ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Legend

Iron Post Found: ●
Calculated Position: ⊠
Property Line: ——
Edge of Building shown: ——
Building Overhang: - - - -
Fence: —X—
Right-of-Way: - - - -

Abbreviations

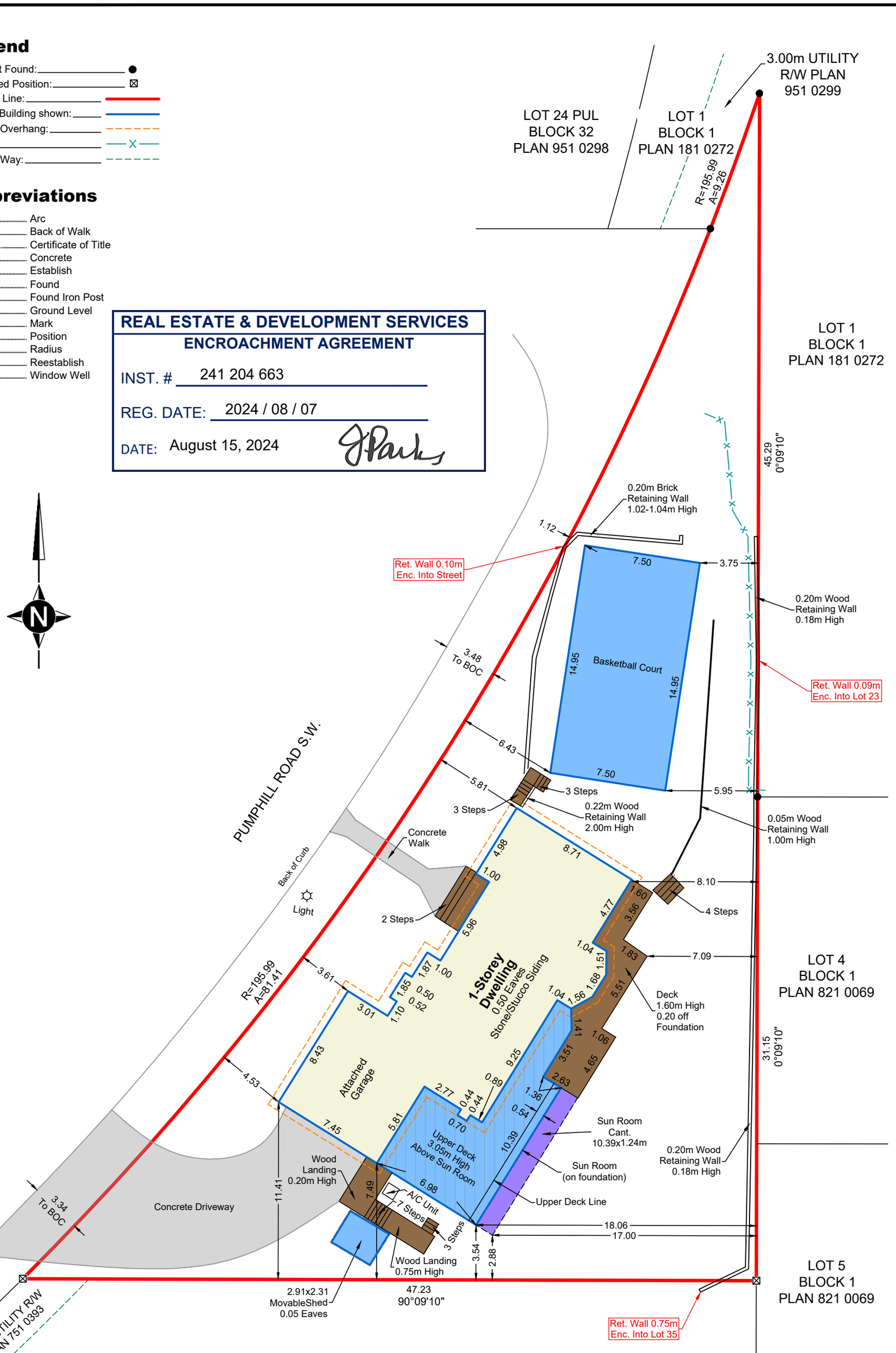
A	Arc
BOW	Back of Walk
C. of T.	Certificate of Title
Conc.	Concrete
Est.	Establish
Fd.	Found
Fd.I.	Found Iron Post
G.L	Ground Level
Mk.	Mark
Pos	Position
R	Radius
Re-est.	Reestablish
W/W	Window Well

REAL ESTATE & DEVELOPMENT SERVICES
ENCROACHMENT AGREEMENT

INST. # 241 204 663

REG. DATE: 2024 / 08 / 07

DATE: August 15, 2024



Subject Property

Lot 36, Block 30, Plan 751 0392
135 Pump Hill Road, Calgary, Alberta, T2V 4M3
Date of Survey: March 13, 2024 Date of title Search: March 20, 2024
(copy of title attached)

Alberta Land Surveyor's Certification:

I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

1. the plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
2. the improvements are entirely within the boundaries of the Property,
   Except the retaining walls which extend into the Street, Lots 1 & 35 as shown.
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property,
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of Property,

Purpose of Report:

This Report and related plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc.).

Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report.

The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user.

The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements. because subsequent development changes on the Property will not be reflected on the Report.

Notes:

This document is not valid unless it bears an original signature (in blue ink) and a (survey company) permit stamp (in red ink).
Bearings are NAD 83 3TM Grid referred to Central Meridian of 111°
Distances shown are metres and decimals thereof.
All Fences are within 0.20 meters of the property line unless otherwise noted.
All setback distances shown are from the building foundation perpendicular to the property boundaries unless otherwise noted.
Property referenced on C. of T. No. 141 061 440
is affected by the following encumbrances:
Restrictive Covenant # 751 055 542

The City of Calgary Planning and Development
CERTIFICATE OF COMPLIANCE
Provided that all of the information shown on this survey plan is accurate the location of the building as shown complies with the Calgary Land Use Bylaw 1P2007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme agreement of other document affecting the building or land.
Date: Apr 07, 2024

The City of Calgary Real Estate & Development Services
REAL ESTATE & DEVELOPMENT SERVICES
Encroachment Advisory
An encroachment has been identified on this Real Property Report. Encroachments into City of Calgary property may require authorization to be permitted to remain. Please contact EncroachmentsCalgary.ca

VOID

DATE: August 15, 2024 Jennifer Parks

THIS APPROVAL IN NO WAY RECOGNIZES HOT TUBS OR ACCESSORY BUILDINGS LESS THAN 10m2 IN AREA

Dated at Calgary, Alberta
March 26, 2024.

Jeremy Park, ALS
(copyright reserved)

Scale 1:250
File:24-0203 PC: KP DR: DN CH: JP

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ALBERTA LAND SURVEYORS' ASSOCIATION
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