global raymac

North

Northmount Drive N.W.

14th Street N.W.

Cambrian Drive N.W.

Chelsea Street N.W.

Block 2
Plan 8043 HA

BLOCK 2
PLAN 8043 HA

Fence 40 Feet

Fence 10 Feet

Fence 23 Feet

Fence 103 Feet

Lane (Asphalt)

P235

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ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

NORTH

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PLANNING & DEVELOPMENT SERVICES
DP2026
04031
APR 13 2026
RECEIVED
CITY OF CALGARY

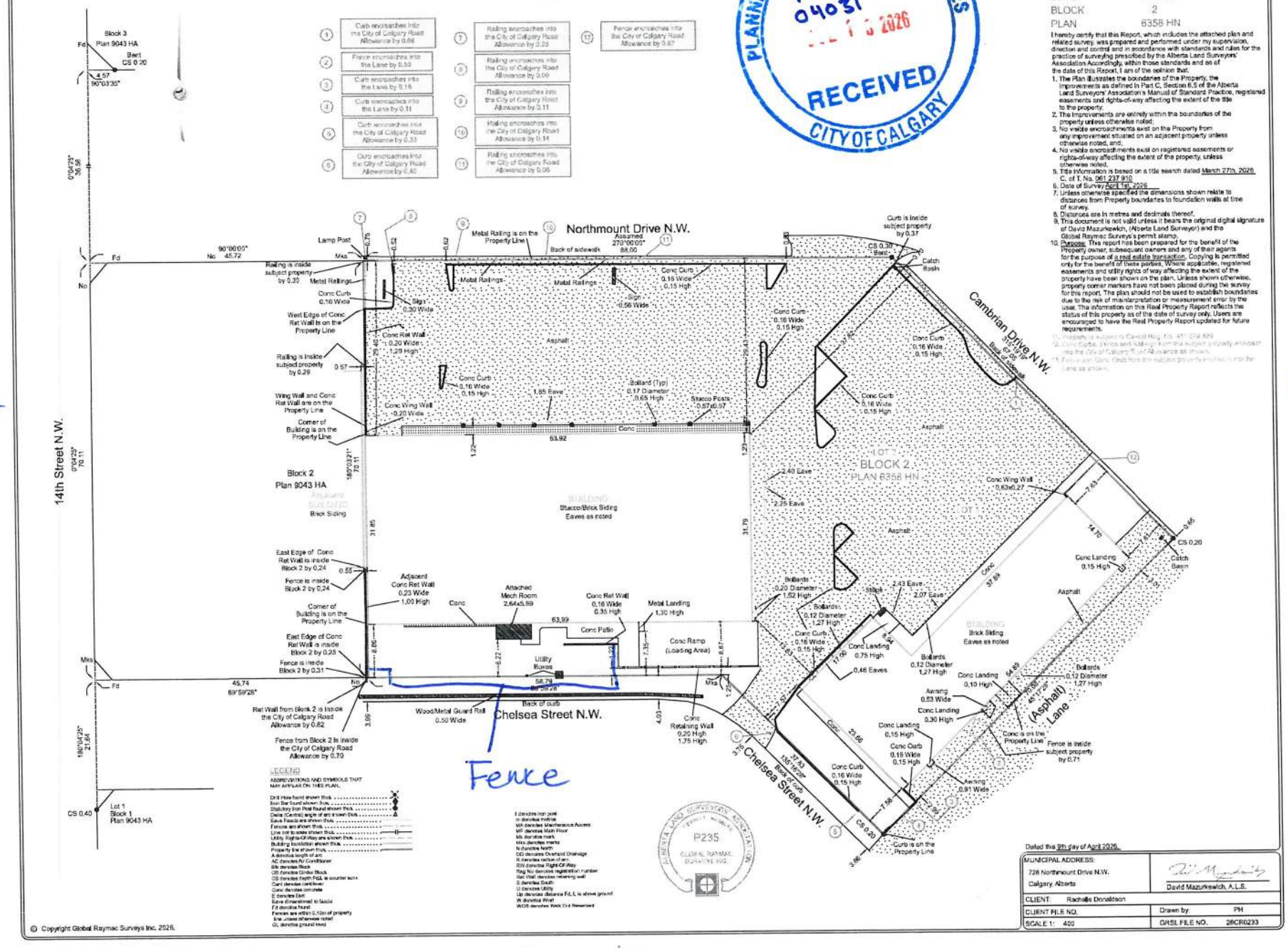
DESCRIPTION OF PROPERTY

LOTS	1 AND 2
BLOCK	2
PLAN	6358 HN

I 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, 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 March 27th, 2026, C. of T. No. 061 237 910
6. Date of Survey April 1st, 2026
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 the original digital signature of David Mazurkewich, (Alberta Land Surveyor) and the Global Raymac Surveys 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. Property is subject to Caveat Reg. No. 41 104 820
12. Concrete Curbs, Trees and Asphalt from the subject property encroach into the City of Calgary Road Allowance as shown.
13. Fence from Conc. Curb from the subject property encroaches into the Lane as shown.



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 FG& is counter sunk
Cant denotes cantilever
Conc denotes concrete
E denotes East
Eave dimensioned to fascia
Fd denotes found
Fences are within 0.15m of property line unless otherwise noted
GL denotes ground level

I denotes iron post
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
ROW denotes Right-Of-Way
Reg No denotes registration number
Ret Wall denotes retaining wall
S denotes South
U denotes Utility
Up denotes distance Fd.L is above ground
W denotes West
WOB denotes Rock Or A Basement

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

Dated this 9th day of April 2026.

MUNICIPAL ADDRESS: 726 Northmount Drive N.W. Calgary, Alberta	David Mazurkewich, A.L.S.
CLIENT: Rachelle Donaldson	
CLIENT FILE NO.	Drawn by: PH
SCALE 1: 400	GRSL FILE NO. 26CR0233

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