



No. 2070

891

LAND ACT

PROVINCE OF
BRITISH COLUMBIA }

Elizabeth the Second,

by the Grace of God, of Great Britain, Ireland, and the British Dominions
beyond the Seas, ~~QUEEN~~, Defender of the Faith.

To all to whom these presents shall come—Greeting.

Know ye

that We do by these presents, for Us, Our heirs and successors, in consideration of the sum of
One thousand one hundred and ten Dollars to Us paid, give and grant unto

MARGERY VIOLET CHOVEAUX

her heirs and assigns

All those Parcel s or Lot s of Land ~~situate in~~ ~~Tract~~
said to contain Four hundred and thirty-nine & 80/100 acres, more orless, ~~and as more fully described on the Map of the Province annexed and coloured and numbered~~ North half, Section
Sixteen (16), Fractional Legal Subdivision Thirteen (13) Section Fifteen (15), South half Legal Subdivisions
One (1), Two (2), Three (3) and Four (4) Section Twenty-one (21), Township Eighty-two (82), Range Seventeen
(17), West of the Sixth (6th) Meridian, as shown on Plan of said Township dated at Ottawa, 27th December
1918.~~and as more fully described on the Map of the Province annexed and coloured and numbered~~in the Province of British Columbia, to have and to hold the said Parcel s or Lot s of Land, and all and singular the premises hereby
granted, with their appurtenances, unto the said

MARGERY VIOLET CHOVEAUX

her heirs and assigns for ever:

PROVIDED NEVERTHELESS that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting in that behalf by Our
or their authority, to resume any part of the said lands which it may be deemed necessary to resume for making roads, canals, bridges, towing-paths, or other works of
public utility or convenience; so, nevertheless, that the lands so to be resumed shall not exceed one-twentieth part of the whole of the lands aforesaid, and that no
such resumption shall be made of any lands on which any buildings may have been erected, or which may be in use as gardens or otherwise for the more convenient
occupation of any such buildings;PROVIDED also that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting under Our or their authority, to enter
into and upon any part of the said lands, and to raise and to get thereout any minerals, precious or base, including coal, petroleum, and any gas or gases, which may
be thereupon or thereunder situate, and to use and enjoy any and every part of the same land, and of the easements and privileges thereto belonging, for the purpose
of such raising and getting, and every other purpose connected therewith, paying in respect of such raising, getting, and use reasonable compensation;PROVIDED also that it shall be lawful for any person duly authorized in that behalf by Us, Our heirs and successors, to take and occupy such water privileges,
and to have and enjoy such rights of carrying water over, through, or under any parts of the hereditaments hereby granted, as may be reasonably required for mining

or agricultural purposes in the vicinity of the said hereditaments, paying therefor a reasonable compensation to the aforesaid

MARGERY VIOLET CHOVEAUX

her heirs and assigns:

PROVIDED also that it shall be at all times lawful for any person duly authorized in that behalf by Us, Our heirs and successors, to take from or upon any
part of the hereditaments hereby granted, without compensation, any gravel, sand, stone, lime, timber, or other material which may be required in the construction,
maintenance, or repair of any roads, ferries, bridges, or other public works;PROVIDED also that in the event of any of the lands hereby granted being divided into lots containing one acre or less, one-fourth of all the blocks of lots,
or one-fourth of all the lots where the lots are not divided into blocks, to be selected as provided in the "Land Act," shall be reconveyed to Us and Our successors;PROVIDED also that all highways, within the meaning of the "Highway Act," existing over or through said lands at the date hereof shall be exempted from
this grant.Provided also that this Grant is made subject to the rights of the permittee under and by virtue of
Permit No. 17, dated the 14th day of July, 1949, issued under the provisions of the "Petroleum and Natural
Gas Act 1947" in favour of the Peace River Natural Gas Company, Limited, its heirs and assigns or any
renewal of the said Permit No. 17 or any licence or lease issued in furtherance thereof.In testimony whereof, We have caused these Our Letters to be made Patent and the Great Seal of OUR PROVINCE OF BRITISH
COLUMBIA to be hereunto affixed: WITNESS, His Honour CLARENCE WALLACE

Lieutenant-Governor of Our said Province, at Our Government House, in Our City of Victoria, this Twenty-fifth

day of November, in the year of our Lord one thousand nine hundred and fifty-two

and in the First year of Our Reign.

By Command.

Field	Value
AREA_IN_HECTARES	95833
BONUS_PAID	0
CANCEL_DATE	05/12/1957 8:00:00 AM
DATE_OF_ISSUE	05/12/1949 8:00:00 AM
DATE_OF_SALE	05/12/1949 8:00:00 AM
DOLLAR_PER_HECTARE	0
EFFECTIVE_DATE	05/12/1949 8:00:00 AM
ENTRY_TIMESTAMP	05/10/2005 7:17:50 AM
ENTRY_USERID	PTO
EXPIRY_DATE	05/12/1957 8:00:00 AM
FEATURE_CODE	AR21085110
FEE	0
GEOMETRY	Polygon
GEOMETRY.AREA	964672864.162894
GEOMETRY.LEN	266250.005861
OBJECTID	549470
ORIGIN_NUMBER	0
ORIGIN_TYPE_CODE	F
REMARKS	LEASES ISSUED: 6 7 10-12 17-23 60-64 68 71-76 81-89 98 308 309 315-340
SDGW_REPL_TIME	21/09/2010 3:30:09 AM
SDGW_SRC_FID	493219
SPS_REF_NUMBER	<null>
TERM	8
TITLE_NUMBER_ID	20018
TITLE_STATUS_CODE	C
TITLE_TYPE_CODE	PA
UPDATE_TIMESTAMP	05/10/2005 7:17:50 AM
UPDATE_USERID	PTO

Natural
Gas
Development

Field	Value
AREA_IN_HECTARES	60705
BONUS_PAID	0
CANCEL_DATE	02/03/1958 8:00:00 AM
DATE_OF_ISSUE	02/03/1950 8:00:00 AM
DATE_OF_SALE	02/03/1950 8:00:00 AM
DOLLAR_PER_HECTARE	0
EFFECTIVE_DATE	02/03/1950 8:00:00 AM
ENTRY_TIMESTAMP	05/10/2005 8:12:36 AM
ENTRY_USERID	PTO
EXPIRY_DATE	02/03/1958 8:00:00 AM
FEATURE_CODE	AR21085110
FEE	0
GEOMETRY	Polygon
GEOMETRY.AREA	608818136.329571
GEOMETRY.LEN	120711.015221
OBJECTID	545646
ORIGIN_NUMBER	0
ORIGIN_TYPE_CODE	F
REMARKS	LEASES ISSUED: 386-410
SDGW_REPL_TIME	21/09/2010 3:30:09 AM
SDGW_SRC_FID	493539
SPS_REF_NUMBER	<null>
TERM	8
TITLE_NUMBER_ID	20038
TITLE_STATUS_CODE	C
TITLE_TYPE_CODE	PA
UPDATE_TIMESTAMP	05/10/2005 8:12:36 AM
UPDATE_USERID	PTO

File No. **0184565**

TOPAZ VAULT



19

NAME _____



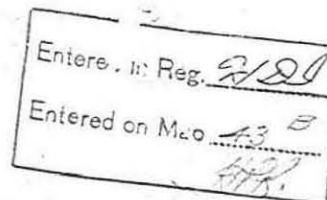
SUBJECT _____

CROSS REFERENCES _____

L.B. 101-10M-150-6156 (2)

SUBJECT N¹/₂ Sec. 16 L.S. 13 Sec. 15 & S¹/₂ L.S. 1-4

Sec. 21 Tp. 82 R. 17 W. 6N.



Department of Lands and Forests

2

$N \frac{1}{2} 16$	320.0 ac
$L.S. 13-5.13$	39.5
$S \frac{1}{2} L.S. 1-2-5.21$	39.9
$S \frac{1}{2} L.S. 3-4$	40.0
	<hr/>
	439.3



R.R. 4, Vernon, B.C.

June 1st

2321268



Commissioner of Lands,

Pouce Coupe, B. C.

SIR:

I beg to apply to purchase the following lands:

North Half ($N\frac{1}{2}$) of Section Sixteen (16); L.S. Thirteen (13)
in Section Fifteen (15) & ~~XXXXXX~~ South Half Of L.S.'s 1, 2,
3 & 4 in Section Twenty-one (21) Township Eighty-two (82)
Range Seventeen (17) W. 6th. M.

Acreage: ⁴⁴⁰~~240~~ acres, more or less

Purpose required for:
Agricultural Purposes

* Enclosed herewith is \$220.00 ^{XXXX} dollars, being
initial ^{for} payment.

Yours obediently,

"MARGERY VIOLET CHOVEAUX"

"Frank Choveaux" Agent, F. Choveaux

* NOTE.—A deposit of fifty cents per acre is required with application, which if approved the payment may either be made in full, in four equal instalments; one-quarter cash, the balance in one, two, and three years, with interest on deferred payments at the rate of 4½% per annum, or by equal annual instalments covering a period not exceeding nine years, with interest on deferred payments at the rate of 4½% per annum.

Fifty cents per acre survey fee will be required in addition and \$10 for Crown-grant fee.

This application must be made in duplicate and sent to the Commissioner of Lands for the land recording district in which the land applied for is situated.

L.B. 324—10M 647-1319 (2)



Agency Pouce Coupe, B. C.
Date June 20th, 1950

Agency File No. 16707
Lands Dept. File No. -----

Superintendent of Lands,
Parliament Buildings,
Victoria, B.C.

2321268



SIR:

This office has collected a deposit payment, particulars of which are given below.
Remittance to you is included in Agency Cheque No. 30945 herewith attached.

APPLICATION TO PURCHASE.

Name and address of applicant Margarey Violet Choveaux
R.R. 14, Vernon, B. C.

Description of property N¹ of Sec. 16; L.S. 13 in Sec. 15... & S¹
of L.S. 1, 2, 3 & 4 in Sec. 21. 82. 17. W6M.

Deposit tendered herewith, \$ 220.00

Crown grant fee, \$ -----

Documents attached:

1. Application to Purchase

Comments:

An inspection report is being requested of this area and a copy will be forwarded to your office upon receipt of same.

Yours truly,

Oliver Callahan

Oliver Callahan,
Land Commissioner

/GL
L.B. 372-8M 440-8919 (2)

RECEIVED
JUN 30 1950

0184363

District File No. 16707

PROVINCE OF
BRITISH COLUMBIA.

FOREST SERVICE.

DEPARTMENT OF
LANDS AND FORESTS
Lands Service
JUL 28 1950
Lands Branch
VICTORIA, B. C.

LAND CLASSIFICATION REPORT

Forest District Peace River Land District Date June 21, 1950

1. Name of applicant Margery Voilet Choveaux
2. Description of land examined N. 1/2 Sec. 16, L.S. 13 in Sec. 15, and S. 1/2 of L.S. 1's 1, 2, 3 & 4 in Sec. 21, Tp. 82, R. 17, W. 5th M.
(Lot, S.T., P.R., A.P., etc., number, land district.)
near Peace River Atlas ref. _____
(Name of river, creek, lake, sound, bay, channel, island, etc.)
3. Topography Level Land. Slight slope north broken by coulees,
small runs on draws.

(Describe land briefly, whether level, rolling, broken precipitous, swamp land, bottom land, shore land, tide land, bench land, side-hill, plateau, mountain. Give maximum and minimum elevation above sea level; steepness of slope; aspect. If necessary describe separately portions of tract having dissimilar topography with reference to suitability of topography for tillage, grazing areas.)

4. Climate Growing season May to September.

(Give, if possible, annual mean temperature, length of growing season, dates, and severity of earliest and latest frosts; average annual snowfall; average annual rainfall; total annual precipitation. Is irrigation necessary? If so, is water available?)

5. Soil Sandy silt soil, Benchy. Fair vegetation.

(Classify soil on the topographic divisions into the following types: Red-rock, gravel, sand, sandy loam, loam, silt loam, clay loam, clay, peat, and muskeg. In the loam and clay types give the amount of gravel and boulders. Describe gravels and sandy soils as "fine" or "coarse"; loams, silt loams, and clayey soils as "light" or "heavy." Classify as shallow (under 12 inches), medium (under 24 inches), or deep (over 24 inches). Give depth and texture of each soil layer. Discuss the soil with reference to its suitability for agriculture. Note humus content.)

6. PRODUCTIVE LAND (irrespective of present cover):—

(a.) Agricultural—

Area with sufficient soil for profitable tillage and under 15 per cent. slope 300

Area unsuitable for profitable tillage but could be developed for pasture _____

(b.) Non-agricultural—

Forest land; unsuitable for agricultural development but capable of growing merchantable timber _____

Range land; unsuitable for agricultural development or timber production, but of value as range 140

7. STATUTORY CLASSIFICATION: First class land _____ acres. Second class land 300 acres.

8. COVER:— Acres. Third class 140 Acres.

Mature timber: Merchantable _____ Unmerchantable _____
(State why.)

Young growth: Over 25 feet high _____ Under 25 feet high _____

Willow, alder, poplar, and cottonwood 440 Logged or/and burnt land without satisfactory reproduction _____

Meadow, grass land, or sage-brush _____ Barren land, muskeg, water, etc. _____
(Indicate which.)

Cultivated land _____ Total 440

9. Improvements _____
(Describe and estimate value of buildings, fences, etc. (if any). Who built them? Who claims them?)

10. Economic possibilities Good general mixed farming. Approximate
cost to develop \$25.00 to \$30.00 per acre. Recommend legumes 1 1/2 miles
wagon trail from Alaska Highway. Application to purchase agricultural
purposes.

(Discuss agricultural possibilities from standpoint of topography, climate, soil, cost of development (e.g., clearing, draining, or irrigation), accessibility to market and settlement. What crops can be grown? Give value of similar lands near by, developed and undeveloped. What is the probable reason for the application (if any) to preempt or purchase? Is the land likely to be of most value for growing farm crops and for grazing, or for growing timber?)

11. Forest value (

AND CLASSIFICATION REPORT

Do not
use this
c.

(Discuss the logging possibilities, costs, difficulties, methods best adapted; water; booming grounds; value and use of the product; whether saw-log, shingle-bolt, etc.; market. If young growth, is it well stocked and thrifty? What class of timber is it likely to produce? Will it be accessible?)

ESTIMATE ON TIMBER BY FEETIES OR BY TYPES IN M.B.M.

(NOTE.—Cruise all milling-timber, including sawlogs, shingle-bolts, and pulp-logs.)

(NOTE.—Cruise all milling-timber, including sawlogs, shingle-boots, and pulp-logs.

No.					Total	Merchantable (Acres).	Non-merchantable (Acres).	Soll.
1.								
2.								
3.								
4.								
5.								

Average volume per acre (in merchantable timbered area)..... feet board measure.

Average volume per acre (based on total acreage).....feet board measure.

B. COSTS AND VALUES.

A.	B.	C.				D.	E.	F.
Species.	Total Quantity in M. Feet B.M.	Cost of Logs Delivered at Mill per M. Feet B.M.				Values or Selling-price of Logs at Mill per M. Feet B.M.	Total Stump- age Value of Timber per M. Feet B.M.	Stumpage Reservation recommended per M. Feet B.M.
		Cost of Loading.	Cost of Trans- portation (towing, etc.).	Royalty.	Total Cost.			
Shingle-bolts.								
Poles.								
Ties.								
Cordwood.								
Grand total.								

(Give serial numbers of photographs taken.)

Pacing

(State method used in locating boundaries and corners, and in making estimate of timber. State % of area covered by cruise, and volume tables used. Show courses run on your map.)

(Salary of examiner, transporta

Recommend application.

(If timber averages less than 8,000 ft. B.M. west or 5.00 east of Cascades, make definite recommendation for or against opening the tract or portions of it to settlement.)

Crown lands.

District Forester.

Chief of Party.

Examining Officer.
D. L. Cornsack.

D.L. Cornock,
Pre-emption Inspector.

Return <input checked="" type="checkbox"/>	App. Book <input checked="" type="checkbox"/>
Index Card <input checked="" type="checkbox"/>	Register <input checked="" type="checkbox"/>

DEPARTMENT OF LANDS AND FORESTS

File 0184565

STATUS

Application of Margaret Violet Chaveaux, for Purchase
 Description N 1/2 Sec 16; 4/5 13 in Sec 15; S 1/2 4/5 1, 2, 3, 4 in Sec 21
Tp 82 R 17 W 67.
 Date Gazetted _____
 Land Recording District Peace River Acreage _____
 Assessment District _____
 L.R.O. Hawthorn 1st Class _____
 2nd Class 300
 3rd Class 137.8
 Total 437.8 acres

CLEARANCE

(1) SURVEYS	Entered on Reference Map No. <u>43 E</u> Location <u>S.E. of Taylor</u> <u>Within R.N.G. Permit No. 17</u> Received <u>JUL 13 1950</u> Returned <u>12-7-51</u> Initials <u>[Signature]</u> (State if clear or note any possible conflict.) APPARENTLY CLEAR
(2) WATER	Received _____ Returned _____ Initials _____ (State if any conflict with existing or proposed works.)
(3) FOREST	Timber land _____ Non-timber land <input checked="" type="checkbox"/> Forest land _____ Atlas _____ Timber values _____ Remarks _____ Management _____ District _____ Examination _____ Grazing _____

(4) STATUS:	REMARKS
(a) Are documents in order? <input checked="" type="checkbox"/>	
(b) First appearance in Gazette _____	
(c) Last appearance in Gazette _____	
(d) Previous applications <u>Nil</u>	
(e) If pre-emption, value of improvements (if any) _____	

PROTESTS: L.I.

ADJUDICATION

allowed at a price of \$110.00 plus C. T. fee 1/2 centals per
Acad. Acre
Proviso Sec. 53
Proviso R.N.G. Permit 17
 Passed by [Signature] Date 7/8/50 Approved by [Signature] Date 8/8/50

File 0184565

APPLICATION TO PURCHASE

Name.

Margery Violet Choucaux

Legal Description.

N 1/2 Sec 16; L.S. 13 in Sec 15; S 1/2 L.S. 1, 2, 3,
x 4 in Sec 21 T.P. 62 R. 17, W. 6 N. (Ponce Coupe)

Acres.

1st Class 300 2nd Class 139.8 3rd Class
 $300 @ 3.00 = 900.00$
 $139.8 @ 1.50 = 209.70$
1109.70

Valuation.

1110.00 plus C. & F.

Purpose.

Agricultural

Reports.

Favourable

Surveys.

Vacant Crown Land (Plat)
P.N.C. Permit #17

Water.

Clear

Forest.

N.T.C.

Grazing.

None

Road Access.

Access - by Wagon Trail only
(Reports)

Grazing.

Road Access.

*2 habers
Access by Wagon Trail only
(Reports)*

L.H. 71-25 1245 6/55

L.H. 144-4M-1240-8597 (2)

9
MEMORANDUM

TO

CHIEF ENGINEER,
DEPARTMENT OF PUBLIC WORKS,
BUILDINGS

FROM

SUPERINTENDENT OF LANDS
DEPARTMENT OF LANDS AND FORESTS,
BUILDINGS

OUR FILE No. 0184565

August 9th 1950

RE No. 4, Sec. 16; L.S. 13 in Sec. 15; S. 4, L.S. 1, 2, 3 & 4 in Sec. 21,
Tp. 02, Range 17 W6M DISTRICT

LOCATION S.E. of Peace River, Alaska Highway Bridge

An application to ~~preempt~~ {purchase} the above-described land was allowed on this

date in the name of Margarey Violet Choveaux
on the distinct understanding that no funds are available for the construction
or improvement of roads, that access must be provided at the applicant's expense
and that there is to be no future claim on the Government in that connection.

Yours truly,

R. E. BURN

Superintendent of Lands.

MTL

10
Copy for: D.L. Corneock, Esq.,
Pre-emption Inspector,
Pouce Coupe, B.C.

August 9th, 1950,

Your File: 16707

Our File: 0184565

The Government Agent,
Pouce Coupe, B.C.

Attention: Purchases.

Dear Sir: Re: N. 1/2, Sec. 16; L.S. 13 in Sec. 15; S. 1/2,
L.S. 1, 2, 3, & 4 in Sec. 21, Tp. 82, Range 17,
W6M

I have to refer to the application of
Margarey Violet Choveaux to purchase the
above noted property.

This application has now been allowed at a purchase price
of \$110.00 plus \$10.00 Crown Grant fee. Payment is to be made
in full or the deposit made up to one-quarter of the purchase price
(if not equal to that amount) with the balance in three equal an-
nual payments. Interest is payable on the deferred payments at
the rate of 4 1/2% per annum.

This application is allowed on the distinct understanding
that no funds are available for the construction or improvement of
roads, that access must be provided at the applicant's expense and
that there will be no future claim on the Government in that con-
nection.

Kindly so advise the applicant and if the purchase price
is agreeable to him advise this office forwarding balance of
deposit if required so that Certificate of Purchase may be issued.

Return	App. Book
Index Card	Register

WJL:MTL

Yours truly,

R. C. Burns
Superintendent of Lands

977: This application is allowed subject to the applicant
making permanent improvements to the value of \$5.00 per acre
as required under Section 53 of the Land Act.

This application is allowed subject to the rights of the
holder of Petroleum and Natural Gas Permit No. 17 or any renewal
thereof.



Agency Pouce Coupe, B. C.

Date September 11th, 1950.

Agency File No. 16707

Lands Dept. File No. 0184565

Superintendent of Lands,
Parliament Buildings,
Victoria, B.C.



SIR:

This office has collected a deposit payment, particulars of which are given below.
Remittance to you is included in Agency Cheque No. 32488 herewith attached.

APPLICATION TO PURCHASE.

Name and address of applicant Margery V. Choveaux.
R.R. 4, VERNON, B. C.

Description of property N $\frac{1}{2}$ of Sec. 16; LS 13 in Sec. 15; S $\frac{1}{2}$ of LS'S
1, 2, 3, & 4 in Sec. 21. Tp. 82. R. 17. W6M.

Deposit tendered herewith, \$57.50

Crown grant fee, \$.....

Documents attached:

Comments:

The above sum of \$57.50, is further payment to
bring ~~your~~ deposit up to one-quarter of the purchase price,
And the applicant will pay the balance in 3 equal annual
instalments.

Yours truly,

ROUTED TO
FILES
ACCT.
SEP 19 1950

Oliver Callahan
Oliver Callahan
Land Commissioner.

L.B. 372-8M-449 5049 (2)



12

Government of British Columbia
LAND SALES RECEIPT

Nº 28319

RECEIVED from Margery V. Choveaux this Nov 9, 1950,
the sum of Two hundred & seventy-seven 50 dollars, being payment on account
of Certificate of Purchase No. 8986 dated 9-8-50
relating to N^o 16 S. 23 T. 15 S. 14 W. 11 E. 21 3/4 Sec 17 W. 6 N.

\$ 277.50
100

Applied on principal - - \$ 277.50 Principal balance unpaid - - \$ 832.50

C.B. Folio new A.

Applied on interest - - \$ Interest balance unpaid - - \$

Ledger 6

\$ 277.50

\$ 832.50

Agency Re. Cpe.

Agency File No. 16707

Issued by R. Gandy

Land Commissioner

Folio No. C-12

Dept. File No. 0184565

Office at

per J.D.

Ent'd by J.D.

R-Q-T-SR
PR-FD

100 bks. (100)-1147-7341 (4)

13

GOVERNMENT OF BRITISH COLUMBIA

MEMORANDUM

TO
GOVERNMENT AGENT

FROM

SUPERINTENDENT OF LANDS
VICTORIA, B.C.

Pouce Coupe

Nov. 29, 1950

Your File No. 16707

Our File No. 0184565

Re Application to Purchase.

Margery Violet Choveaux, R.R.#4, Vernon, B.C.

Attached hereto are the original and triplicate copies of Certificate of Purchase No. 8986
and the original of Land Sales Receipt No. 28319.

Please forward the enclosed originals to the applicant, retaining the triplicate copy for your
office records.

Yours truly,

C. E. HOPPER,

Superintendent of Lands.

Per ERM

L.B. 111-2M 817-550 (2)
AUG 15 1951

OUR FILE 16707
YOUR FILE 0184565

ADDRESS YOUR REPLY

TO Commissioner of Lands.



Pouce Coupe, B. C.
August 25th, 1951. 2462953

The Superintendent of Lands,
Parliament Buildings,
VICTORIA, B. C.



Dear Sir:

Re: E/L 16; L3 in 15; S¹ of L6's
1, 2, 3 & 4 in 21. 82. 17. WGM
attention: " PURCHASES "

Please find enclosed herewith duplicate Land Sales Receipt No. 27804 covering payment of \$114.00 made by Mary Violet Choveaux of Vernon, B. C., in connection with her Purchase Agreement covering the above land.

Yours truly,

Oliver Callahan

Oliver Callahan,
Commissioner of Lands.

/cl
Encl. 1

*Memo re
L.S.R. 34887*

\$123 Credited to C.G. Fee.

Cost. re impr.



15

Government of British Columbia
LAND SALES RECEIPT

No 27864

RECEIVED from Margaret V. Charnaud this Aug 25, 1945
 the sum of 200 dollars, being payment on account
 of Certificate of Purchase No. 8986, dated Aug 9/50
 relating to N/S 16, 45 13 in 15, 5 1/4 N 45 1/2, 9.44 in 31
ALL IN TWP. 82. RGE. 17. W. 47th.
 Applied on principal - - - \$ 275.84 Principal balance unpaid - - - \$ 556.66
 Applied on interest - - - \$ 39.10 Interest balance unpaid - - - \$ 556.66 + 0
 \$ 314.94
 C.B. Folio 314
 Ledger 6
 Agency Per Cpe.
 Folio No. C-12
 Issued by C. G. G. G. G. Land Commissioner
 Ent'd by DR
 Agency File No. 16709
 Dept. File No. 0184565 Office at Pouce Coupe per Headquarters
 109 bks. (1003-1147-7341 (4)) 1/16
**K-T-SR
PR-FD**

GOVERNMENT OF BRITISH COLUMBIA

MEMORANDUM

TO

GOVERNMENT AGENT

Pouce Coupe

FROM

SUPERINTENDENT OF LANDS
VICTORIA, B.C.

September 1, 1951

Your File 16707 Our File 0184565 Re C.P. No. 8986 and L.S.R. No. 27864

Payment applied as follows:—

Balances unpaid as at 25/8/51, 1951

Applied on Principal - - - \$ 275.84

Principal unpaid - - - \$ 556.66

Applied on Interest - - - 39.10

Interest unpaid - - -

\$ 314.94

Survey Fee unpaid - - -

\$ 556.66

May we draw your attention to the following:—

JUL 15 1952

ZMB:

L.B. 395-3M (29)-1142-4555 (2)

Superintendent of Lands.

May we draw your attention to the following:-

JUL 15 1952

ZMB:

L.B. 305 - 3M (50) 1149 455 (2)

Superintendent of Lands.



THE PROVINCE OF
BRITISH COLUMBIA

LANDS SERVICE ACCOUNTING DIVISION

DEPARTMENT OF LANDS AND FORESTS
VICTORIA, B.C.

17
AGENCY AND FOLIO

Pouce Coupe
Y.F. 16707

C-12

FILE NO. 0184565

PLEASE RETURN THE COPY OF THIS ADVICE WITH YOUR PAYMENT

Margery V. Choveaux
R. R. #4
VERMONT, B. C.



MAY WE REMIND YOU THE UNPAID PRINCIPAL BALANCE ON THIS PURCHASE ACCOUNT

(CERTIFICATE OF PURCHASE NO. 8986) AMOUNTS TO \$ 556.66 A FURTHER

INSTALLMENT, PLUS INTEREST TO DATE @ 4 1/2%, MAY BE FORWARDED TO THIS OFFICE, OR

TO THE AGENCY OFFICE INDICATED ABOVE. (FOR DETAILS SEE "TERMS OF PAYMENT" AS

OUTLINED ON YOUR COPY OF THE ABOVE-MENTIONED CERTIFICATE OF PURCHASE)

JUL 15 1952

R. L. POYER

CHIEF ACCOUNTANT

BY: 28: /

► IF YOU RETURN THE COPY OF THIS ADVICE WITH YOUR PAYMENT ◀

NO LETTER WILL BE NECESSARY - IT WILL ALSO ASSIST US IN PROVIDING A SPEEDY REPLY

NOTE: IF PAYMENT HAS ALREADY BEEN FORWARDED
KINDLY DISREGARD THIS NOTICE.

IF PAYMENT IS NOT NOW POSSIBLE
PLEASE ADVISE BY RETURN MAIL.

1st NOTICE - REMINDER OF PURCHASE ACCOUNT PAYMENT, SOON PAYABLE.
- KEEP THIS STATEMENT FOR YOUR RECORDS. -

347

C. P. No. 8986 dated 9-1-50
 Led. Balance \$ 556.66
 Applied on Principal 25-8-51
 Interest 5-3-51 81
42
 BALANCE PRINCIPAL 23
70
 C4 for credit
 C4 for credit
 to Rec Cpe
 C-12

ARGE SLIP
 AND FORESTS

Government of Columbia

19 LAND SALES RECEIPT

Nº 34889

RECEIVED from Margery V. Clemons this Aug 14, 195 2
 the sum of Five hundred & 47 dollars, being payment on account
 of Certificate of Purchase No. 8986 dated 9-1-50
 relating to NW 16, 25, 13 in 15, 1/4 Sec 16, 34 in 1-22-17 W6M
 Applied on principal - - \$ 556.66 Principal balance paid - \$
 Applied on Interest - - \$ 23.81 Interest balance paid - \$
 \$ 580.47
 Issued by [Signature]
 Agency File No. 0184565 Office at
 Dept. File No. 0184565
 75 bka. (100)-451-6319 (4)

C.B. Folio 175 V
 Ledger 6
 Agency Rec Cpe
 Folio No. C-12
 Ent'd by [Signature]
 R-T-SR
 PR-FD

20
September 8, 1952

Our File: 0184565

Margery V. Choveaux
R. R. #4
Vernon, B. C.

Re: E2 16; L2 15; SE of L2's
1. 2. 3. & 4 1. 82. 17. W6M

Dear Madam:

Thank you for your recent payment of \$581.70. Our Land Sales Receipt No. 3486, which we enclose, will serve as your record of this payment. You will note that \$23.81 was applied on interest, that charge is now paid up to, and including, August 5, 1952. A further \$556.66 was applied on principal that completing the account. The remaining \$1.23 of your remittance is being held as a credit to Crown Grant Fee.

If it is your intention to apply for Crown Grant it will be necessary for you to forward to this office the original of Certificate of Phase No. 8986, the small balance of Crown Grant fee, viz. \$3.77, and certificates re improvements and taxes. The tax certificate is not your regular tax receipt but a special document used for registration purposes only, and it is obtainable, without charge, from the office where it was bought by your practice to pay taxes.

Yours truly,

G. G. Wilson
Accountant

DL:MSB
Enc.
c.c. House Cooper
File: 16707



Superintendent of Lands,
Parliament Buildings,
Victoria, B.C.

ATTENTION ACCOUNTANTS

SIR:

This office has collected a Crown grant fee partly by of which are given below.
Remittance to you is included in Agency Cheque No. 556A herewith attached.

CROWN GRANT.

Name and address of applicant Margery N. Let Choveaux

R. 1. 1/4, CRNON, B.C.

Description of property N¹ Sec. 16; LS 13 in Sec. 15; S¹ of LS's

1, 2, 3 and 4 in Sec. 21. Twp. 82. 17. W. 6th. M.

Crown grant fee tendered herewith \$ 8.77

Documents attached:

1. Original Certificate of Purchase No. 8986
2. Tax Certificate

Let. re Improve
75

/g1

L. B. 371-534-745-7167

Pouce Coupe, B. C.
September 19th, 1952

Is File No. 0184565
ey File No. 16707
2532164



Yours truly,

Oliver Callahan
Oliver Callahan,
Land Commissioner.

SEP 29 1952
8.77
TO REVENUE

November 7, 1952.

Government Agent,
Pouce Coupe, B.C.

Your file 16787

Dear Sir:

Please refer to file 184565
Attention: "Grants"

With further reference to application of Margery Violet Choveaux for Crown Grant covering the North ½ of Section 16, Fractional Legal Subdivisions 13, Section 15, South ½ Legal Subdivisions 1, 2, 3, Section 21, Township 22, Range 17, West of the Meridian.

In view of the fact that the application to purchase the said land was allowed subject to improvements being made to the value of not less than \$5.00 per acre, pursuant to Section 53 of the Land Act, it will be necessary that a certificate of improvements submitted certifying therein that improvements have been made, before preparation of Certificate of Grant can be given further consideration.

Yours truly,

SCH:LN

R. H. [Signature]
Superintendent of Lands.

3 mo
19/2

23
LANDS BRANCH
DEPARTMENT OF LANDS AND FORESTS
INSPECTOR DIVISION



Box 21,
Pouce Coupe, B. C.,
September 23, 1952.

Mr. O. Callahan,
Commissioner of Lands,
Pouce Coupe, B.C.

Dear Sir:-

Re: N. 1/4 15-82-17-W6M. L.S.13 of 15-82-17-W6M.
S. 1/4 of 15-82-17-W6M. 1,2,3,4, of Sec.21-82-17-W6M
District File #16707,
Victoria File #0184565

This is to reply to your letter of September 19, 1952, requesting an inspection on the above described land to ascertain if Margery Rhoveaux has created sufficient improvements to comply with Section 53 of the Land Act.

The following improvements were noted:

100 acres have been cleared of dense poplar, valued \$2000.
60 acres out of the 100 acres have been broken,
worked down, roots pulled and brought under
cultivation, valued 1200.
15 acres out of the 100 acres have been broken and
worked down - roots not picked and not under
cultivation - value 225.
The remaining 25 acres taken up in windrows of brush
cut poplar - this has been left in strips to attract wild;
insects.

Total value of improvements - \$3425.

This more than complies with Section 53 of the
Land Act, hence, I would recommend the Crown Grant be
issued to the applicant.

Yours truly,
Donald E. Goodwin
Donald E. Goodwin,
Land Inspector.

DEG:m

16707

OUR FILE

0184565

YOUR FILE

ADDRESS YOUR REPLY

TO Commissioner of Lands



Pouce Coupe, B. C.
November 4th, 1952.

2538746

The Superintendent of Lands,
Parliament Buildings,
VICTORIA, B. C.



Dear Sir:

LS 16; LS 13 in 15 & S¹ of
S's 1, 2, 3 & 4 in Sec. 21.
Twp. 82. Rge. 17. W. 6th. M.
Application: " CROWN GRANTS "

In support of the application of
Miss Margery A. Choveaux for Crown Grant to the
above described lands, I enclose herewith Tax
Certificate, Certificate of Improvement and an
Inspection Report.

It will be noted that the original
Certificate of Purchase No. 8986 and Crown Grant
fees are on file in your office.

Yours truly,

Oliver Callahan

Oliver Callahan,
Commissioner of Lands.

/gl
Encl.

ORIGINAL
Form TX. 53

"TAXATION ACT"



THIS CERTIFICATE EXPIRES ON
October 31st 1953

Oliver Callahan
Provincial Collector.

CERTIFICATE OF TAX PAID ON LAND AND IMPROVEMENTS
For Registration Purposes Only

Issued by the Collector under the "Taxation Act" and "Land Registry Act"

I hereby certify that there are no tax liens or mortgages registered against the following land:—

2538746

N¹/₂ 16; LS 13 in Sec. 16 & S¹/₂ of LS's 1, 2, 3 & 4 in Sec.
21. Twp. 82. Rge. 10. W6M.

Land District *Peace River*

Tax Roll Folio 2034-020

Assessed value of land \$

Assessed value of improvements
(gross)

Assessed owner *Magery V. Callahan*

\$1950.00

Dated at *POUCE COUPE, B.C.*, this *4th* day of *NOVEMBER*, 19 *52*

Assessment and Collection District *Peace River* Collector *OLIVER CALLAHAN*

File 0184565



DEC 12 1952

File C184565



DEC 12 1952

af

LANDS BRANCH
DEPARTMENT OF LANDS AND FORESTS

The undermentioned Crown Grant has to-day been forwarded to the
Kamloops, B.C., ~~XXXXXX~~ Land Registry Office.

CROWN GRANT No. 2078/891, DATE NOV 25 1952
GRANTEE MARGARET M. CHOUVAUX,
R. R. 4,
Vernon, B.C.
DESCRIPTION North 1/4, Section 16, Fractional 1./Subd. 13,
Section 15, South 1/4, 1./Subd. 1, 2, 3, and 4,
Section 21, Township 62, Range 17, West of the
6th Meridian, as shown on plan of said Township
dated at Ottawa, 27th December, 1918, 9
containing 439.8 acres.
LOCATION South-East of Taylor, R.M. 43B (B-2110),
ASSESSMENT DISTRICT Peace River,

NOTIFIED

The Grantee, as above. MJ
The Provincial Assessor Pouce Coupe
The Government Agent Pouce Coupe

DEC 09 1980

SECTION 15 TOWNSHIP 82 RANGE 17 WEST OF 6 TH MERIDIAN.

13:14	15:16
N.W. N.E.	
12:11	10:9
S.W. S.E.	
4:3	2:1

NAME.	FILE NUMBER.	ACREAGE.	HOW ACQUIRED.	DATE WHEN PAID.	Certificate of Purchase Number.	AMOUNT PAID. \$ c.	Pre-emption Record Number.	Certificate of Improvement Number.	CROWN GRANT. Number. Date.	DATE OF GAZETTING SURVEY FIELD BOOK No.
W. 13		158.2								
Margery Violet Chomura	0184565	39.9	Purchase		8986	1110 00	Together with 2078			27 Dec. 1918
pt. South of Peace River (sec. 4 1/2 13)							N 1/4 Sec 16 & S 1/2 of S 1/2 Sec 21			
Chas R. Fikus & Wm R. Marles	0215246		1 year grazing lease. Expired							
ISLAND #7			5 yr Agric							
ALBERT E. DOYLE	0214050		lease #17807 = 18-10-73 FOR 5 YRS = 27-4-73							
= EXPIRED 18-10-78										
John Gordon Curtis	0014050	21.69	5 yr Agric. lease #700169 = 18-10-83 for 5 yrs							
	0133701									
	0214050									
N.E.										
pt. South of Peace River (sec. 4 1/2 16)										
Chas R. Fikus & Wm R. Marles	0215246	131.7	1 year grazing lease Expired							
ISLAND #7			5 yr Agric							
ALBERT E. DOYLE	0214050		lease #17807 = 18-10-73 FOR 5 YRS = 27-4-73							
N 1/2 Sec 15	0214050									
= EXPIRED 18-10-78										
John Gordon Curtis	0014050		SEE NW 1/4 Sec 15. 5 yr Agric Lease #700169 = 18-10-83 for 5 yrs							
	0014050									
	0133701									

16DS DEC 10 1980

SECTION 16 TOWNSHIP 82 RANGE 17 WEST OF 6 TH MERIDIAN.

13:14	15:16
N.W.	N.E.
12:11	10:9
5:16	7:8
S.W.	S.E.
4:13	2:1

DATE.	NAME.	FILE NUMBER.	ACREAGE.	HOW ACQUIRED.	DATE WHEN PAID.	Certificate of Purchase Number.	AMOUNT PAID. \$ C.	Pre-emption Record Number.	Certificate of Improvement Number.	CROWN GRANT. Number. Date.	DATE OF GAZETTING SURVEY FIELD BOOK NO.
N.W.											
9-8-50	Margery Violet Choucaux	0184565	160	Purchase		8986	For Payment See L.S. 13 Sec. 15			2078 891 26-11-52	27 Dec. 1918

N.E.											
9-8-50	Margery Violet Choucaux	0184565	160	Purchase		8986	For Payment See L.S. 13 Sec. 15			2078 891 25-11-52	27 Dec. 1918

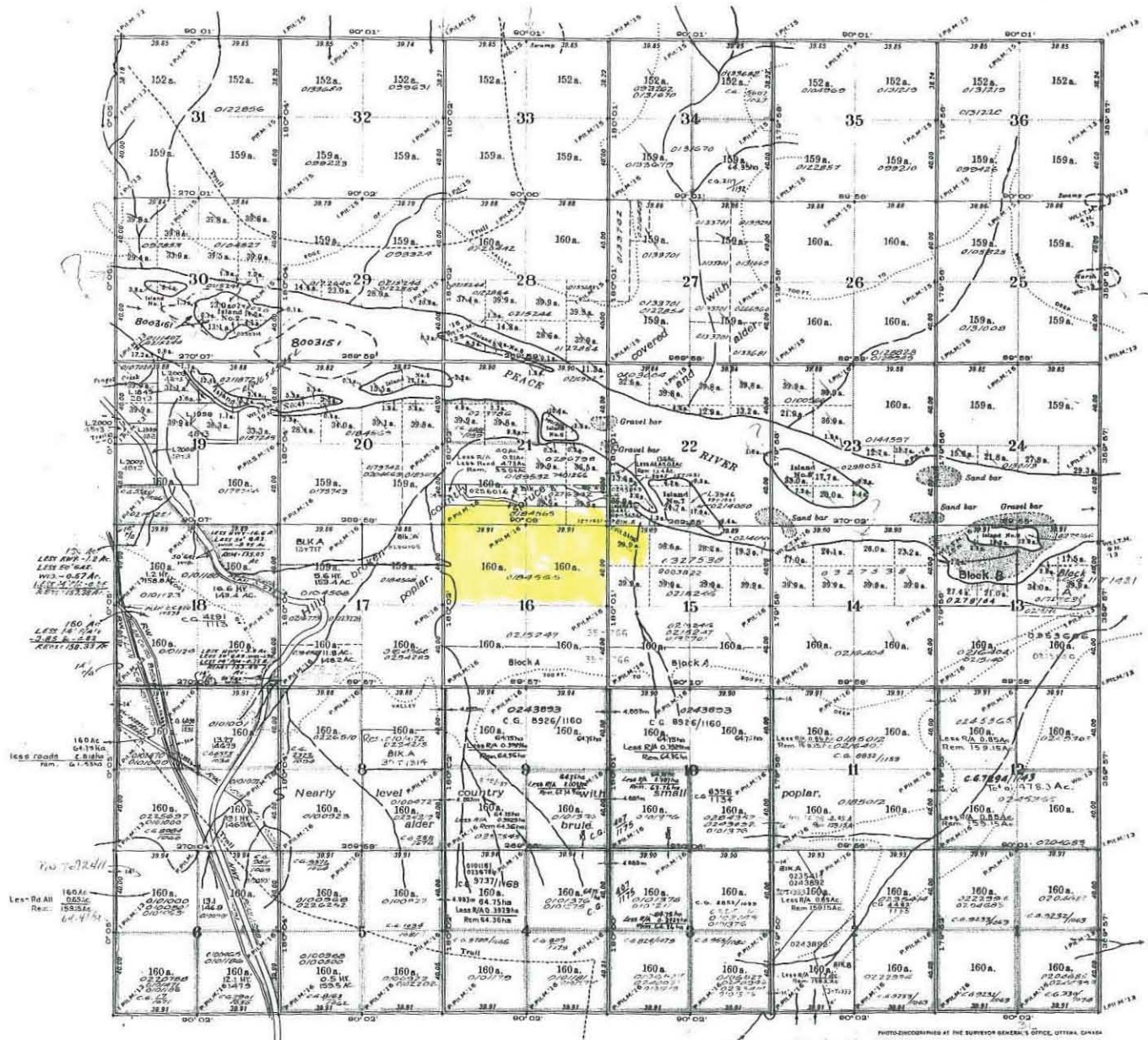


BRITISH COLUMBIA

Plan of Township 82, Range 17, West of the Sixth Meridian

SECOND EDITION

SCALE 40 CHAINS TO AN INCH



Compiled from official surveys by

L. Brenot D.L.S. 8th November 1913
 L. Brenot D.L.S. 4th October 1915
 L. Brenot D.L.S. 18th April 1916

Department of the Interior, Ottawa, 27th December, 1918

Approved and Confirmed

E. Deville
 Surveyor General.

NOTE: The subdivisions of quarter-sections shown upon this plan are legal subdivisions. Distances are in chains. Bearings are reckoned from the astronomical meridian through the centre of the township. Areas in acres are marked on all lands surveyed. Areas are taken to the banks of Peace river. Monuments were erected in the years specified.

P. stands for standard post; I. for old pattern iron post; W. for wooden post; P. for four pile; M. for mound; S. M. for stone mound; W. for well; T. for trench.

Legal Subdivisions
 in a Section

154145