

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



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 scan and e-mail a copy of the Real Property Report to [encroachments@calgary.ca](mailto:encroachments@calgary.ca)

**Legal Description (the "Property"):**  
**Lot 11 Block 13 Plan 911 2564**  
 Municipality: **City of Calgary, AB**  
 Municipal Address:  
**444 Sierra Morena Court SW**  
**Calgary, AB**  
**T3H 3A6**

**Title Information (the "Client"):**

I, Nicole Head, Alberta Land Surveyor do 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 the 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 Wood Retaining Walls and Stucco Wall 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, except Wood Planter as shown.

### 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 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. 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.

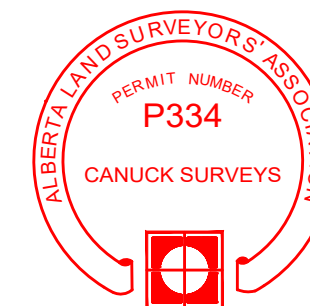
The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the property will not be reflected on the Report.

### NOTES:

1. This Real Property Report is not valid unless it bears the original signature or digital signature of an Alberta Land Surveyor in blue ink and a digital Canuck Legal Surveys permit stamp in red ink.
2. Bearings are grid and are derived from GNSS Observations. 3TM Central Meridian -114.
3. All fences are within 0.20m of the property line unless otherwise noted.
4. All setback distances shown are from the exterior walls perpendicular to the property boundaries unless otherwise noted.
5. Eaves are dimensioned to the line of the fascia unless otherwise noted.
6. Title is affected by the following instruments:  
 911 288 067 - Restrictive Covenant  
 911 288 068 - Utility Right of Way  
 911 288 070 - Agreement  
 021 107 391 - Caveat

Dated at Calgary, Alberta  
 This May 21, 2026

Nicole Head, ALS  
 (copyright reserved)  
 Date of Survey: April 14, 2026  
 © Copyright Canuck Surveys, 2026.

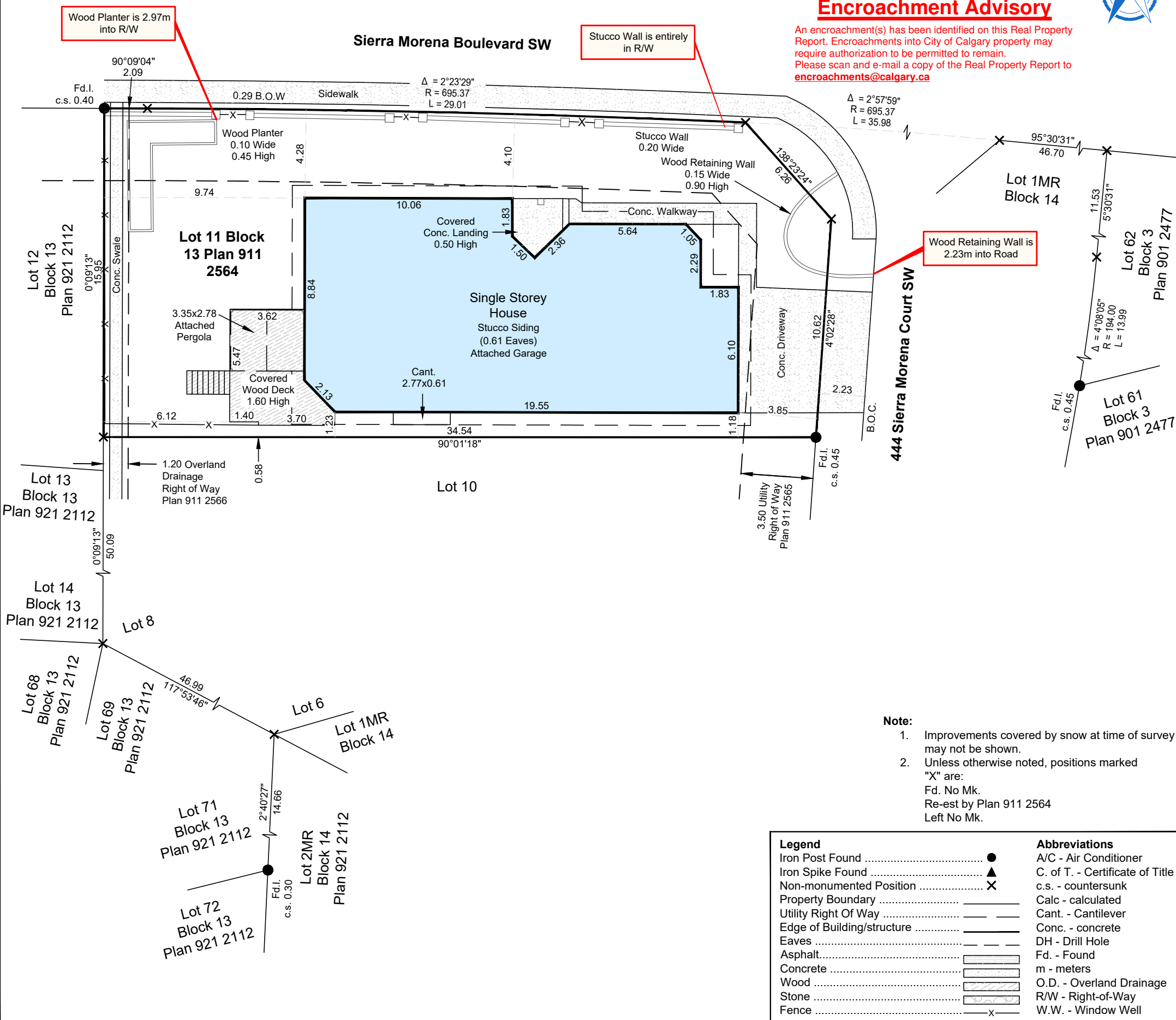


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SCALE 1:200

Field Crew: KK Drafter: BD Checker: NMH Drawing No.: CLG-0112-26 RPR



### Note:

1. Improvements covered by snow at time of survey may not be shown.
2. Unless otherwise noted, positions marked "X" are:  
 Fd. No Mk.  
 Re-est by Plan 911 2564  
 Left No Mk.

### Legend

Iron Post Found .....	●
Iron Spike Found .....	▲
Non-monumented Position .....	X
Property Boundary .....	—
Utility Right Of Way .....	—
Edge of Building/structure .....	—
Eaves .....	—
Asphalt .....	▨
Concrete .....	▩
Wood .....	▧
Stone .....	▦
Fence .....	—x—

### Abbreviations

A/C - Air Conditioner
C. of T. - Certificate of Title
c.s. - countersunk
Calc - calculated
Cant. - Cantilever
Conc. - concrete
DH - Drill Hole
Fd. - Found
m - meters
O.D. - Overland Drainage
R/W - Right-of-Way
W.W. - Window Well