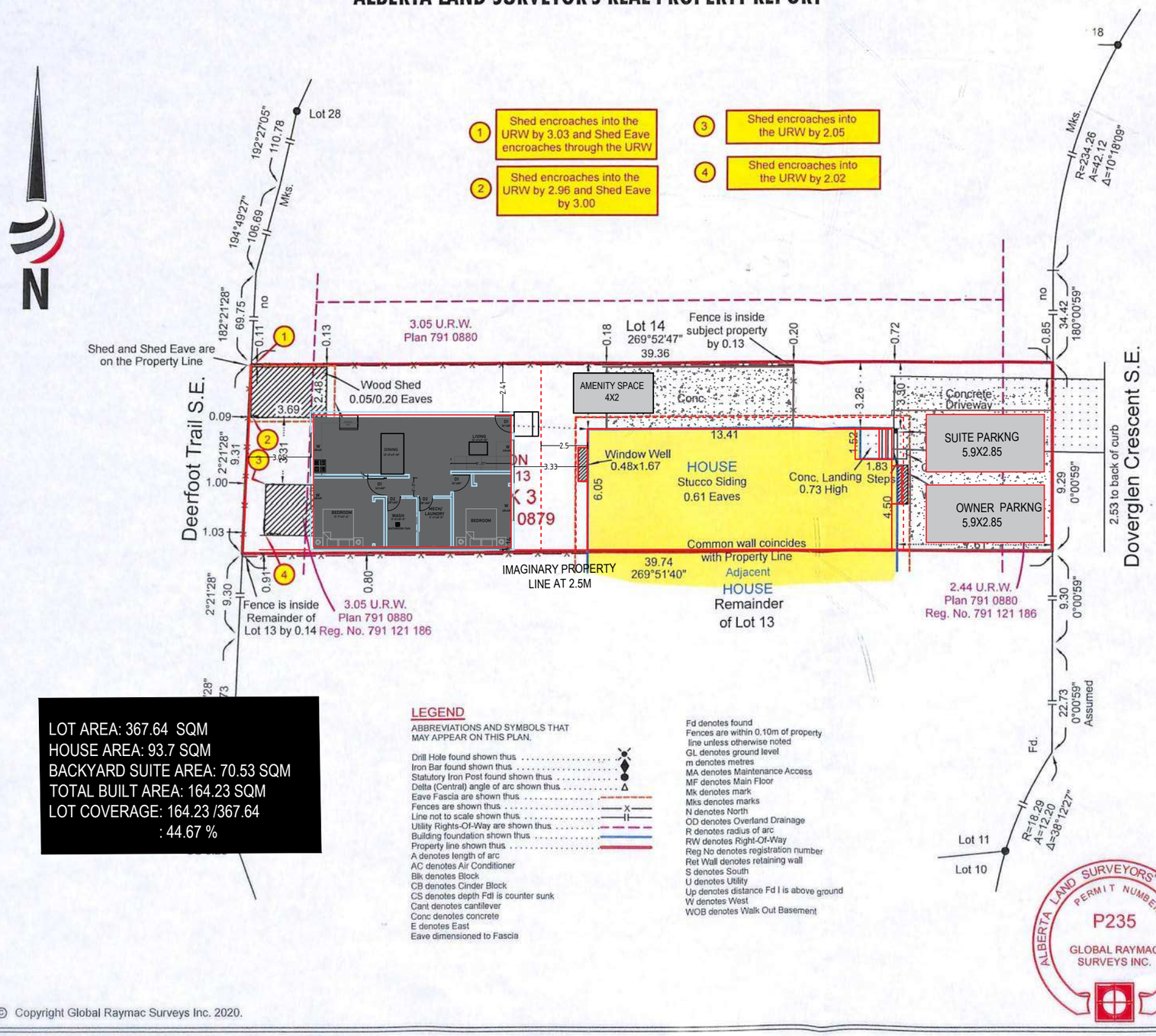
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

global raymac surveys

312, 4000-4th Street S.E.
Calgary, Alberta T2G 2W3

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LOT AREA: 367.64 SQM
HOUSE AREA: 93.7 SQM
BACKYARD SUITE AREA: 70.53 SQM
TOTAL BUILT AREA: 164.23 SQM
LOT COVERAGE: 164.23 /367.64
: 44.67 %

LEGEND

ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN.

Drill Hole found shown thus
Iron Bar found shown thus
Statutory Iron Post found shown thus
Delta (Central) angle of arc shown thus
Eave Fascia are shown thus
Fences are shown thus
Line not to scale shown thus
Utility Rights-Of-Way are shown thus
Building foundation shown thus
Property line shown thus
A denotes length of arc
AC denotes Air Conditioner
Blk denotes Block
CB denotes Cinder Block
CS denotes depth Fdl is counter sunk
Cant denotes cantilever
Conc denotes concrete
E denotes East
Eave dimensioned to Fascia

Fd denotes found
Fences are within 0.10m of property line unless otherwise noted
GL denotes ground level
m denotes metres
MA denotes Maintenance Access
MF denotes Main Floor
Mk denotes mark
Mks denotes marks
N denotes North
OD denotes Overland Drainage
R denotes radius of arc
RW denotes Right-Of-Way
Reg No denotes registration number
Ret Wall denotes retaining wall
S denotes South
U denotes Utility
Up denotes distance Fd I is above ground
W denotes West
WOB denotes Walk Out Basement

DESCRIPTION OF PROPERTY

LOT 13
EXCEPTING THEREOUT: THE MOST SOUTHERLY 9.296 METRES IN PERPENDICULAR WIDTH THROUGHOUT
BLOCK 3
PLAN 791 0879

I, Robert M. Wallace, Alberta Land Surveyor do hereby certify that this Report and related survey, was prepared and performed under my personal supervision and in accordance with the Manual Of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly, within those standards 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 D, Section 8.5 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 unless otherwise noted;
3. No visible encroachments exist on the Property from any improvement situated on an adjacent property unless otherwise noted, and;
4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, unless otherwise noted.
5. Title information is based on a title search dated June 18th, 2020 C. of T. No. 081 350 435
6. Date of Survey July 16th, 2020
7. Unless otherwise specified the dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
8. Distances are in metres and decimals thereof.
9. This document is not valid unless it bears an original signature (in blue ink) and a red Global Raymac Surveys Inc. permit stamp.
10. Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information 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.
11. The buildings described on the lands described above have been constructed within the height restrictions and in accordance with the requirements set forth in the Calgary International Airport Zoning regulations registered against the title as 771 147 064.
12. Property is subject to Restrictive Covenant Reg. No. 791 121 184.
13. Property is subject to Party Wall Agreement Reg. No. 801 215 519.
14. Sheds and Shed Eaves on subject property encroach into the Utility Right-Of- Way as shown.
15. This survey has been updated as of July 17th, 2020 (Ref. Job No. 08R082663).

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER P235
GLOBAL RAYMAC SURVEYS INC.

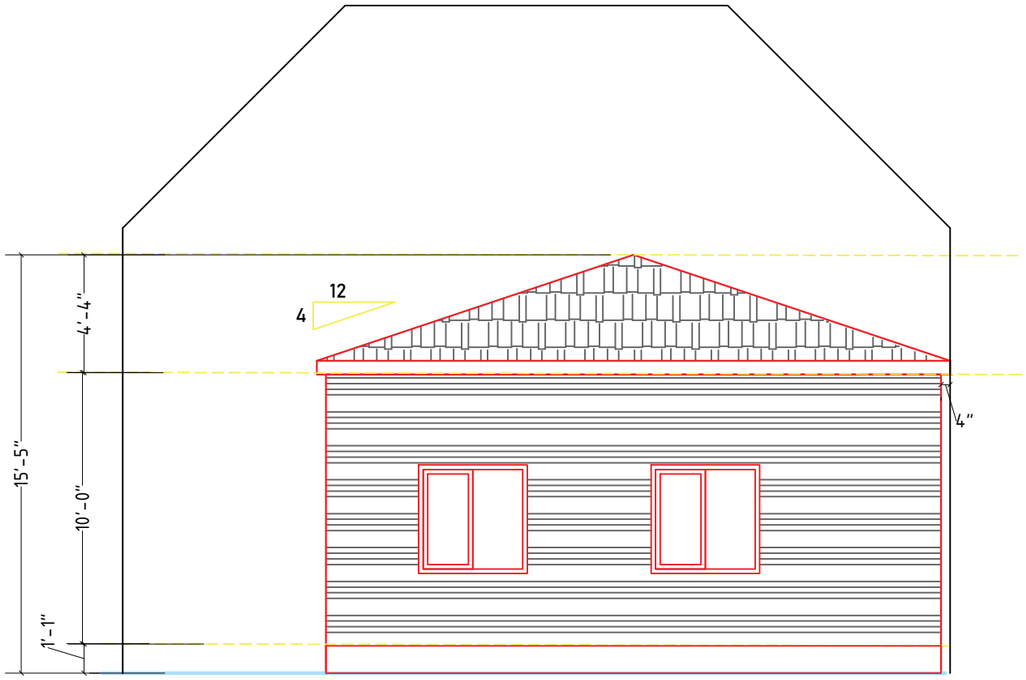
Dated this 17th day of July A.D. 2020.

MUNICIPAL ADDRESS:
140 Doverglen Crescent S.E.
Calgary, Alberta

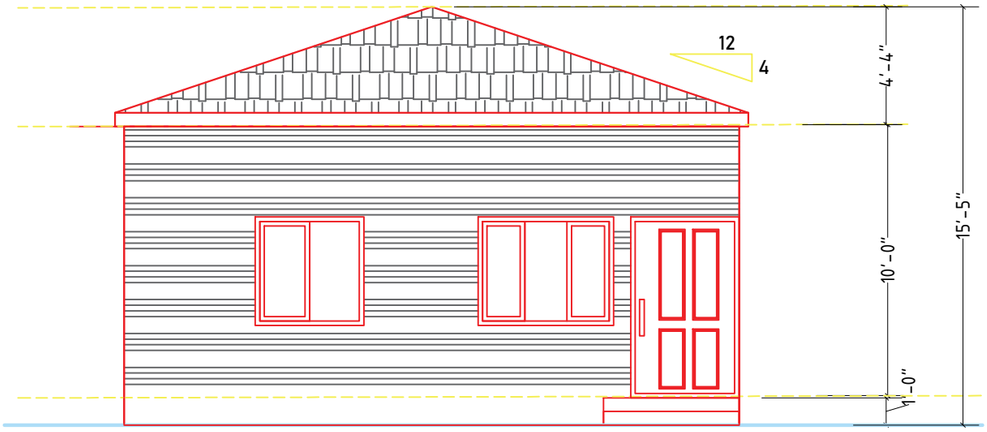
Robert M. Wallace, A.L.S.

CLIENT FILE NO.		Drawn by:	J.M.
SCALE 1:	200	GRSI. FILE NO.	20CR0709

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BACKYARD SUITE FRONT ELEVATION



BACKYARD SUITE REAR ELEVATION

GLAZING CALCULATION

WALL AREA: 249.370 SQ.FT / 23.16 SQM
GLAZED : 20+16
36 SQ.FT
%GLAZED :14.44 %

LIMITING DISTANCE : 2.18M

RITA DESIGN AND DRAFTING
780 270 3712

Seal

Important Notice:

Revisions:

Client:

Project Location:
140 DOVERGLEN CR SE , CALGARY

Project No.:

Drawing Title:
FLOOR PLANS

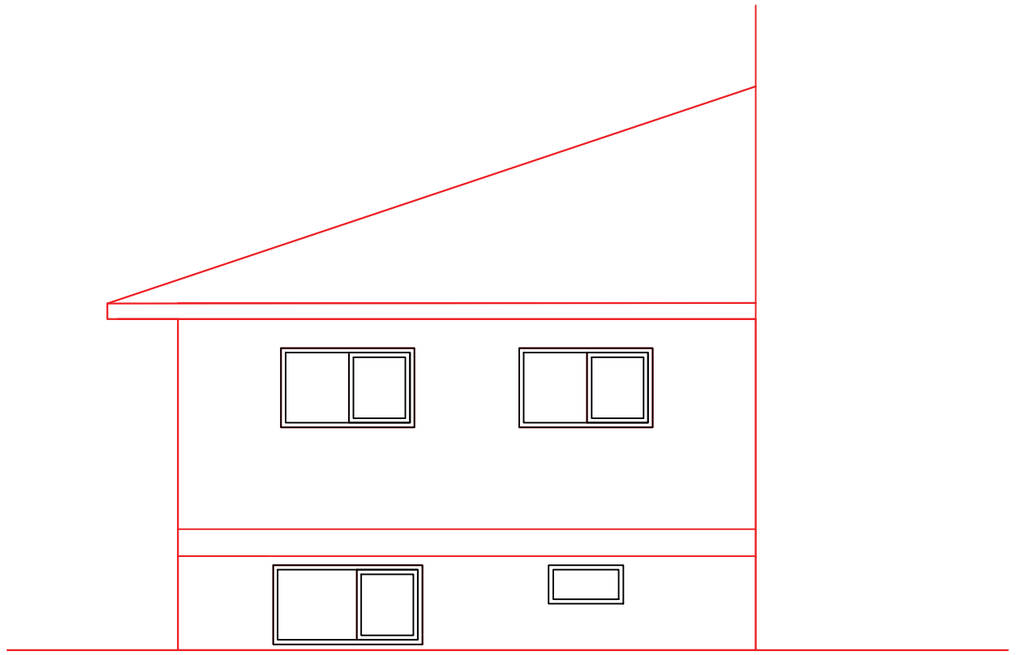
Approved by:

Drawn by:

Approved Dated:

Scale:
1"=4'

Sheet No.:



EXISTING REAR ELEVATION

GLAZING CALCULATION

WALL AREA: 259.756 SQ.FT / 24.13 SQM
GLAZED : 59x35x2+66x35+33x17
:48.61 SQ.FT
%GLAZED :18.71 %

LIMITING DISTANCE : 2.5M

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140 DOVERGLEN CR SE , CALGARY

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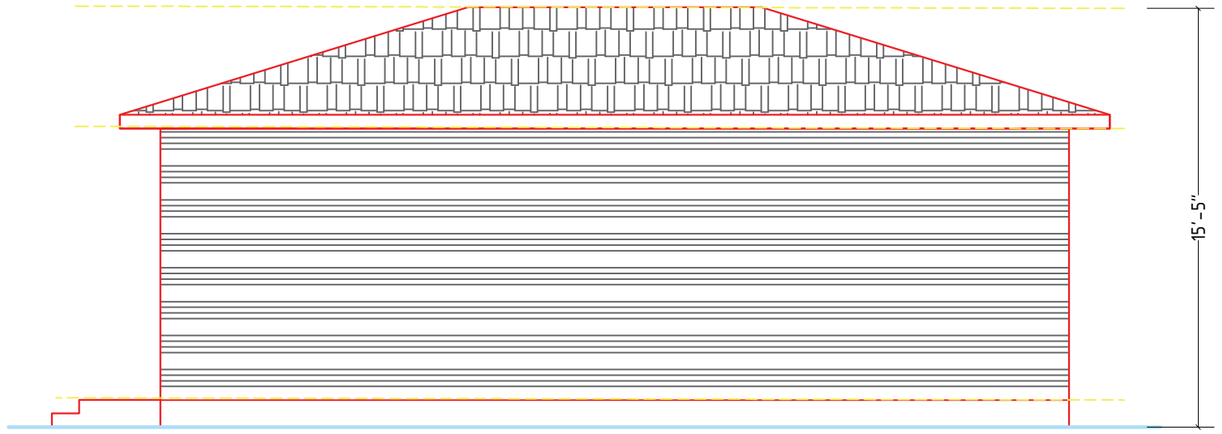
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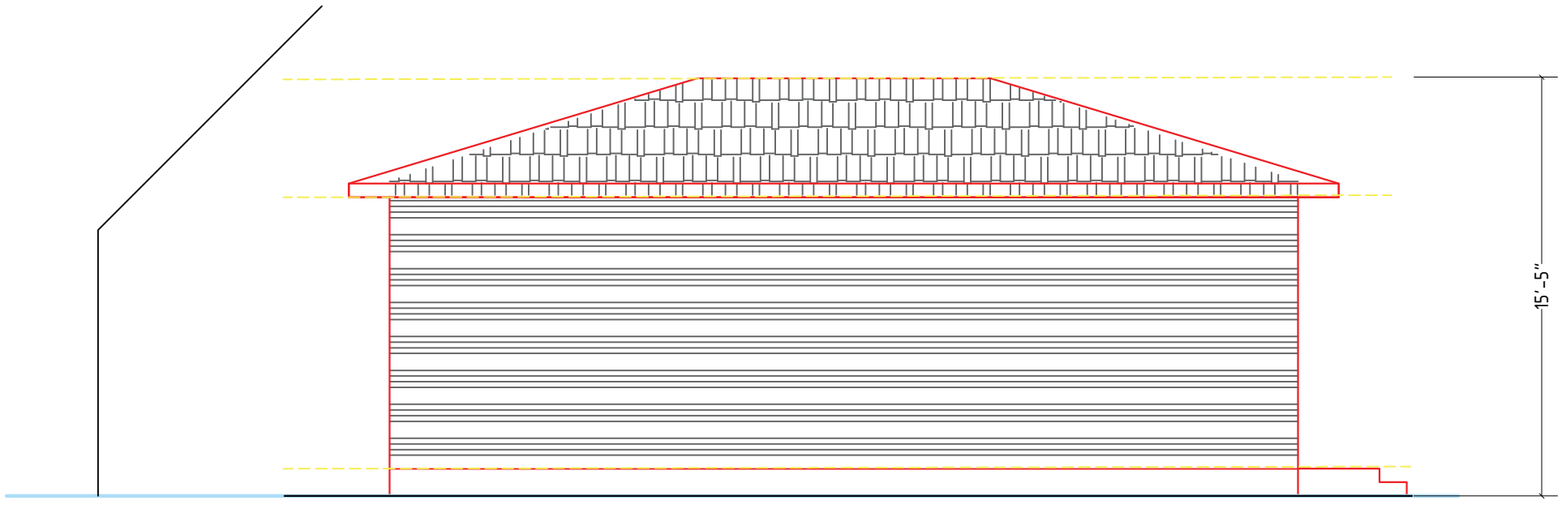
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BACKYARD SUITE LEFT ELEVATION



BACKYARD SUITE RIGHT ELEVATION

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AND
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780 270 3712

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