

Developer  
lots  
Released  
for Sale



*The Village at*  
Wolf Creek

# Available Developer Lots

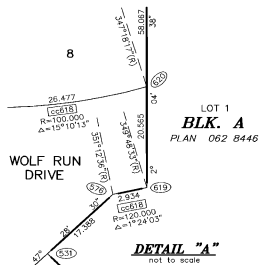
| #  | Block | Lot | Street              | Plan     | Exposure    | Block Location                | Lot description     | Value                |
|----|-------|-----|---------------------|----------|-------------|-------------------------------|---------------------|----------------------|
| 1  | 2     | 8   | 160 Wolf Run Dr.    | 074 0337 | South       | Border Morning Meadows        | Walk out            | \$ 140,000.00        |
| 2  | 2     | 9   | 162 Wolf Run Dr.    | 082 3398 | North       | Border Morning Meadows        | Bungalow            | \$ 140,000.00        |
| 3  | 2     | 10  | 164 Wolf Run Dr.    | 082 3398 | Lake View   | <b>Border</b> Morning Meadows | Bungalow            | \$ 140,000.00        |
| 4  | 3     | 1   | 214 Sand Belt Dr.   | 074 0337 | South/West  | Located in circle             | Bungalow            | \$ 140,000.00        |
| 5  | 3     | 2   | 212 Sand Belt Dr.   | 074 0337 | West        | Located in circle             | Bungalow            | \$ 140,000.00        |
| 6  | 3     | 33  | 211 Sand Belt Dr.   | 074 0337 | Golf View   | Located in circle             | Walk out            | \$ 250,000.00        |
| 7  | 3     | 14  | 216 Sand Belt Dr    | 082 3398 | South/East  | Interior corner lot           | Bungalow            | \$ 140,000.00        |
| 8  | 4     | 13  | 121 Wolf Run Dr     | 082 3398 | East        | Beside 17 green               | Bungalow/Two storey | \$ 160,000.00        |
| 9  | 4     | 21  | 137 Wolf Run Dr.    | 082 3398 | South       | Behind 16 green               | Walk out            | <b>SOLD</b> 250,000  |
| 10 | 4     | 22  | 139 Wolf Run Dr.    | 082 3398 | South       | Behind 16 green               | Walk out            | <b>SOLD</b> 250,000. |
| 11 | 4     | 23  | 141 Wolf Run Dr.    | 082 3398 | South       | Behind 16 green               | Walk out            | \$ 165,000.00        |
| 12 | 4     | 50  | 315 Wolf Run Dr.    | 082 3398 | Golf View   | Beside 13 Tee                 | Bungalow            | \$ 150,000.00        |
| 13 | 4     | 52  | 319 Wolf Run Dr.    | 082 3398 | Golf View   | Beside 13 Tee                 | Bungalow            | \$ 150,000.00        |
| 14 | 5     | 6   | 511 Dunes Ridge Dr. | 062 8446 | Golf View   | Beside 15 fairway             | Bungalow            | \$ 150,000.00        |
| 15 | 5     | 13  | 525 Dunes Ridge Dr. | 062 8446 | Golf View   | Beside 15 fairway             | Walk out            | \$ 150,000.00        |
| 16 | 5     | 19  | 524 Dunes Ridge Dr. | 062 8446 | South       | Behind Loop course            | Walk out            | \$ 165,000.00        |
| 17 | 5     | 21  | 520 Dunes Ridge Dr. | 082 3398 | South       | Corner lot                    | Walk out            | \$ 150,000.00        |
| 18 | 6     | 3   | 324 Wolf Run Dr.    | 082 3398 | Lake View   | Beside Lake                   | Two-Story           | \$ 140,000.00        |
| 19 | 6     | 4   | 326 Wolf Run Dr.    | 082 3398 | Lake View   | Beside Lake                   | Two-Story           | \$ 140,000.00        |
| 20 | 6     | 11  | 420 Sand Hill Dr.   | 082 3398 | South/West  | Overlooking lake              | Walk out            | \$ 165,000.00        |
| 21 | 6     | 14  | 425 Sand Hill Dr.   | 082 3398 | North/South | Beside Lake                   | Walk out            | \$ 145,000.00        |
| 22 | 6     | 15  | 424 Sand Hill Dr.   | 082 3398 | North/South | Located North end lot         | Walk out            | \$ 150,000.00        |
| 23 | 6     | 17  | 419 Sand Hill Dr.   | 082 3398 | East        | Located beside MR             | Walk out            | \$ 140,000.00        |
| 24 | 6     | 18  | 417 Sand Hill Dr.   | 082 3398 | East        | Located beside MR             | Walk out            | \$ 140,000.00        |
| 25 | 6     | 19  | 415 Sand Hill Dr.   | 082 3398 | East        | Located beside MR             | Walk out            | \$ 140,000.00        |
| 26 | 6     | 20  | 413 Sand Hill Dr.   | 082 3398 | East        | Located beside MR             | Walk out            | \$ 140,000.00        |
| 27 | 6     | 21  | 411 Sand Hill Dr.   | 082 3398 | East        | Located beside MR             | Walk out            | \$ 140,000.00        |

# Family & Friends for sale

| #  | Blk | Lot | Address         | Block Location    | Lot Description       | Price          |
|----|-----|-----|-----------------|-------------------|-----------------------|----------------|
| 1  | 1   | 12  | 112 wolf run    | Corner lot        | Bungalow/Two story    | \$ 130,000.00  |
| 2  | 2   | 7   | 158 wolf run    | North/South       | Walkout               | \$ 125,000.00  |
| 3  | 4   | 2   | 101A/B wolf run | 18 fairway        | Duplex/Villa          | \$ 150,000.00  |
| 4  | 4   | 3   | 103A/B wolf run | 18 fairway        | Duplex/Villa          | \$ 150,000.00  |
| 5  | 4   | 4   | 105A/B wolf run | 18 fairway        | Duplex/Villa          | \$ 150,000.00  |
| 6  | 4   | 19  | 133 wolf run    | 17 Tee/ in trees  | Walkout               | \$ 200,000.00  |
| 7  | 4   | 20  | 135 wolf run    | 17 Tee/ in trees  | Walkout               | \$ 200,000.00  |
| 8  | 4   | 26  | 147 wolf run    | 16 Fairway facing | Walkout               | \$ 155,000.00  |
| 9  | 4   | 27  | 149 wolf run    | 16 fairway facing | Walkout               | \$ 140,000.00  |
| 10 | 4   | 45  | 305 wolf run    | 12 Green          | Walkout               | \$ 140,000.00  |
| 11 | 4   | 46  | 307 wolf run    | 12 Green/ Lake    | Walkout               | \$ 150,000.00  |
| 12 | 5   | 10  | 519 Dunes ridge | 15th fairway      | Blungalow/Two story   | \$ 150,000.00  |
| 13 | 5   | 11  | 521 Dunes ridge | 15th fairway      | Bungalow/Two story    | \$ 150,000.00  |
| 14 | 4   | 51  | 317 wolf run    | 13 Tee/ Lake      | Bungalow/ No basement | \$ 125,000.00  |
| 15 | 5   | 14  | 527 Dunes Ridge | 15 Green          | Bungalow              | \$ <b>SOLD</b> |
| 16 | 6   | 5   | 408 sand hill   | Hillside corner   | Walkout               | \$ 150,000.00  |

# The Village at Wolf Creek





# 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 subdivision instrument except for the following:

A.D. REGISTRAR

## SUBDIVISION AUTHORITY

NAME: WEST CENTRAL PLANNING AGENCY  
FILE: RP/06/70  
DATE APPROVED: SEPTEMBER 14, 2007

## LAND TITLES OFFICE

PLAN No. **074.0337**  
ENTERED AND REGISTERED  
ON **Nov. 30, 2007**  
INSTRUMENT No. **072.700.622**  
Shawn Lovell  
A.D. REGISTRAR  
N.A.L.R.D.

PONOKA COUNTY, ALBERTA

## WOLF CREEK

PLAN SHOWING SURVEY OF

## SUBDIVISION

OF PART OF

**PLAN 062 8446, BLK. A LOT 1**

WITHIN THE

**S.W. 1/4 SEC. 2, TWP. 42, RGE. 26, W.4 MER.**

JOHN W. VAN BERKEL, A.L.S.

**2007**

Scale: 1:1000 0 10 20 40 60 80 100 120 Metres

## LEGEND

- Statutory Iron Survey Posts found shown thus
- Alberta Survey Control Markers found shown thus
- Curve centre coordinates are shown thus
- The position where Statutory Iron Survey posts are to be placed pursuant to Section 47 of the Surveys Act are shown thus
- The position where Statutory Iron Survey posts are to be placed pursuant to Section 47 of the Surveys Act shown on Plan 062 8446 are shown thus
- Reference Monuments, 0.025 x 1.000 long iron bars, found shown thus
- Area to be registered shown bounded thus containing 6.92 ha.

## NOTES

- Coordinate positions for Survey Monuments found or placed by this survey, Survey Control Markers used, Reference Monuments installed, and the Location of all Survey Monuments to be placed in accordance with Section 47 of the Surveys Act are shown on a Table of Grid Coordinates attached to the Subdivision instrument.
- The Coordinate values are UTM, the reference Meridian is 111° West Longitude and based on NAD 83 datum.
- The Combined factor used is 0.999968.
- All bearings are grid and derived from Alberta Survey Control Markers shown on this plan.
- All distances are expressed in metres and decimals thereof.
- Distances along curved boundaries are arc distances.
- All cutoffs are 10.0 metres unless shown otherwise.
- List of abbreviations used on this plan:  
BLK. denotes Block  
SEC. denotes Section  
TWP. denotes Township  
RGE. denotes Range  
MER. denotes Meridian  
R/W. denotes Right-Of-Way  
URW. denotes Utility Right-Of-Way  
A.L.S. denotes Alberta Land Surveyor  
ASCM denotes Alberta Survey Control Marker  
ha. denotes hectare  
(R) denotes radial bearing  
R denotes radius  
cc denotes curve center  
Δ denotes angle subtended by the curve  
S. denotes south  
W. denotes west

## SURVEYOR

NAME: JOHN W. VAN BERKEL, A.L.S.  
Surveyed on October 17th, 2006  
in accordance with the provisions of the Surveys Act.  
FILE: 715325B2

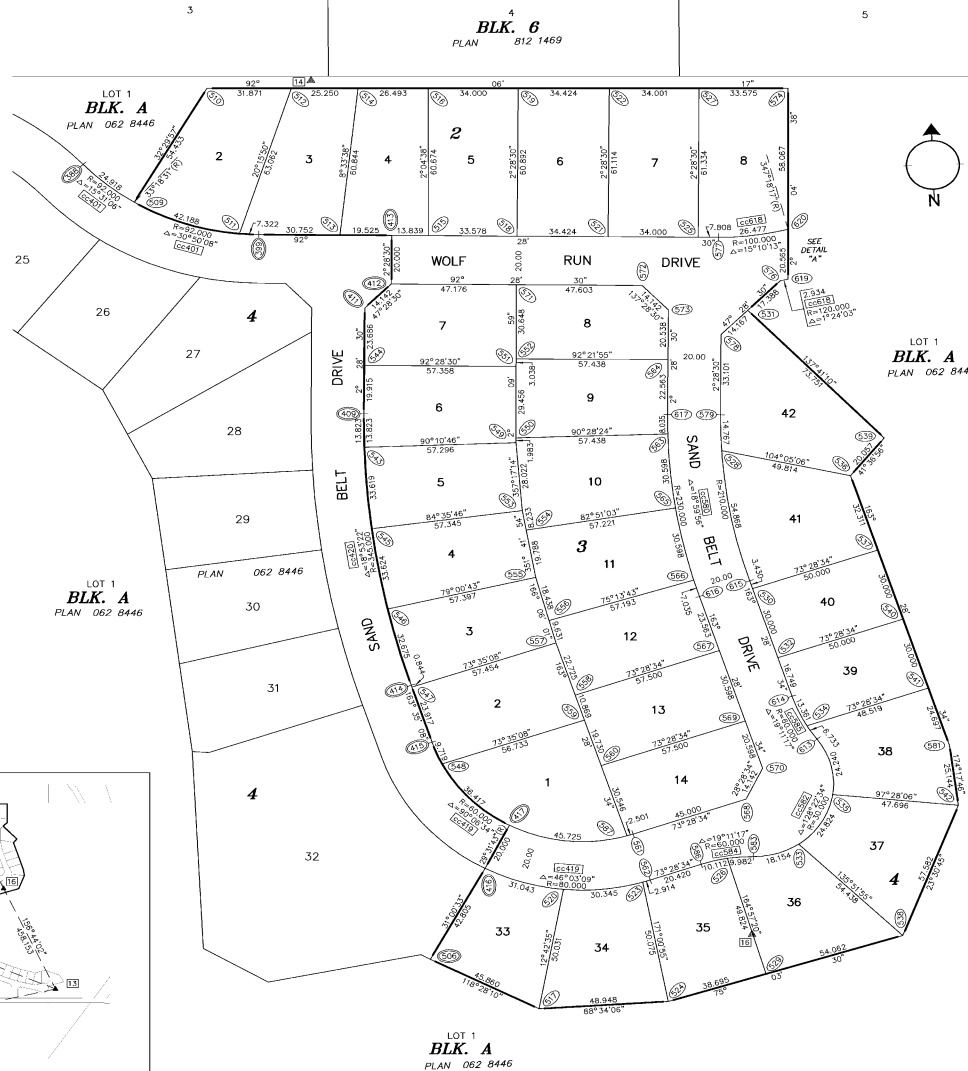
## REGISTERED OWNER

**WOLF CREEK VILLAGE LTD.**



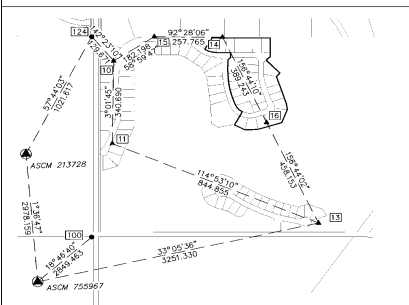
Stantec Geomatics Ltd.  
10150 - 112th Street  
Edmonton Alberta, Canada  
T6E 2L6  
Tel: 780-917-7000  
Fax: 780-917-7289  
www.stantec.com

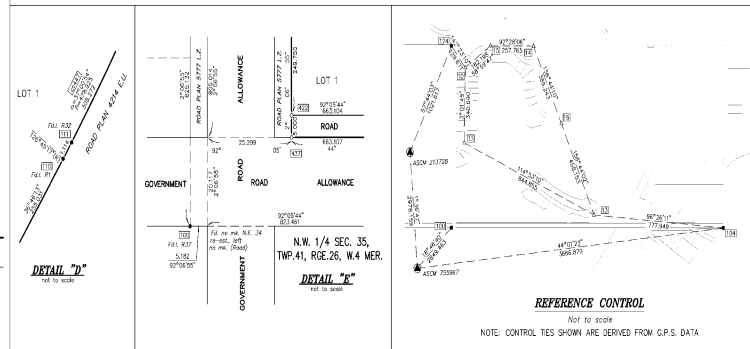
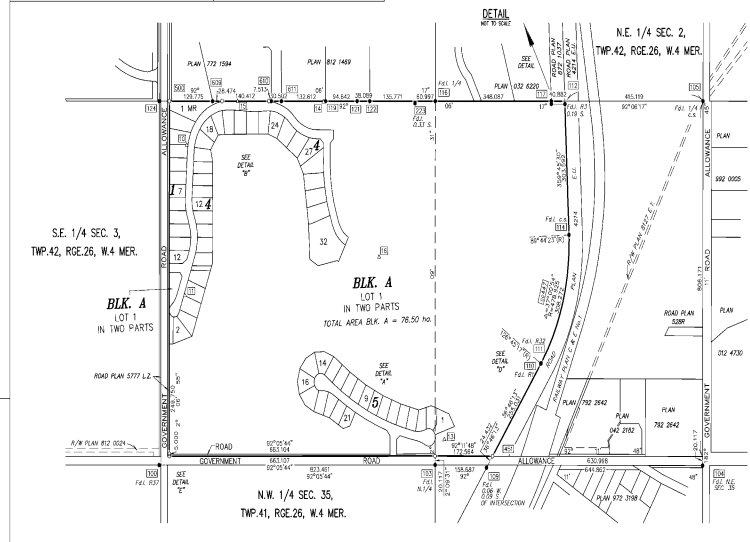
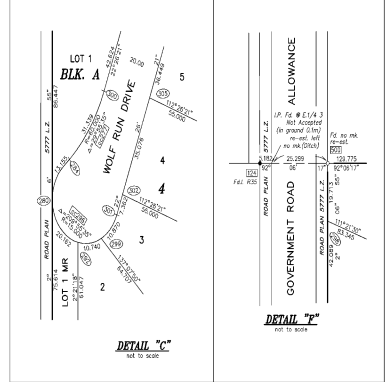
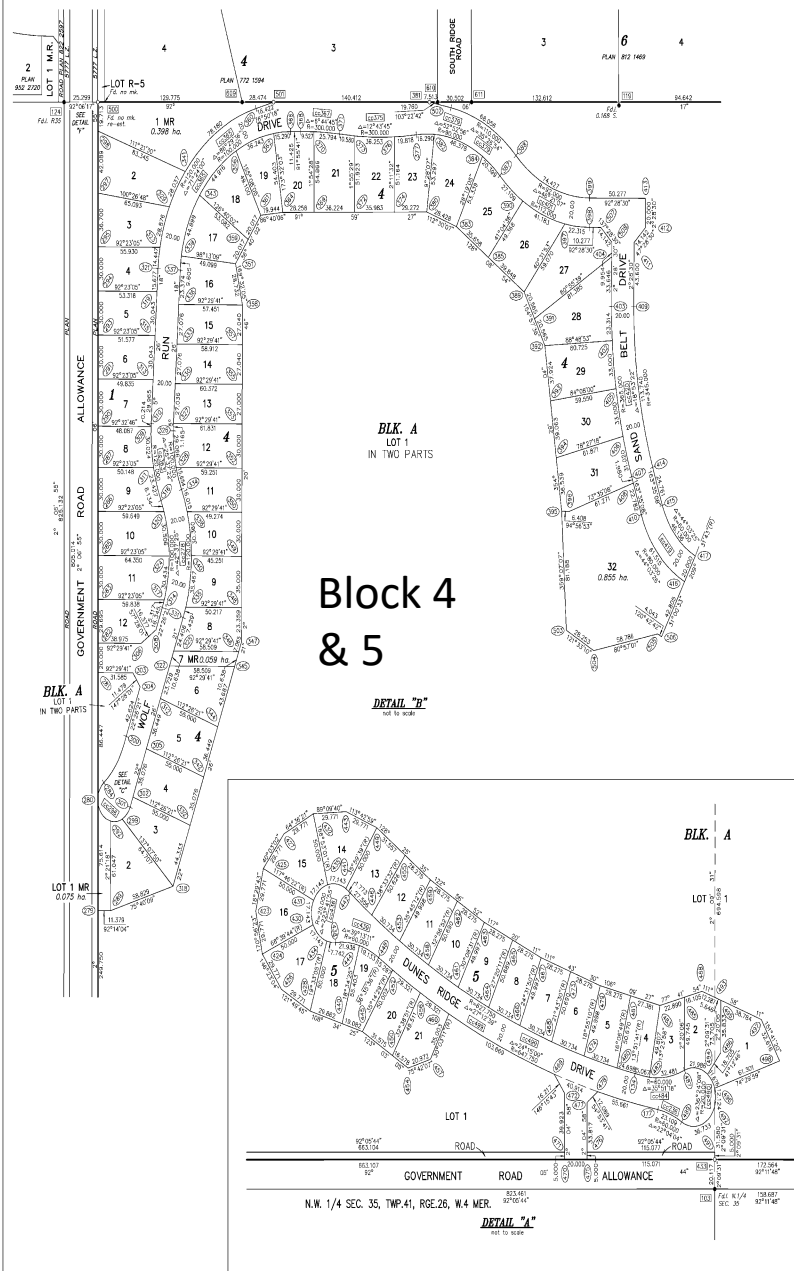
## Block 2 & 3



LOT 1  
**BLK. A**  
PLAN 062 8446

**REFERENCE CONTROL**  
Not to scale





CERTIFICATE: SECTION 47 SURVEYS ACT

Registered on \_\_\_\_\_  
as number \_\_\_\_\_  
All Statutory Monuments were placed in the ground between  
the dates of \_\_\_\_\_ and \_\_\_\_\_  
and one positioned in accordance with the coordinates shown  
attached to the subdivision instrument except for the following

A.D. REGISTRAR

## SUBDIVISION AUTHORITY

NAME: WEST CENTRAL PLANNING AGENCY  
FILE: RP/08/11  
DATE APPROVED: NOVEMBER 21, 2006  
SUBJECT TO: DEFERRED RESERVE CAVES

## LAND TITLES OFFICE

PLAN No. **062 8446**  
ENTERED AND REGISTERED  
ON **December 22, 2006**  
INSTRUMENT No. **062 589 821**  
**B. McGunigal**  
A.D. REGISTRAR  
N.A.L.R.D.

PONOKA COUNTY, ALBERTA

**WOLF CREEK**  
PLAN SHOWING SURVEY OF  
**SUBDIVISION**

S.W. 1/4 SEC. 2, TWP. 42, RGE. 26, W.4 MER.  
AND PART OF  
S.E. 1/4 SEC. 2, TWP. 42, RGE. 26, W.4 MER.

JOHN VAN BERKEL, A.L.S.

2006



LEGEND

- Stationary Iron Survey Points found shown thus.....
- Stationary Iron Survey Points placed shown thus.....
- Alberta Survey Control Markers found shown thus.....
- Curve centre coordinates are shown thus.....
- The position where Stationary Iron Survey points are to be placed pursuant to Section 47 of the Survey Act are shown thus.....
- Reference Monuments, 0.025 x 1.000 Iron Iron pins, planted shown thus.....
- Area to be registered should be bounded thus.....

## NOTES

- |                                                                                                                                                                                                                                                                                                              |    |                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----------------------------------------|
| Coordinate positions for Survey Instruments used to plot by this survey. Survey Control points used. Reference Measurements taken, and the Location of all Survey Control points to be plotted in this survey. The Survey Control points are shown on Table of Grid Coordinates attached to this Instrument. |    |                                        |
| The Coordinate values are UTM, the Reference Material is 11" x 14" of Graph and based on NAD 83 datum.                                                                                                                                                                                                       |    |                                        |
| The Combined factor is 5.986686                                                                                                                                                                                                                                                                              |    |                                        |
| All bearings are grid and derived from Abney Survey Control Stations shown on this plan.                                                                                                                                                                                                                     |    |                                        |
| All distances are expressed in meters and decimals thereof.                                                                                                                                                                                                                                                  |    |                                        |
| Distances along curved boundaries are arc distances.                                                                                                                                                                                                                                                         |    |                                        |
| All azimuths are 10.0 meters unless shown otherwise.                                                                                                                                                                                                                                                         |    |                                        |
| Use of abbreviations used on this plan.                                                                                                                                                                                                                                                                      |    |                                        |
| B.S. = bench mark                                                                                                                                                                                                                                                                                            | FA | finished fence                         |
| SEC. = section                                                                                                                                                                                                                                                                                               | LA | finished utility line post             |
| TWP. = distance Tearing                                                                                                                                                                                                                                                                                      | CA | finished centerline                    |
| W. = distance between                                                                                                                                                                                                                                                                                        | SA | finished section                       |
| MR. = distance Marker                                                                                                                                                                                                                                                                                        | PO | finished pole                          |
| P.W. = distance Right-of-Way                                                                                                                                                                                                                                                                                 | RA | finished radius                        |
| MR. = distance Marker                                                                                                                                                                                                                                                                                        | CC | finished curve center                  |
| LA. = distance Line                                                                                                                                                                                                                                                                                          | LS | finished line established by the curve |
| ACEN. = distance Abney Survey Control Marker                                                                                                                                                                                                                                                                 | N  | finished north                         |
| C.P.S. = distance Close Proportioning Station                                                                                                                                                                                                                                                                | S  | finished south                         |
| re-est. = distance re-established                                                                                                                                                                                                                                                                            | E  | finished east                          |
|                                                                                                                                                                                                                                                                                                              | W  | finished west                          |

## TABLE OF AREAS

|                                                  |          |
|--------------------------------------------------|----------|
| AREA REQUIRED                                    |          |
| S.E. 1/4 SEC. 2, TWP. 42, RGE. 26, W.4 MER. .... | 281.5 ha |
| S.W. 1/4 SEC. 2, TWP. 42, RGE. 26, W.4 MER. .... | 64.27 ha |
| TOTAL                                            | 32.40 ha |

## SURVEYOR

NAME: JOHN VAN BERKEL, A.L.S.  
Surveyed between the dates of  
July 17th to October 17th, 2006  
in accordance with the provisions of the Surveys Act.  
FILE: 715325B1

## REGISTERED OWNER

WOLF CREEK VILLAGE LTD



Stanley Geomatics Ltd.  
10760 - 112th Street  
Edmonton Alberta, Canada  
T5E 2L8  
Tel. 780-917-7000  
Fax. 780-917-7299  
[www.stanley.com](http://www.stanley.com)

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 subdivision instrument except for the following:

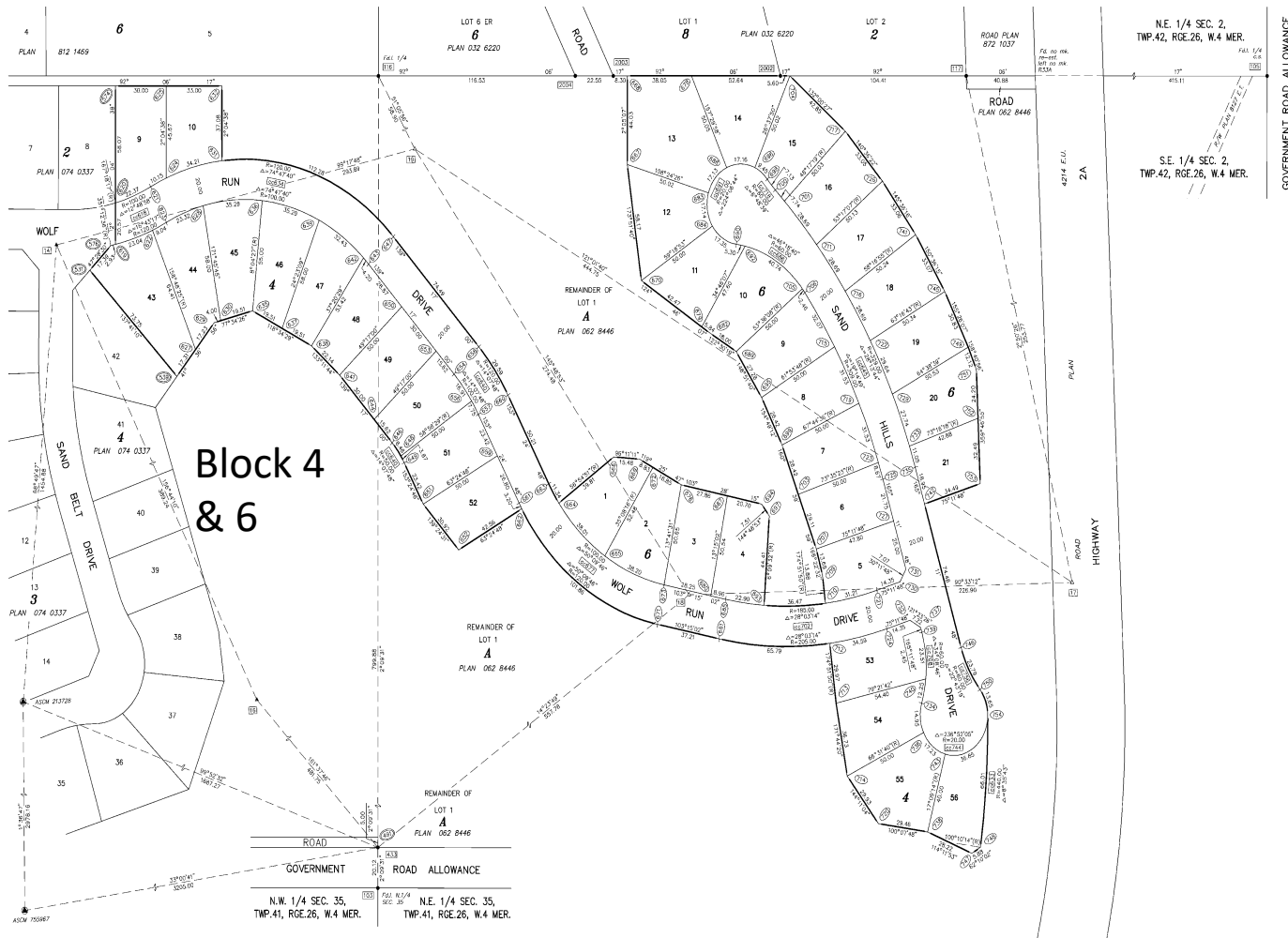
A.D. REGISTRAR

SUBDIVISION AUTHORITY

NAME: WEST CENTRAL PLANNING AGENCY  
FILE: RP/07/76  
DATE APPROVED: APRIL 4, 2008

LAND TITLES OFFICE

PLAN No. 082 3398  
ENTERED AND REGISTERED  
ON April 14, 2008  
INSTRUMENT No. 082 158 217  
B. McCunigal  
A.D. REGISTRAR  
N.A.L.R.D.



PONOKA COUNTY, ALBERTA

**WOLF CREEK**

PLAN SHOWING SURVEY OF

**SUBDIVISION**

OF PART OF  
LOT 1, BLK. A, PLAN 062 8446

WITHIN THE

S. 1/2 SEC. 2, TWP. 42, RGE. 26, W. 4 MER.

JOHN V. VAN BERKEL, A.L.S.

2007

Scale: 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150  
1:1000 Metres

**LEGEND**

- Statutory line Survey Points found shown thus: [Symbol]
- Alberta Survey Control Markers found shown thus: [Symbol]
- Curve centre coordinates are shown thus: [Symbol]
- The position where Statutory from Survey points are to be placed pursuant to Section 47 of the Survey Act are shown thus: [Symbol]
- The position where Statutory from Survey points are to be placed pursuant to Section 47 of the Survey Act shown as Plan 074 0337 are shown thus: [Symbol]
- Reference Monuments, 0.025 x 1.000 long iron bars, planted shown thus: [Symbol]
- Reference Monuments, 0.025 x 1.000 long iron bars, found shown thus: [Symbol]
- Area to be registered shown bounded thus: [Symbol] containing 7.63 ha.

**NOTES**

- Coordinate positions for Survey Monuments found or placed by this survey, Survey Control Markers used, Reference Monuments installed, and the location of all Survey Monuments to be placed in accordance with Section 47 of the Survey Act are shown on a table of grid coordinates attached to the Subdivision instrument.
- The Coordinate values are UTM, the reference Meridian is 111° West Longitude and based on NAD 83 datum.
- The Contained factor used is 0.999808.
- All bearings are grid and derived from Alberta Survey Control Markers shown on this plan.
- All distances are expressed in metres and decimals thereof.
- Distances along curved boundaries are arc distances.
- All symbols are 6.3 metres unless shown otherwise.
- See sheet 2 of 2 for the Control network and key plan of point numbers for deferred measurement of subdivision.
- List of abbreviations used on this plan:

|        |                                       |         |                                      |
|--------|---------------------------------------|---------|--------------------------------------|
| BLK.   | denotes Block                         | FL      | denotes found                        |
| SEC.   | denotes Section                       | L       | denotes statutory line post          |
| TWP.   | denotes Township                      | mk.     | denotes mark                         |
| RGE.   | denotes Range                         | no ret. | denotes re-established               |
| MER.   | denotes Meridian                      | c.s.    | denotes counter-sink                 |
| R/W    | denotes Right-Of-Way                  | ms.     | denotes marker post                  |
| UBW    | denotes Utility Right-Of-Way          | hs.     | denotes hole                         |
| A.L.S. | denotes Alberta Land Surveyor         | (B)     | denotes radial bearing               |
| AGSN   | denotes Alberta Survey Control Marker | R       | denotes radial                       |
|        |                                       | cc      | denotes curve center                 |
|        |                                       | A       | denotes angle subtended by the curve |
|        |                                       | N       | denotes north                        |
|        |                                       | S       | denotes south                        |
|        |                                       | E       | denotes east                         |
|        |                                       | W       | denotes west                         |

**SURVEYOR**

NAME: JOHN V. VAN BERKEL, A.L.S.  
Surveyed between the dates of  
July 17th, 2006 to March 19, 2008  
in accordance with the provisions of the Survey Act.  
FILE: 71532583

**REGISTERED OWNER**

WOLF CREEK VILLAGE LTD.



Stantec  
Stantec Consulting Ltd.  
10160 - 117th Street  
Edmonton, Alberta, Canada  
T6V 2L8  
Tel: 780-415-1000  
Fax: 780-415-1299  
www.stantec.com

2007 A.C. P.O. 118702 11/20/2007 11/20/2007 11/20/2007 11/20/2007  
CANC FILE 118702,000 11/20/2007 11/20/2007 11/20/2007 11/20/2007