

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

STRABANE PLACE S.W.

SITE PLAN

Development Permit Application

Property Address: 37 Strabane Place SW

LEGAL DESCRIPTION :

LOT 31
BLOCK 5 (the "B")
PLAN 781 16/6

CLIENT : [REDACTED] (the "C")

CIVIC ADDRESS :

37 STRABANE PLACE S.W.
CALGARY, ALBERTA

Date of Title Search : JUNE 7, 2022 ; Title No. 2
Date of Survey : JUNE 22, 2022

CERTIFICATION :

I hereby certify that this report and related survey, was prepared under my personal supervision and in accordance with the Manual of Practice of the Alberta Land Surveyors' Association and comply accordingly with these standards and as of the date of this opinion that:

1. the Plan illustrates the boundaries of the property, the lot as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered right-of-way affecting the extent of the title to the lot
2. the improvements are entirely within the boundaries of the property
3. no visible encroachments exist on the Property from any situated on an adjoining property.
4. no visible encroachments exist on registered easements, affecting the extent of the property.

LEGEND :

All dimensions are in metres and decimals thereof.
Statutory Iron Post found shown thus :
Iron Bar found shown thus :
O.S. denotes corner sunk. denotes are
Unless otherwise specified, the dimensions shown relate to the from property boundaries to extent of the foundation walls time of the survey.
Fences are within 0.20 metres of property line unless otherwise Fences shown thus :
Eaves are dimensioned to the fascia line and shown thus :
Subject property is outlined thus :

PURPOSE :

This Report has been prepared for the benefit of the Property Owners and any of their agents, for the purpose of a real estate. Copying is permitted only for the benefit of these parties. Where applicable, registered easements, utility rights-of-way and other legal interests affecting the extent of the property have been reported. Unless shown otherwise, property corner markers have been during the survey for this report. This report should not be used boundaries due to the risk of misinterpretation or measurement. The information shown on this Real Property Report reflects the property as of the date of survey only. Users are encouraged to Real Property Report updated for future requirements.

Dated at Calgary, Alberta
this 22 day of JUNE 2022.

W. Pang, A.L.S.
(Copyright reserved)
This Report is not valid unless original signature or digital signature (blue ink), and W. Pang Surveyors Inc. permit stamp (red ink).

SCALE = 1:200

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FILE: 2022-16

NOTES

1. Proposed work is limited to the extension of the existing second-floor balcony.
2. The existing rear deck will remain unchanged.
3. No enlargement, reconstruction or structural modification is proposed for the existing rear deck.
4. A relaxation for the existing rear deck is requested as part of this Development Permit application.

Approx. Setback to Left Property Line: 5.75 m

Approx. Setback to Right Property Line: 10.0 m

Proposed Second-Floor Balcony Extension 22'-0" X 9'-0"

Existing Rear Deck (To Remain Unchanged)

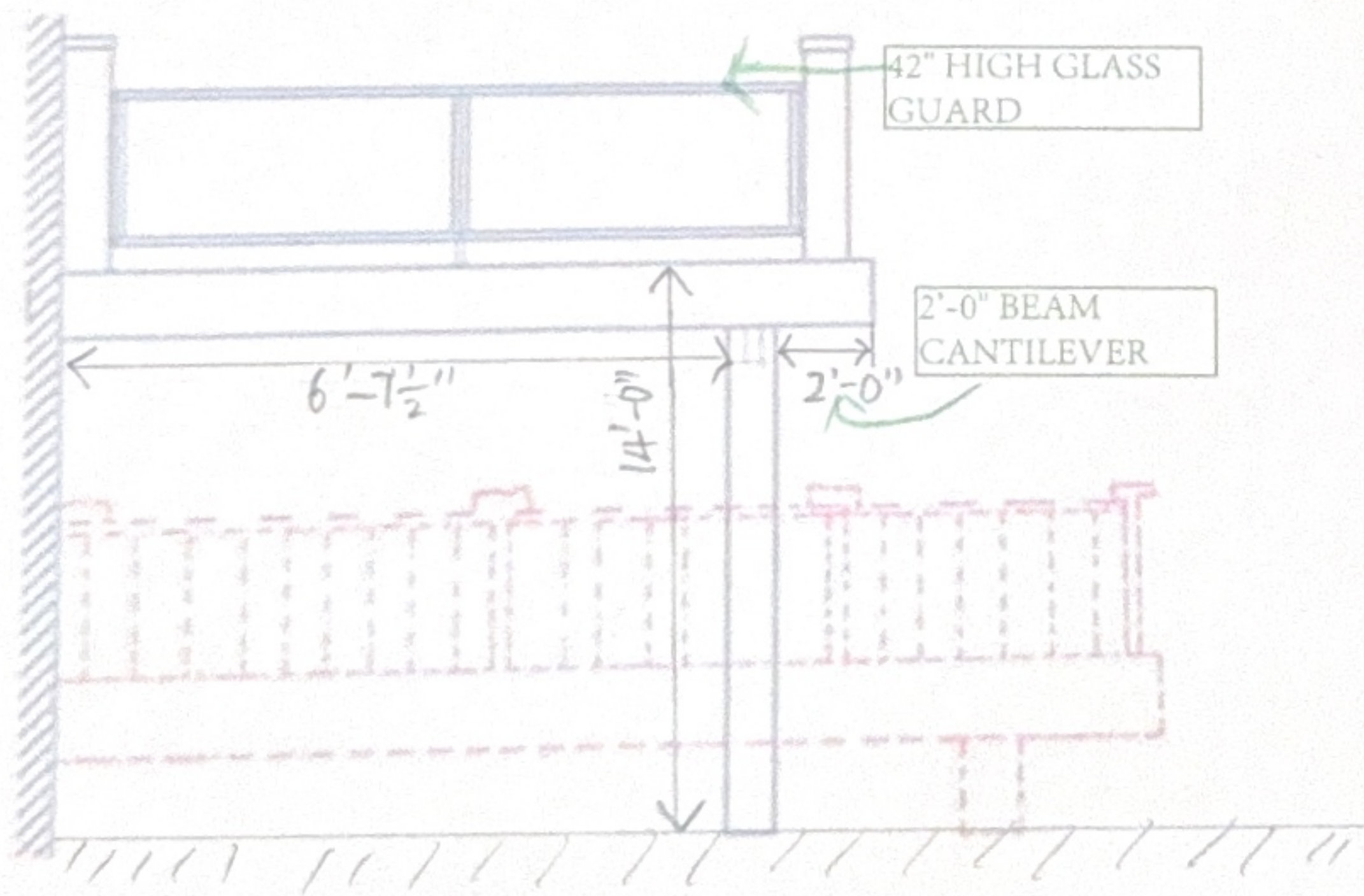
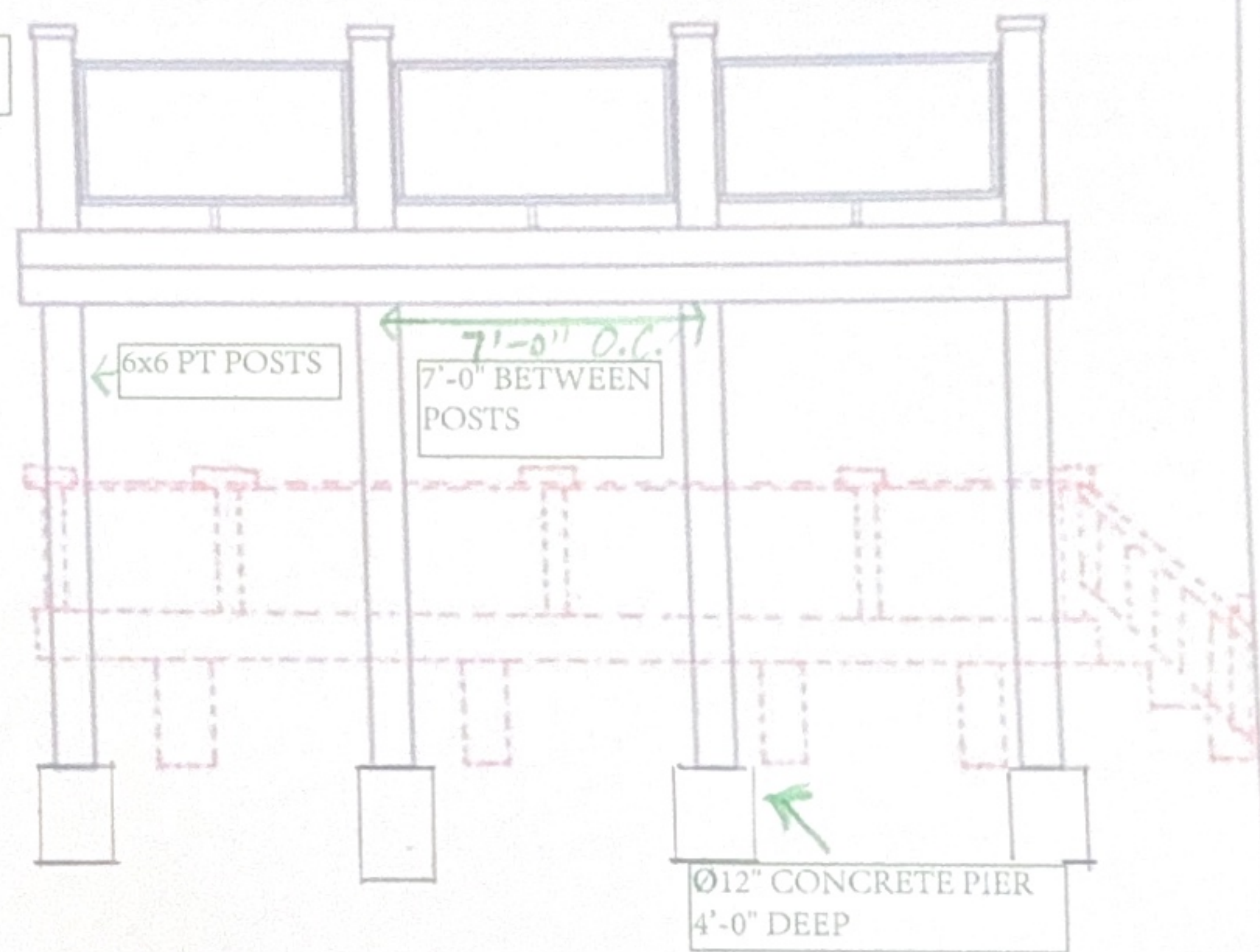
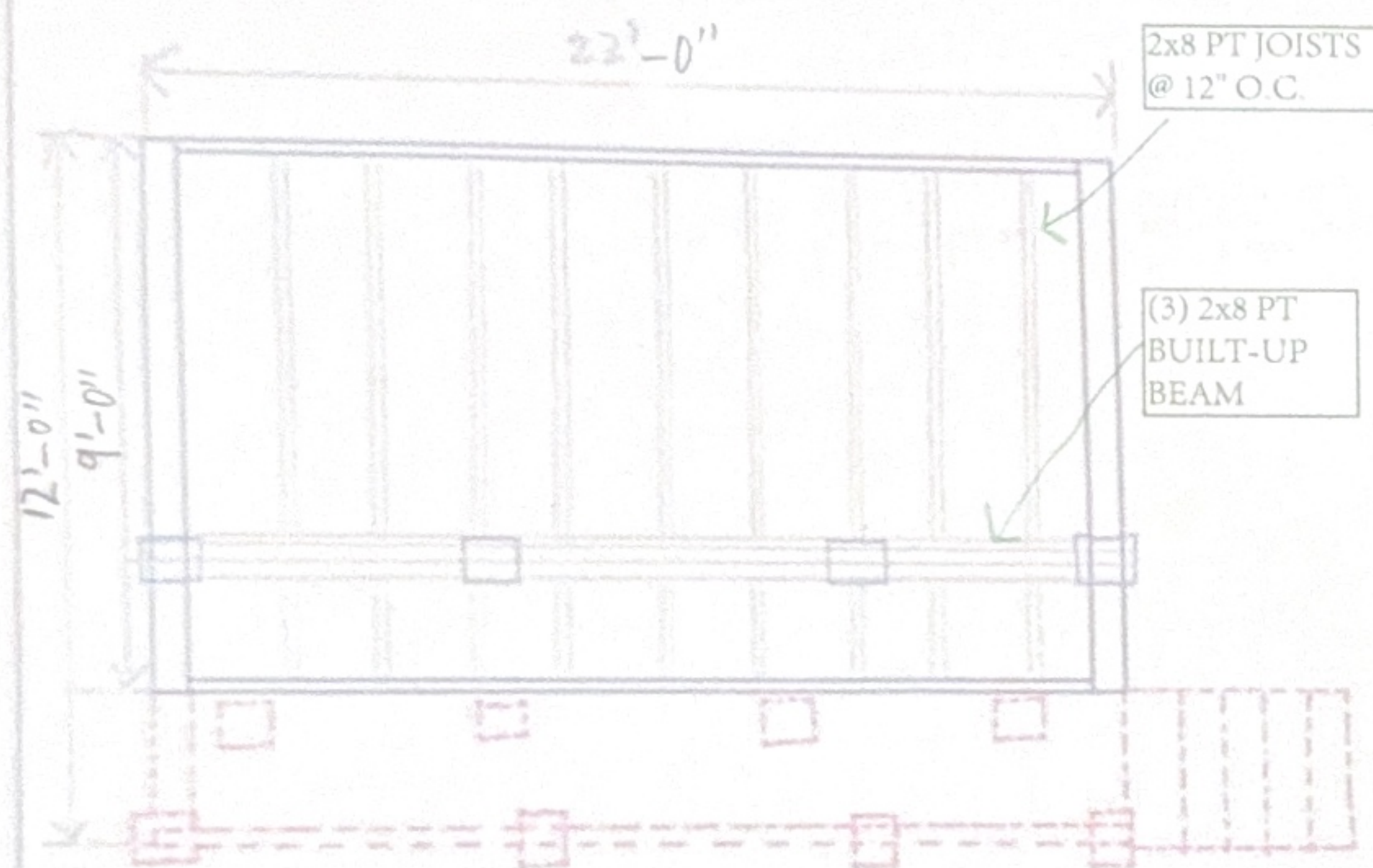
Approx. Setback to Front Property Line: 6.2 m

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 the report to the surveyor. Failure to report the discrepancies relieves W. Pang Surveyors Inc. of any future liability or claims.

PROPERTY IS SUBJECT TO:
781 055 320 - RESTRICTIVE COVENANT
781 055 321 - RESTRICTIVE COVENANT
781 055 322 - RESTRICTIVE COVENANT
781 055 323 - UTILITY RIGHT OF WAY PLAN
781 055 324 - UTILITY RIGHT OF WAY PLAN

Remarks may not be shown on the site plan where that are less than 10 mm wide or interior fences that do not property line.

When shown in height, it is in the location of the surveyor's not to increase the value of the property.



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