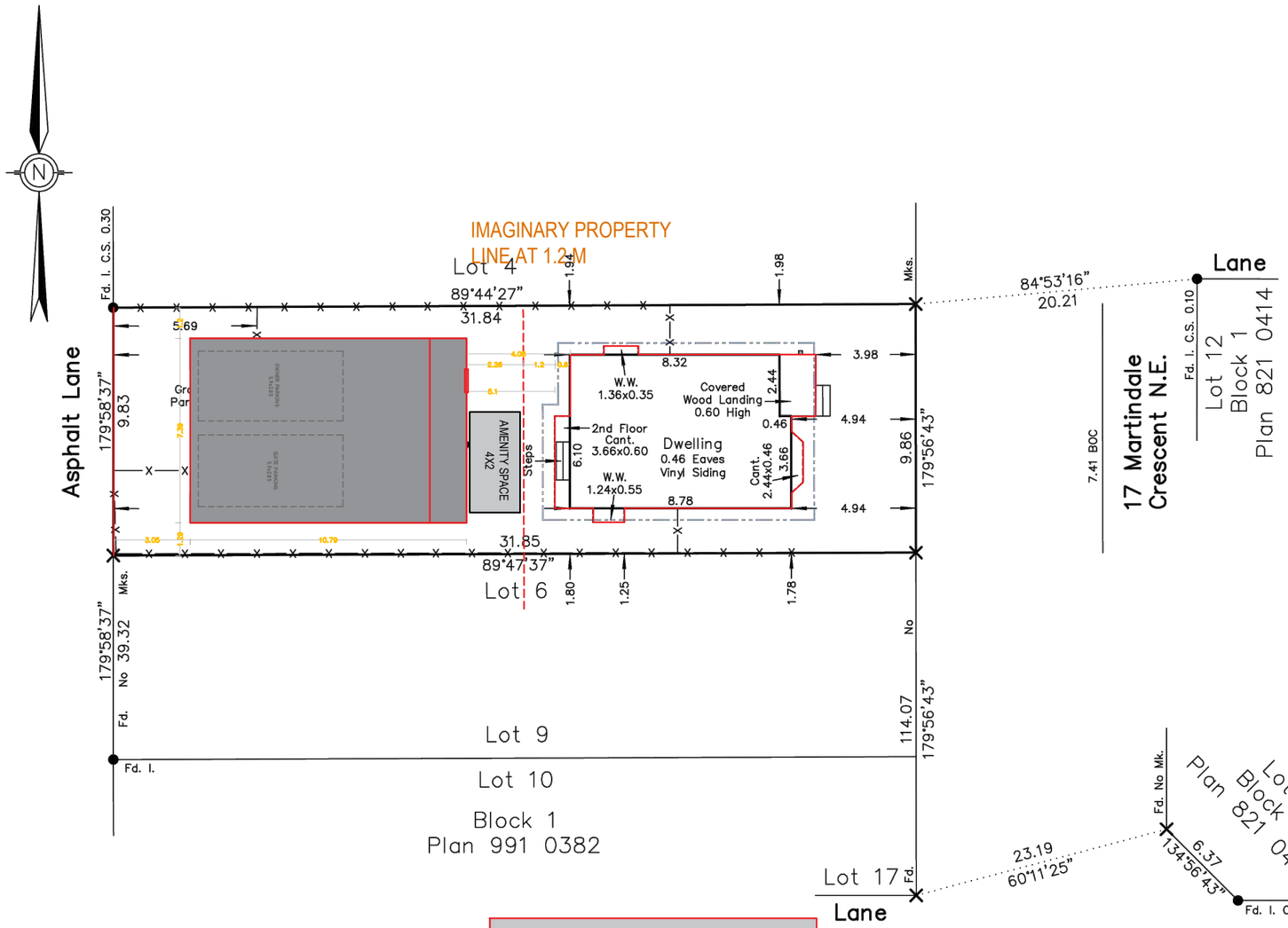
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



ABBREVIATIONS

A--Arc Length	EOR--Edge of Road
Acc.--Accessory	Fd.--Found
A/C--Air Conditioner	I.--Iron Post
Bldg--Building	I.B.--Iron Bar
BOC--Back of Curb	M.A.--Maintenance Access
BOW--Back of Walk	Mk.--Mark
Calc.--Calculated	O.D.--Overland Drainage
Cant.--Cantilever	P/L--Property Line
Conc.--Concrete	Reg.--Registration
C.S.--Countersunk	Ret.--Retaining
DH--Drill Hole	R/W--Right of Way
Enc.--Encroaches	W/O--Walkout Basement
EOA--Edge of Asphalt	W.W.--Window Well

NOTE:

UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.

LOT AREA: 313.35 SQM
HOUSE AREA:
60.38 SQM
GARAGE AREA:80.25 SQM
TOTAL BUILT AREA: 140.63 SQM
LOT COVERAGE: 140.63/313.35
: 44.88%

The following items may not be shown on the RPR:
--Detached sheds that are less than 10 sq.m.
--Retaining walls or interior fences that do not define the property line
--Hot tubs
--Patios less than 0.60m in height
--Planters, garden borders and ground level landscaping features

LEGAL DESCRIPTION:
Lot 5
Block 1
Plan 921 0842

MUNICIPAL ADDRESS:
17 Martindale Crescent N.E.
Calgary, Alberta

DATE OF SURVEY: August 7th, 2025.

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 273
ARC SURVEYS LTD.

LEGEND

Distances are in metres and decimals thereof.
Found Iron Posts are shown thus: ●
Drill Holes are shown thus: ●
Found Iron Bars are shown thus: ◆
Found Concrete Nails are shown thus: ▲
Calculation points are shown thus: ×
Pillars and posts are shown thus: ■
Property lines are shown thus: ———
Utility Right of Ways are shown thus: — — —
Eaves are shown thus: — · — · —
Fences are shown thus: —x—x—
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.

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 purpose of a land conveyance, support of a subdivision application, a mortgage application, or a submittal to the municipality for the 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.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 Real Property 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.

NOTE:

Title information is based on the C. of T. 071 098 111 which was searched on the 7th day of August, 2025, and is subject to:
Zoning Regulations No.: 771 147 064
Restrictive Covenant No.: 921 106 383

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 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, 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
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 the Property
5. unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

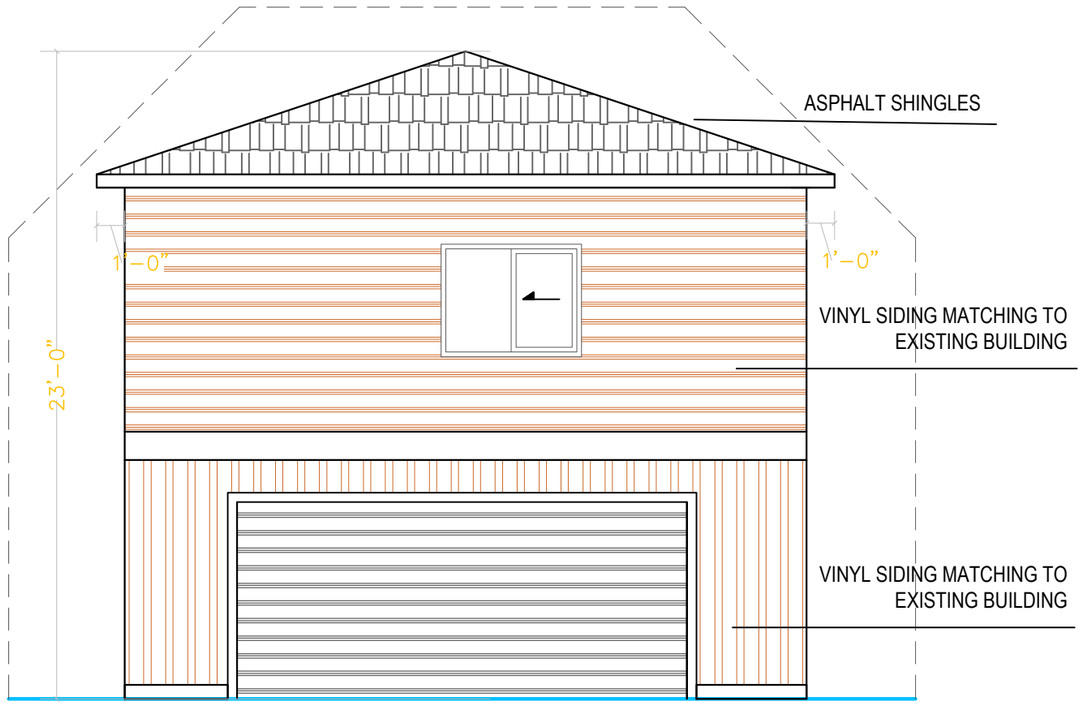
Dated at Calgary, Alberta on this
8th day of August, 2025.

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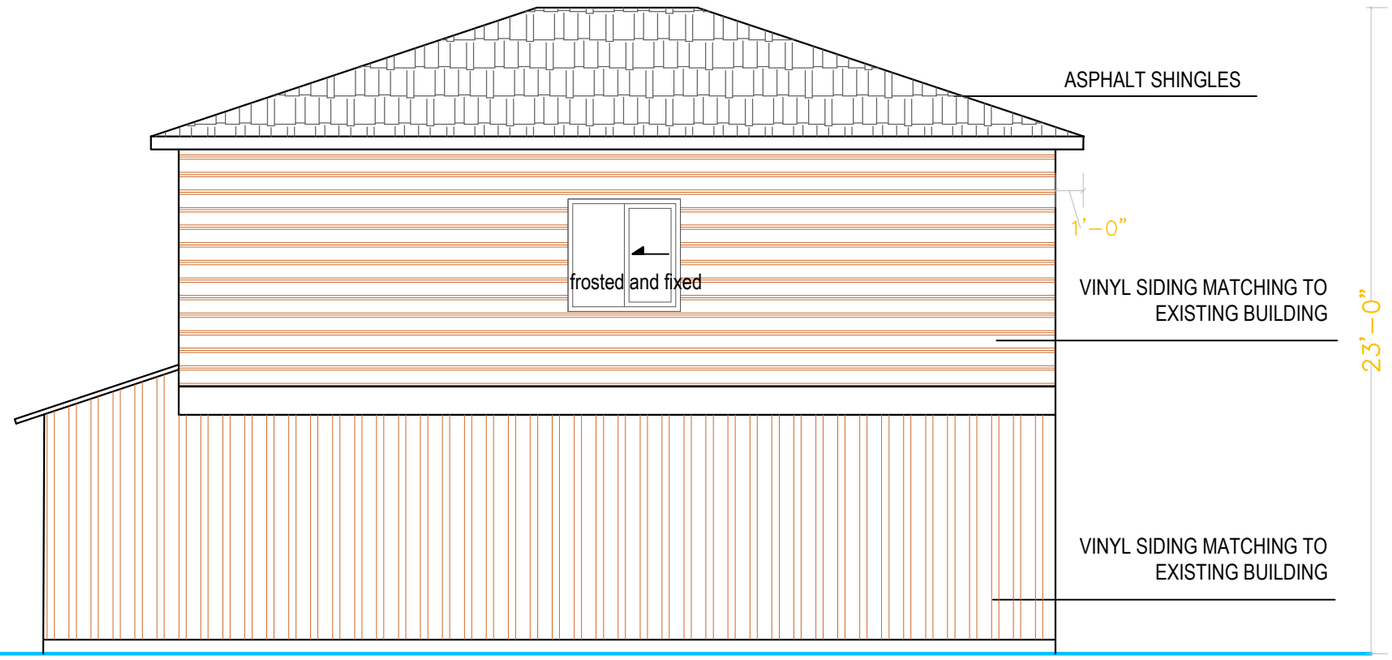
Jerrad Gerein, A.L.S.
This document is not valid unless it bears an original or digital signature in blue ink and an Arc Surveys Ltd. permit stamp in red ink.

Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403-277-1272 www.arcsurveys.ca
Fax: 403-277-1275 info@arcsurveys.ca

Surveyed: JF | Drawn: JW/JW | Scale: 1: 200 (0m 2 4 8) | File No.: 253142



FRONT ELEVATION



LEFT ELEVATION

RITA DESIGN AND DRAFTING
780 270 3712

Seal

Important Notice:

Revisions:

Client:

Project Location:
17 MARTINDALE CRESCENT, NE CALGARY , ALBERTA

Project No.:

Drawing Title:
ELEVATIONS

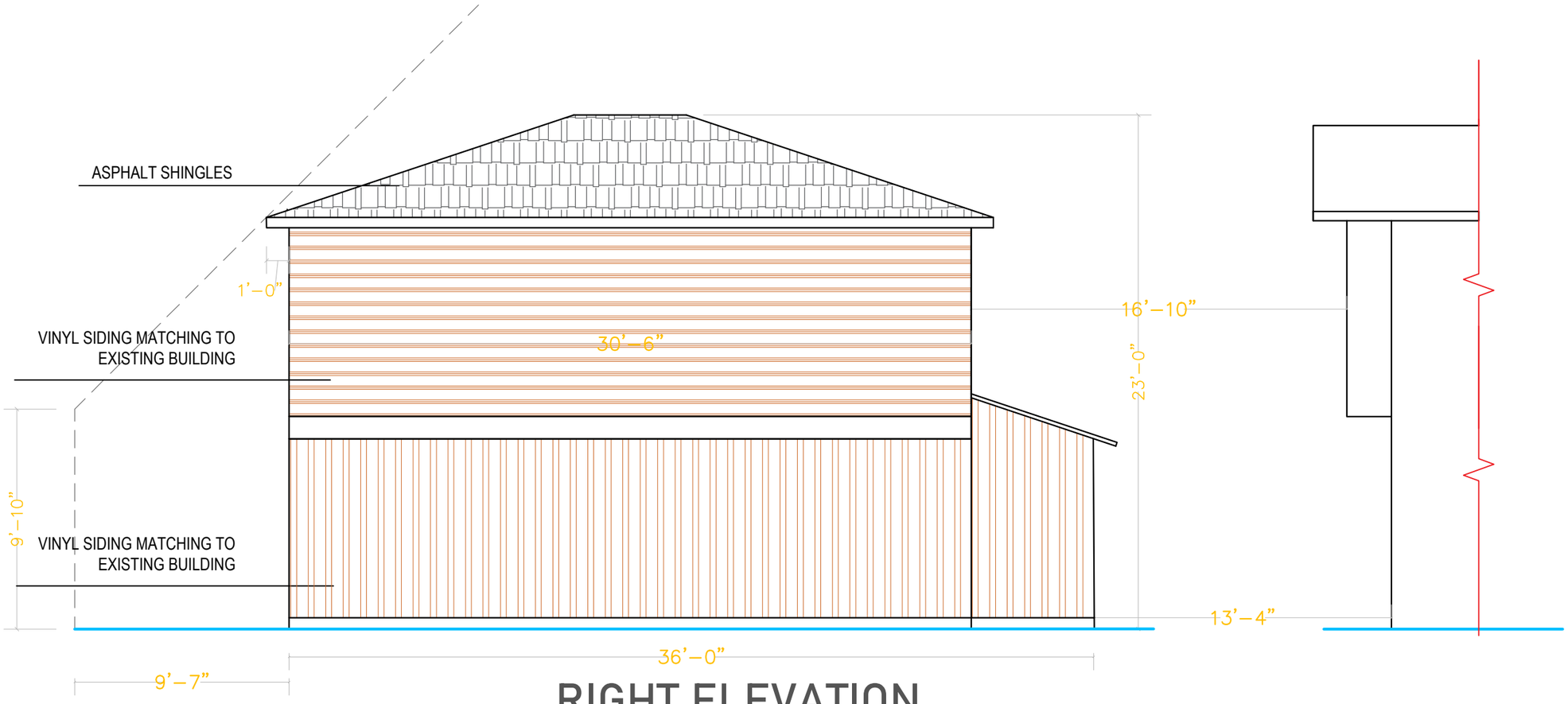
Approved by:

Drawn by:

Approved Dated:

Scale:
1"=24"

Sheet No.:



RIGHT ELEVATION

RITA DESIGN AND DRAFTING
780 270 3712

Seal

Important Notice:

Revisions:

Client:

Project Location:
17 MARTINDALE CRESCENT, NE
CALGARY ,
ALBERTA

Project No.:

Drawing Title:
ELEVATIONS

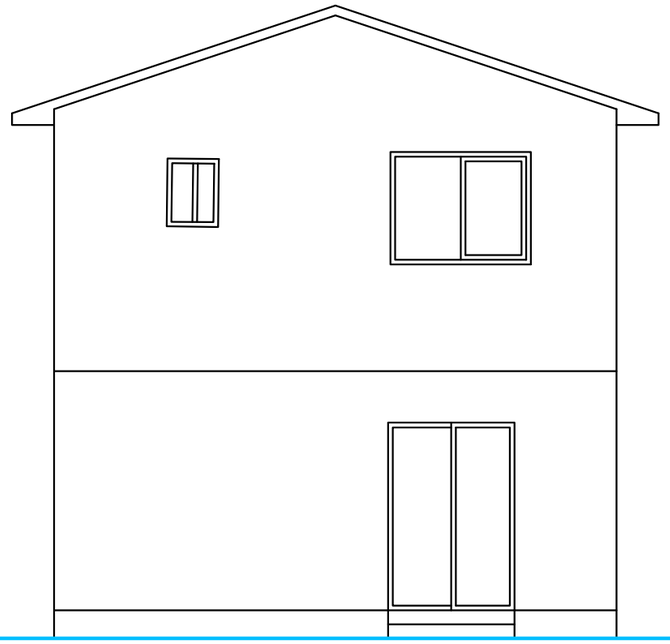
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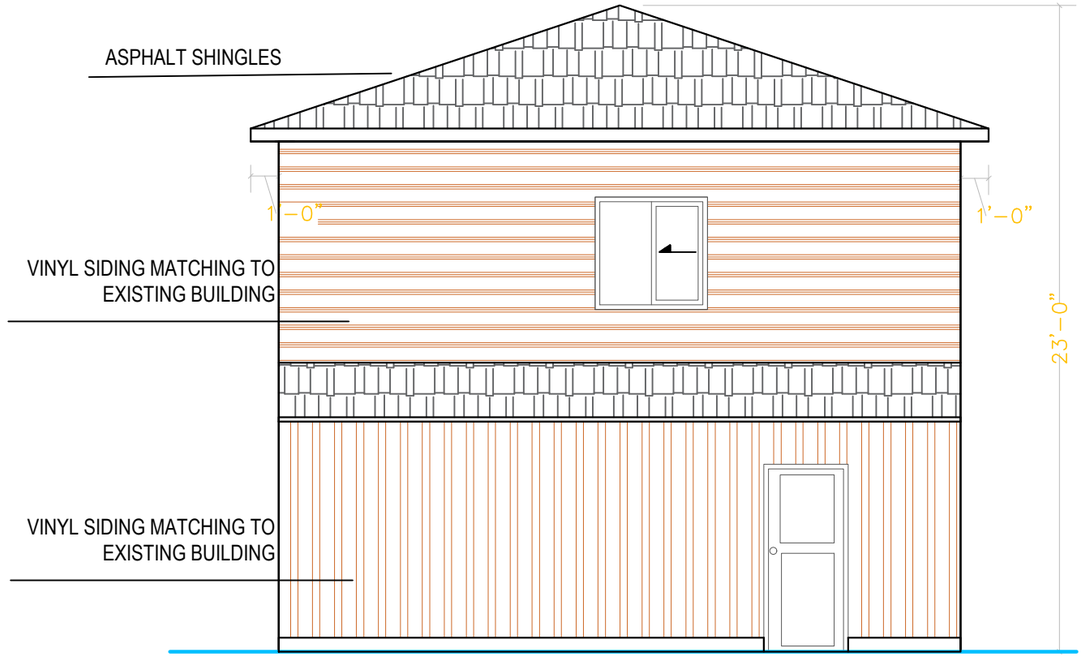


EXISTING REAR ELEVATION

GLAZING CALCULATION

REAR FACE WALL AREA:409.639 SQ.FT / 38.056 SQ.M
GLAZED :1.83X2.42 +5X4
:24.43 SQ.FT
%GLAZED :5.96 %

LIMITNG DISTANCE 1.2 M



REAR ELEVATION

GLAZING CALCULATION

REAR FACE WALL AREA:439.884 SQ.FT / 40.86 SQ.M
GLAZED :4X4
:16 SQ.FT
%GLAZED :3.63 %

LIMITNG DISTANCE <1.2 M

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780 270 3712

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1"=24"

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