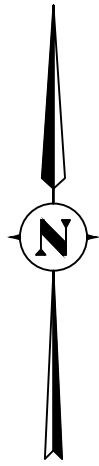
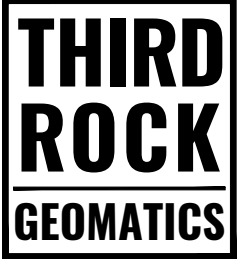


# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

# THIRD ROCK GEOMATICS

PO Box 216, Suite 104 1240 Kensington Road NW  
Calgary, Alberta T2N 3P7 Phone 587-333-4413

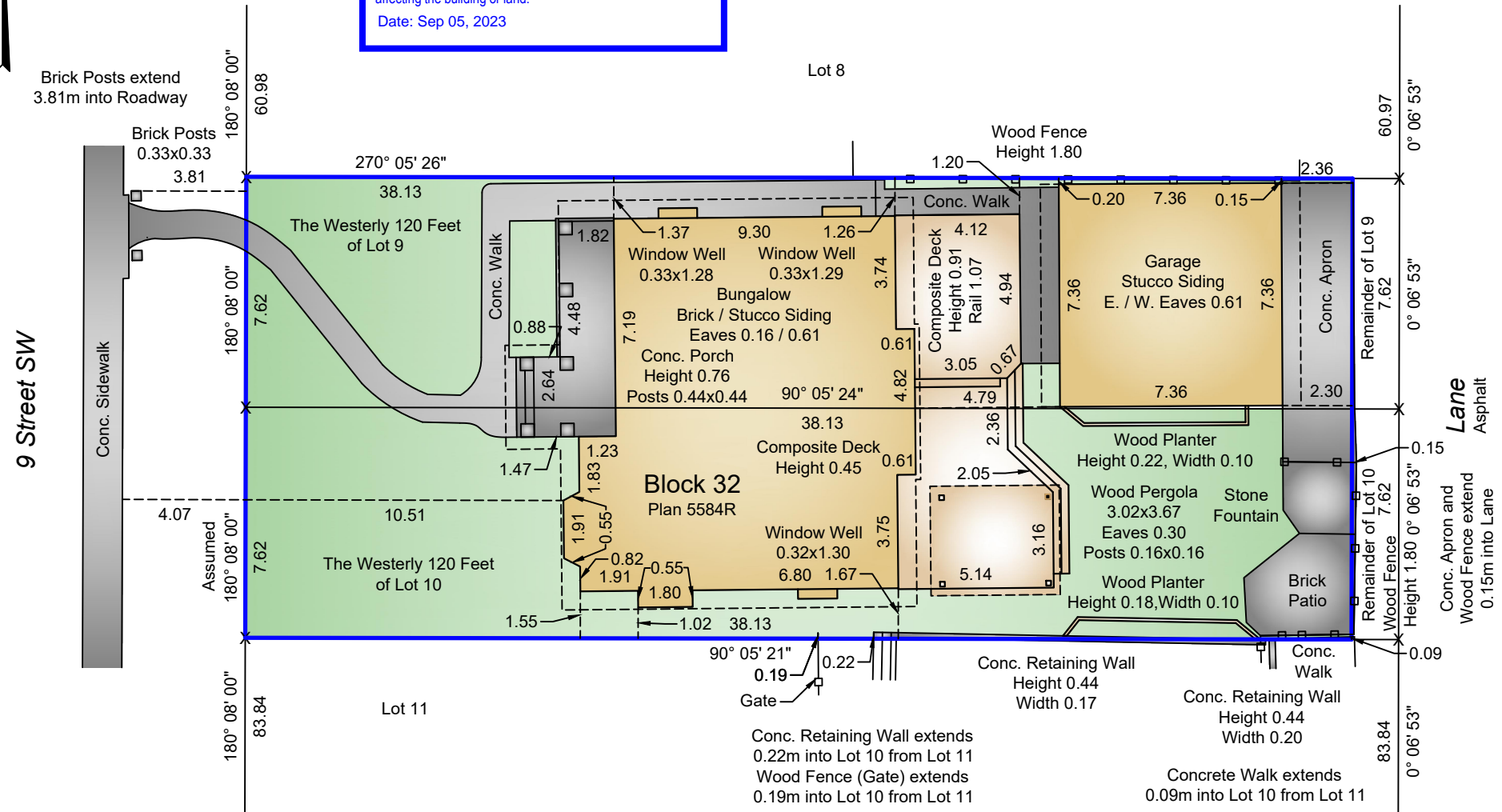


The City of Calgary Planning and Development  
**CERTIFICATE OF COMPLIANCE**  
Provided that all of the information shown on this survey plan is accurate the location of the building as shown complies with the Calgary Land Use Bylaw 1P2007. This Certificate of Compliance relates only to the building 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 or other document affecting the building or land.  
Date: Sep 05, 2023

The City of Calgary Real Estate & Development Services

## Encroachment Advisory

An encroachment(s) has been identified on this Real Property Report. Encroachments into City of Calgary property may require authorization to be permitted to remain. Please contact [Encroachments@calgary.ca](mailto:Encroachments@calgary.ca)



## Description of Property:

Civic Address: 3620 9 Street SW, Calgary, Alberta  
Legal Address: West 120 feet of Lots 9 and 10, Block 32, Plan 5584R

Certificate of Title: 021 077 388  
Owner(s): Maurita Vesey and Robert G Vesey  
Registered instrument affecting the extent of property:  
2601GF Caveat  
081 340 025 Mortgage - Royal Bank of Canada  
Date of Title Search: August 16, 2023  
Date of Survey: August 21, 2023

I, Mark A. Sutter, Alberta Land Surveyor, hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my supervision, direction, and control and in accordance with standards and rules for the practice of surveying prescribed by the Alberta Land Surveyors' Association. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

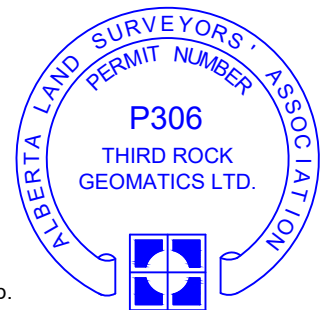
1. the plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
2. the improvements are entirely within the boundaries of the Property except: Brick Posts extend 3.81m into Roadway, Concrete Apron, and Wood Fence extend 0.15m into Lane.
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property except: Concrete Walk extends 0.09m, Concrete Retaining Wall extends 0.22m, and Wood Fence (Gate) extends 0.19m into Lot 10 from Lot 11.
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property except: NONE IDENTIFIED

**Notes:** Distances are in metres and decimals thereof. Bearings are assumed from plan 5584R. All ties are perpendicular to property line. Side yard and setback distances are measured to concrete walls, except otherwise shown. All fences are within 0.20m of the property line unless otherwise noted. Eaves are measured to the foundation, unless otherwise noted.  
Fd. - Found, Mk. - Mark, C.S. - Countersunk, AGL - Above ground level, Conc. - Concrete  
Δ - Central angle of curve, R - Radius, A - Arc Length  
Calculated Position shown thus . . . . . X  
Statutory Iron Post found shown thus . . . . . ● Fd. I.  
Title boundary shown thus . . . . . ————  
Fence shown thus . . . . . —□—□—□—□—□—□—

Dated at the City of Calgary, Alberta, August 23, 2023

*Mark A. Sutter*

**Mark A. Sutter, ALS, P. Surv.** (Copyright reserved)  
This document is not valid unless it bears the original or digital signature of an Alberta Land Surveyor and a Third Rock Geomatics Ltd. permit stamp.



**Purpose:** This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purposes of a land conveyance, support of a subdivision application, a mortgage application, or a submittal to the municipality for a compliance certificate. Copying is permitted only for the benefit of these parties, and only if the plan remains attached.

The owner is responsible for the review of this Real Property Report and to report any discrepancies or omissions within 3 months of the issuance of this report to the surveyor. Failure to report the discrepancies relieves Third Rock Geomatics Ltd. of any future liabilities or claims. Some improvements may not be shown if they are, in the opinion of the surveyor, considered to be temporary or do not substantially affect the value of the property.

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 (e.g., for fencing) because of 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.

File: 23-0223 5584R;32;West 120 feet of Lots 9 and 10 | **Drawing Name:** 23-0223.dwg | **Plot Date:** 2023-08-23 03:36 PM

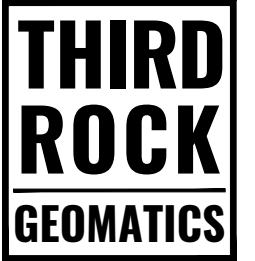
This is **Page 1 of 2** for a Real Property Report and is ineffective if detached from Page 2



# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

## THIRD ROCK GEOMATICS

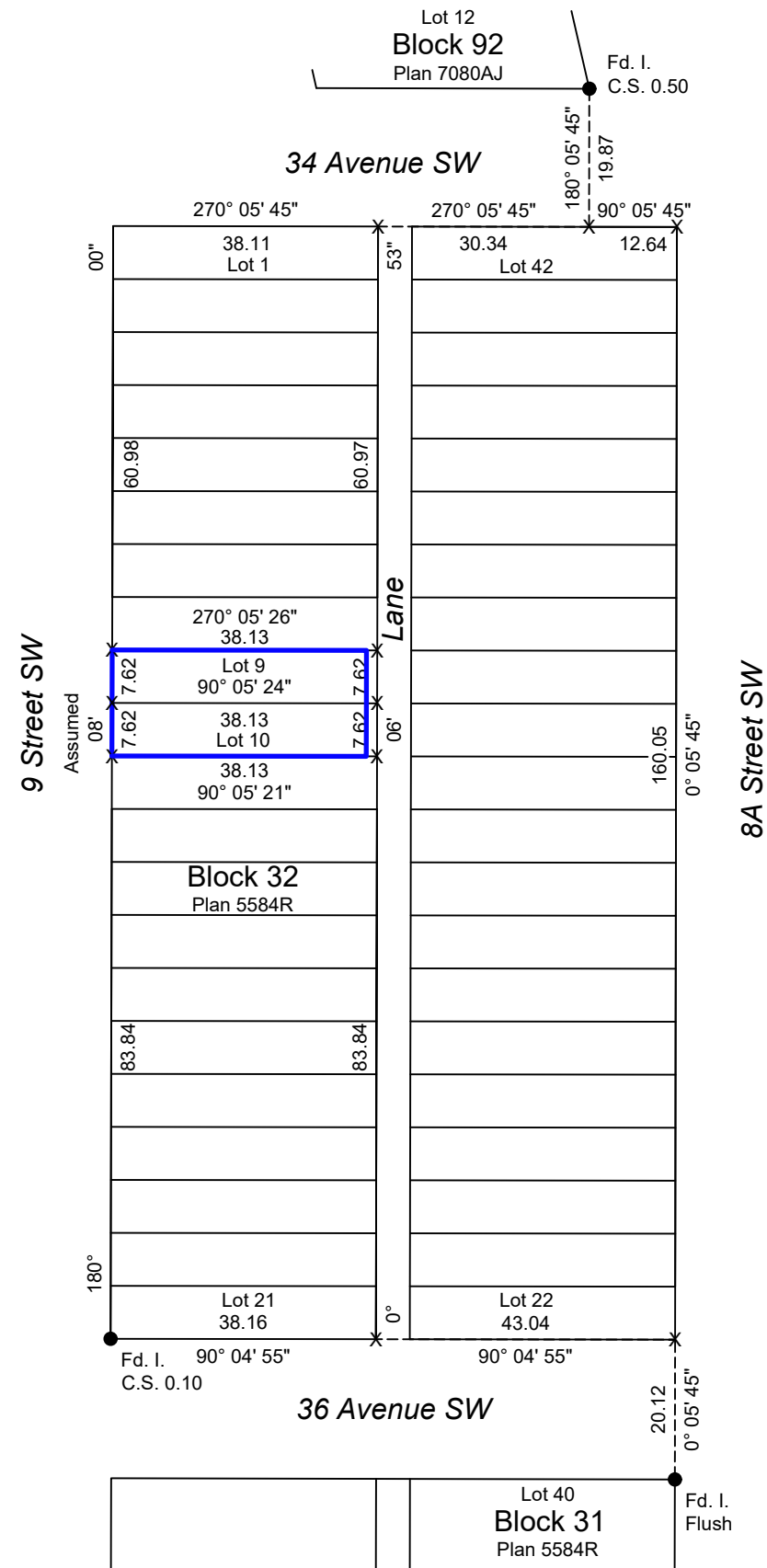
PO Box 216, Suite 104 1240 Kensington Road NW  
 Calgary, Alberta T2N 3P7 Phone 587-333-4413



### Description of Property:

Civic Address: 3620 9 Street SW, Calgary, Alberta  
 Legal Address: West 120 feet of Lots 9 and 10, Block 32, Plan 5584R  
 Date of Survey: August 21, 2023

**Notes:** Distances are in metres and decimals thereof. Bearings are assumed from plan 5584R.  
 All ties are perpendicular to property line. Side yard and setback distances are measured to concrete walls, except otherwise shown. All fences are within 0.20m of the property line unless otherwise noted.  
 Eaves are measured to the foundation, unless otherwise noted.  
 Fd. - Found, Mk. - Mark, C.S. - Countersunk, AGL - Above ground level, Conc. - Concrete  
 Δ - Central angle of curve, R - Radius, A - Arc Length  
 Calculated Position shown thus . . . . . X  
 Statutory Iron Post found shown thus . . . . ● Fd. I.  
 Title boundary shown thus . . . . .   
 Fence shown thus . . . . .



This is **Page 2 of 2** for a **Real Property Report**  
 and is ineffective if detached from Page 1