

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

LOT 1
BLOCK 7
PLAN 1197 FW

WESTMOUNT ROAD N.W.

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



LEGAL DESCRIPTION:

LOT 31, BLOCK 12, PLAN 5151 O

MUNICIPAL ADDRESS:

2219 WESTMOUNT ROAD N.W.
CALGARY, ALBERTA

CLIENT:

SCALE = 1: 250 metric

CERTIFICATION:

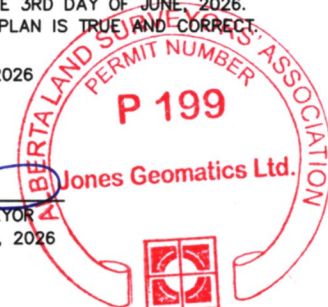
I, JALEN GIROUX, ALBERTA LAND SURVEYOR, HEREBY CERTIFY THAT THIS REPORT, WHICH INCLUDES THE ATTACHED PLAN AND RELATED SURVEY, WAS PREPARED AND PERFORMED UNDER MY SUPERVISION, DIRECTION, AND CONTROL AND IN ACCORDANCE WITH STANDARDS AND RULES FOR THE PRACTICE OF SURVEYING PRESCRIBED BY THE ALBERTA LAND 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 AS SHOWN ON THIS PLAN ARE ENTIRELY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY. (EXCEPT TRELLIS & PLANTER AS SHOWN)
3. NO VISIBLE ENCROACHMENTS EXIST ONTO THE SUBJECT 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. THE SURVEY WAS COMPLETED ON THE 3RD DAY OF JUNE, 2026.
6. THE SURVEY REPRESENTED BY THIS PLAN IS TRUE AND CORRECT.

DATED THIS 4th DAY OF JUNE, 2026

JALEN GIROUX, ALBERTA LAND SURVEYOR
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NOTES:

1. DISTANCES ARE IN METRES.
2. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO PERPENDICULAR DISTANCES FROM PROPERTY BOUNDARIES TO FOUNDATION WALLS.
3. ALL EAVES SHOWN ARE DIMENSIONED FROM FOUNDATION TO FASCIA.
4. ALL FENCES SHOWN ARE WITHIN 0.2 METRES OF THE PROPERTY LINES UNLESS OTHERWISE NOTED.
5. STATUTORY IRON POST FOUND THUS: ●
6. FOUND NO MARK IS SHOWN THUS: Fd. No Mk.
7. PROPERTY LINE IS SHOWN THUS: ———
8. FENCE LINE IS SHOWN THUS: —x—x—x—
9. TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 011 305 287, TITLE SEARCH DATED MAY 15, 2026
10. PROPERTY IS SUBJECT TO THE FOLLOWING INSTRUMENTS:

PURPOSE:

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 REAL PROPERTY REPORT REFLECTS THE STATUS OF THE PROPERTY AS OF THE DATE OF SURVEY ONLY. USERS ARE ENCOURAGED TO HAVE THE REAL PROPERTY REPORT UPDATED FOR FUTURE REQUIREMENTS.



Jones Geomatics Ltd.

Alberta Land Surveyor

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OW/JG/WD

Job No. H10132-26

22ND STREET N.W.

21ST STREET N.W.

LOT 1
BLOCK 11

LOT 20

LOT 1

LOT 11
BLOCK 13
PLAN 3240 FQ

BOWNESS ROAD N.W.

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE OR DIGITAL SIGNATURE OF AN ALBERTA LAND SURVEYOR AND A JONES GEOMATICS LTD. PERMIT STAMP.