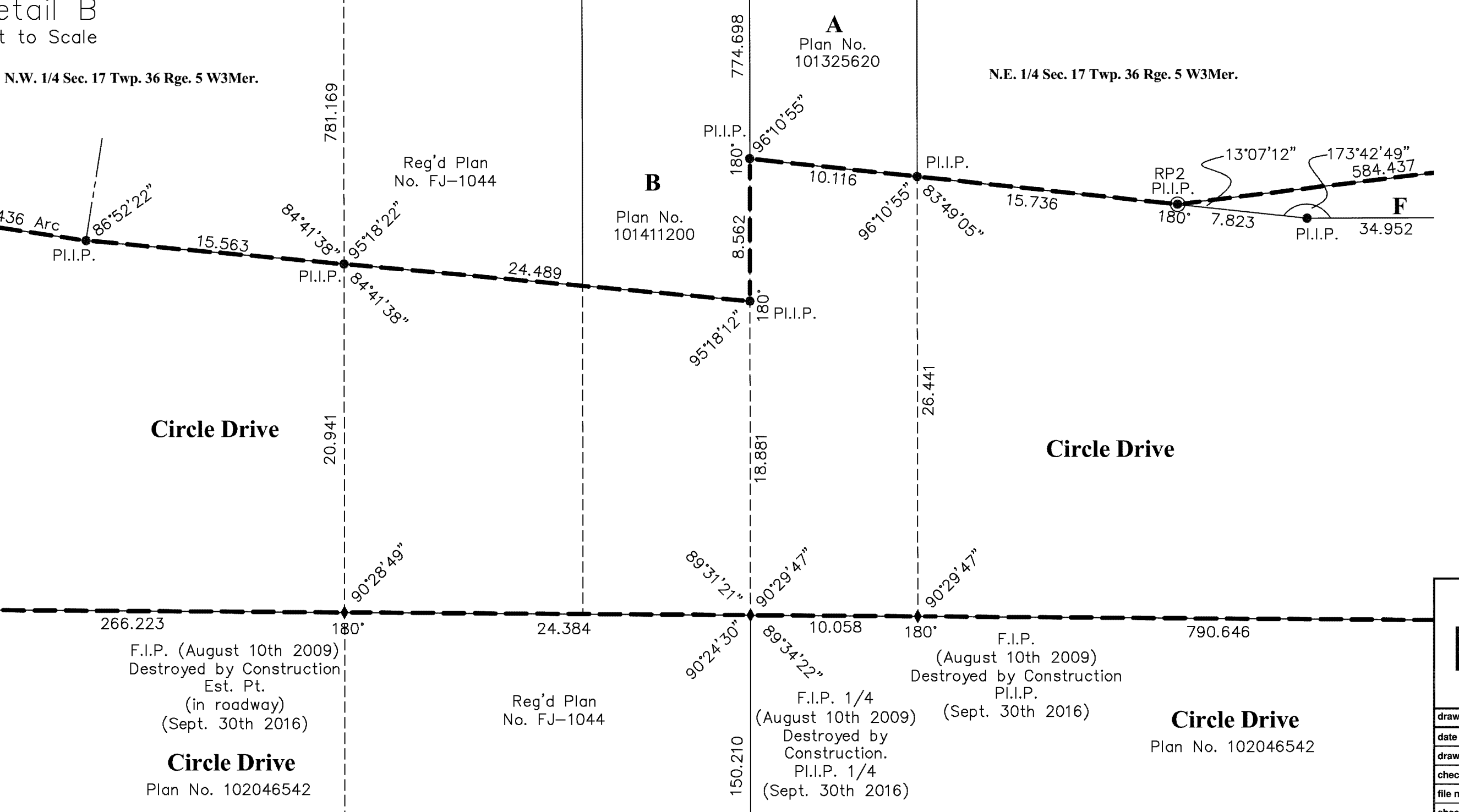
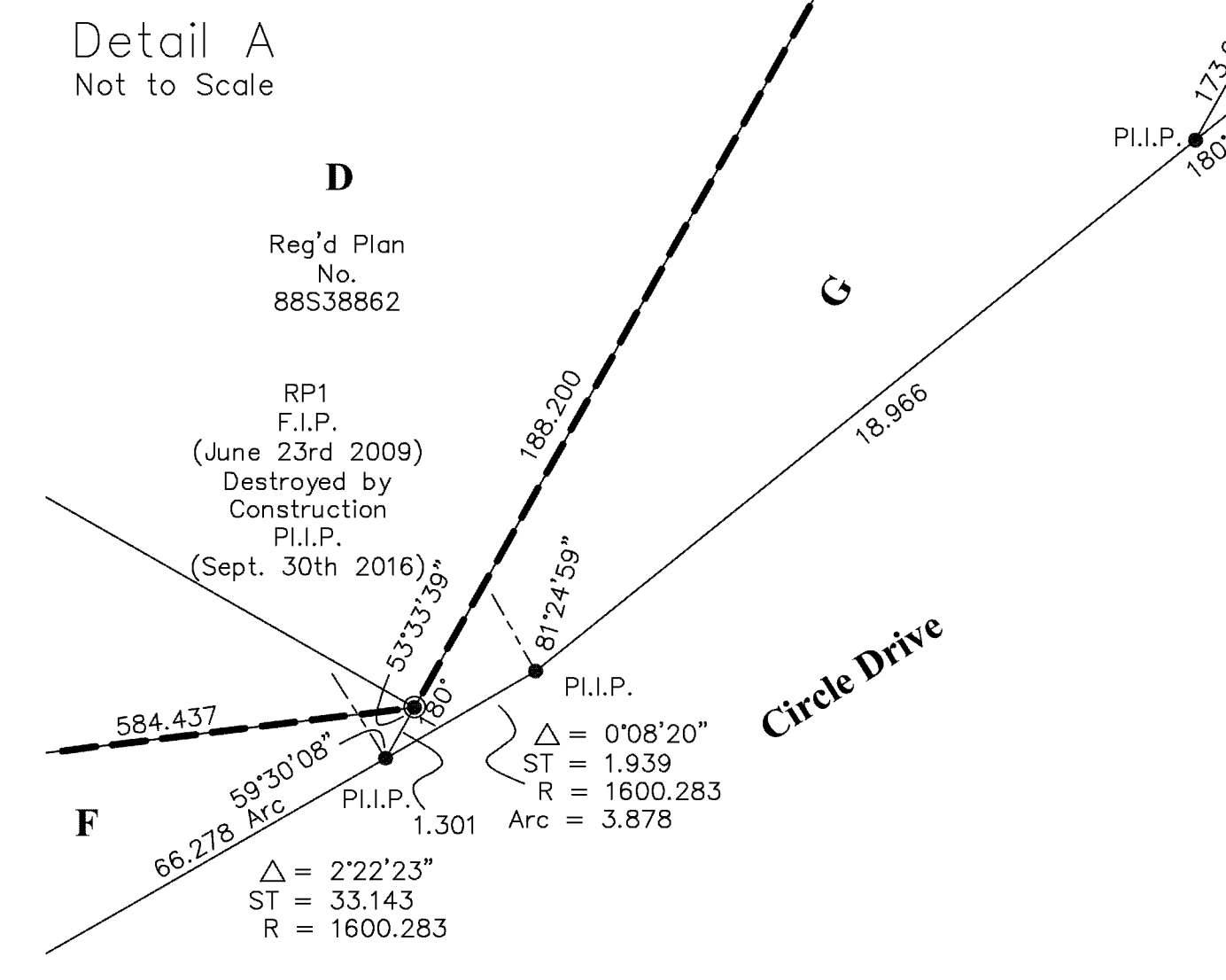
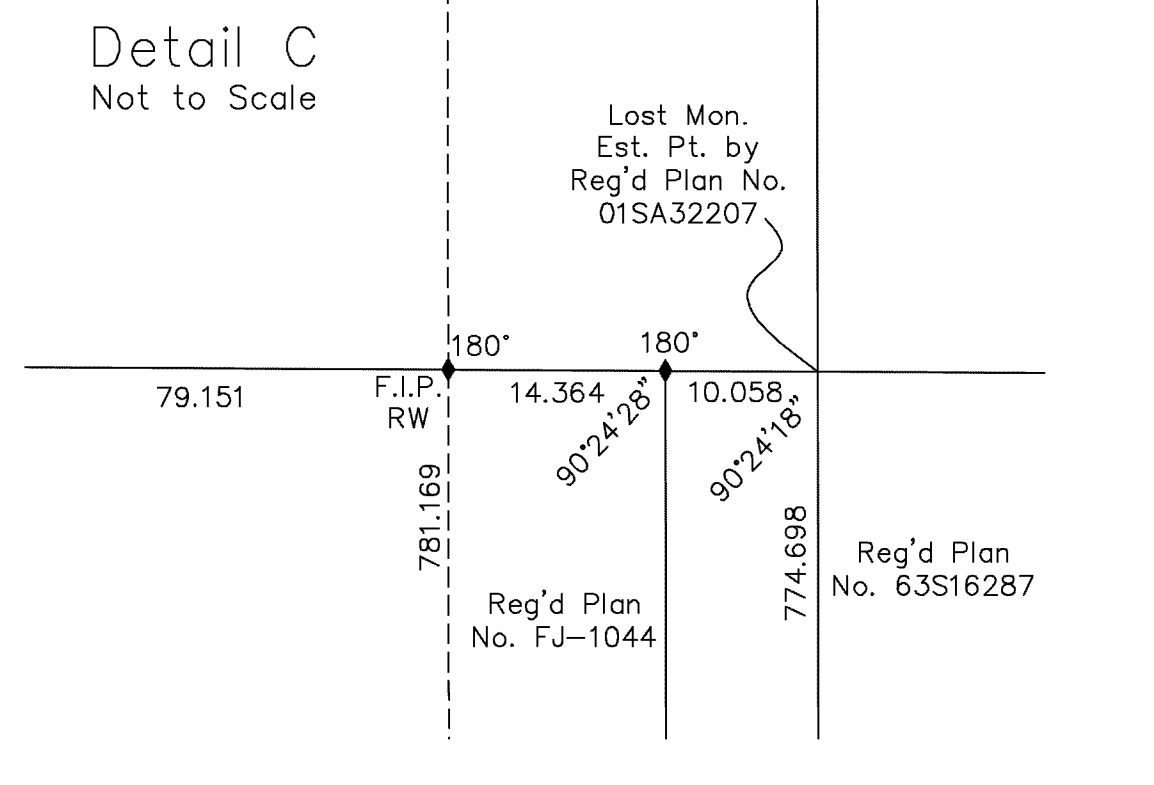
drawing no.	SG15297-BASE.MAP6.EASE
date	06/19/2017
drawn by	TC
checked by	DVF
file no.	SG15297
sheet	1 of 1



**Base Map 4 - Circle Drive South**  
Plan of Survey Showing  
**Surface Subdivision**  
of all of  
**Parcel C Reg'd Plan No. 72S03709,**  
**Parcel A Plan No. 102254497,**  
all in  
**L.S. 9 Sec. 17**  
and part of  
**L.S. 9 Sec. 17 Twp. 36 Rge 5 W3Mer.;**  
and part of  
**Parcel A Plan No. 101325620**  
**L.S. 10 Sec. 17;**  
and part of  
**L.S. 10 Sec. 17 Twp. 36 Rge 5 W3Mer.;**  
and part of  
**Parcel B Plan No. 101411200**  
**N.W. 1/4 Sec. 17;**  
and part of  
**N.W. 1/4 Sec. 17 Twp. 36 Rge. 5 W3Mer.**  
**Saskatoon**  
**Saskatchewan**  
By: **D.V Franko S.L.S.**  
Date: **June 2009 - October 2016**  
Scale: **1:2000**



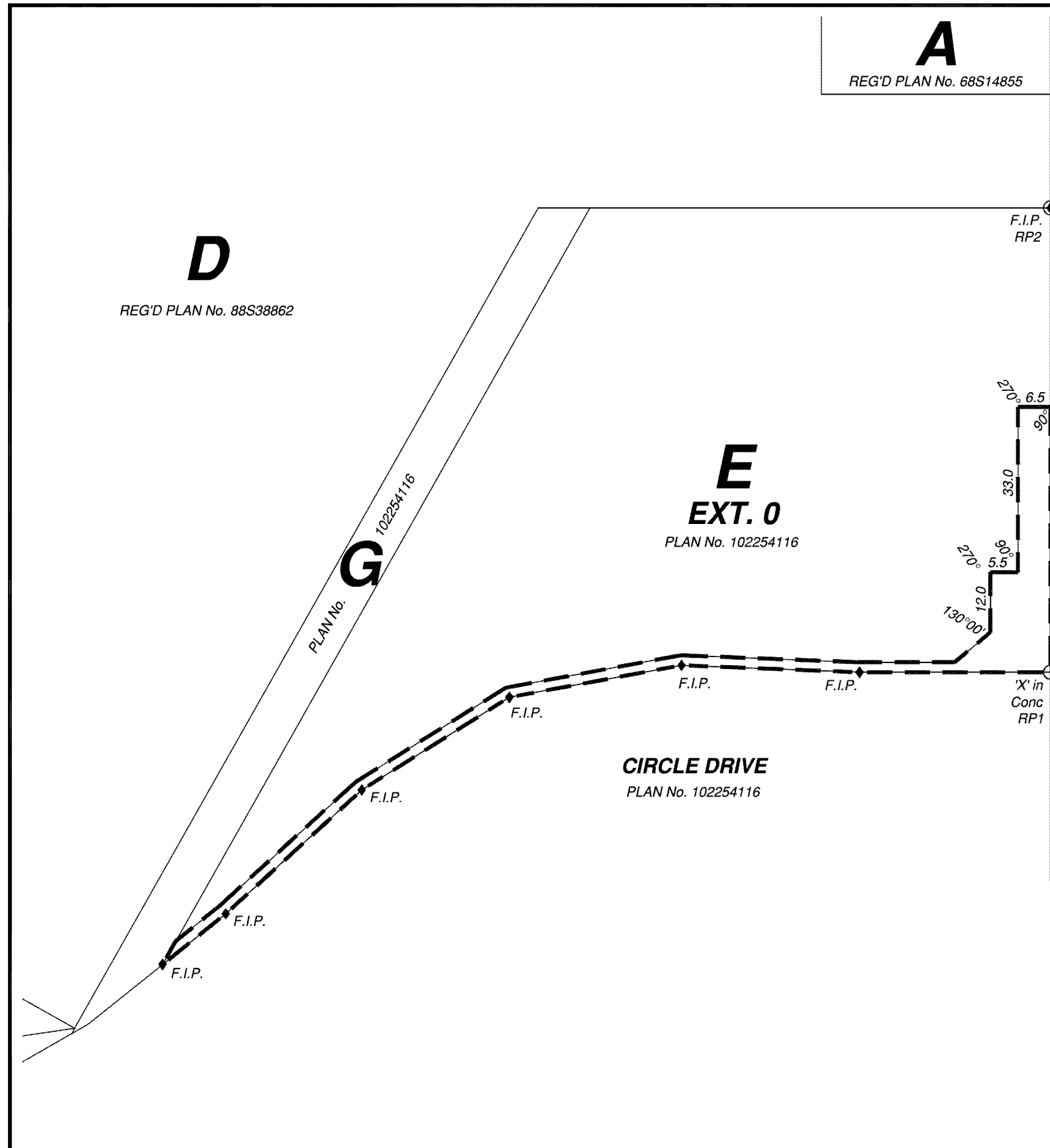
Bank Ties		
	A	B
Distance	6.14	4.42
Angle	44°2'03"	209°14"
	3	0°52'23"
	4	0°23'33"



**Legend**  
Area to be approved is outlined by a heavy dashed line  
Measurements are in metres and decimals thereof  
All parcels within the line of approval have extension 0  
Standard iron posts found are shown thus unless otherwise shown  
Standard iron posts planted are stamped 5002 and shown thus  
Reference Points are shown thus: RP1, RP2  
All road allowances on this plan are 20.117m in width.  
The Datum used: NAD83(CSRS)  
The Projection used: UTM Zone13N Extended  
RP coordinates were derived on October 28th, 2016.  
Geo-referenced points derived from GNSS observations.

**George, Nicholson & Associates**  
Legal Land Surveyors, Geomatics Engineering Systems

Drawing No.	5013205-BASE-MAP-4
Date	10/21/2016
Drawn by	TC
Checked by	DVF
File No.	5013205
Sheet	1 of 1



**DESCRIPTIVE PLAN - TYPE II**  
SHOWING  
**FEATURE UTILITY RIGHT OF WAY**




IN  
**PARCEL E - PLAN No. 102254116**  
**N.E.¼ SEC.17-TWP.36-RGE.5-W.3Mer.**  
**SASKATOON**  
**SASKATCHEWAN**

BY: D.L. CODLING, S.L.S.

DATE: FEBRUARY 19, 2019

SCALE 1:1000

**NOTES:**

- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
- MONUMENTS FOUND ARE SHOWN THUS 
- REFERENCE POINTS ARE SHOWN THUS  RP1  RP2
- AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.
- WIDTH OF RIGHT OF WAY IS 2.0m, UNLESS OTHERWISE SHOWN.
- DATUM USED: NAD83(CSRS)
- PROJECTION USED: UTM ZONE 13N EXTENDED
- GEOREFERENCED POINTS DERIVED FROM GNSS OBSERVATION.
- RP COORDINATES WERE DERIVED ON FEBRUARY 19, 2019.