

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



Unit 15, 6325 11th Street SE
Calgary, Alberta T2H 2L6
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DESCRIPTION OF PROPERTY

LOT 27
BLOCK A
PLAN 923 S

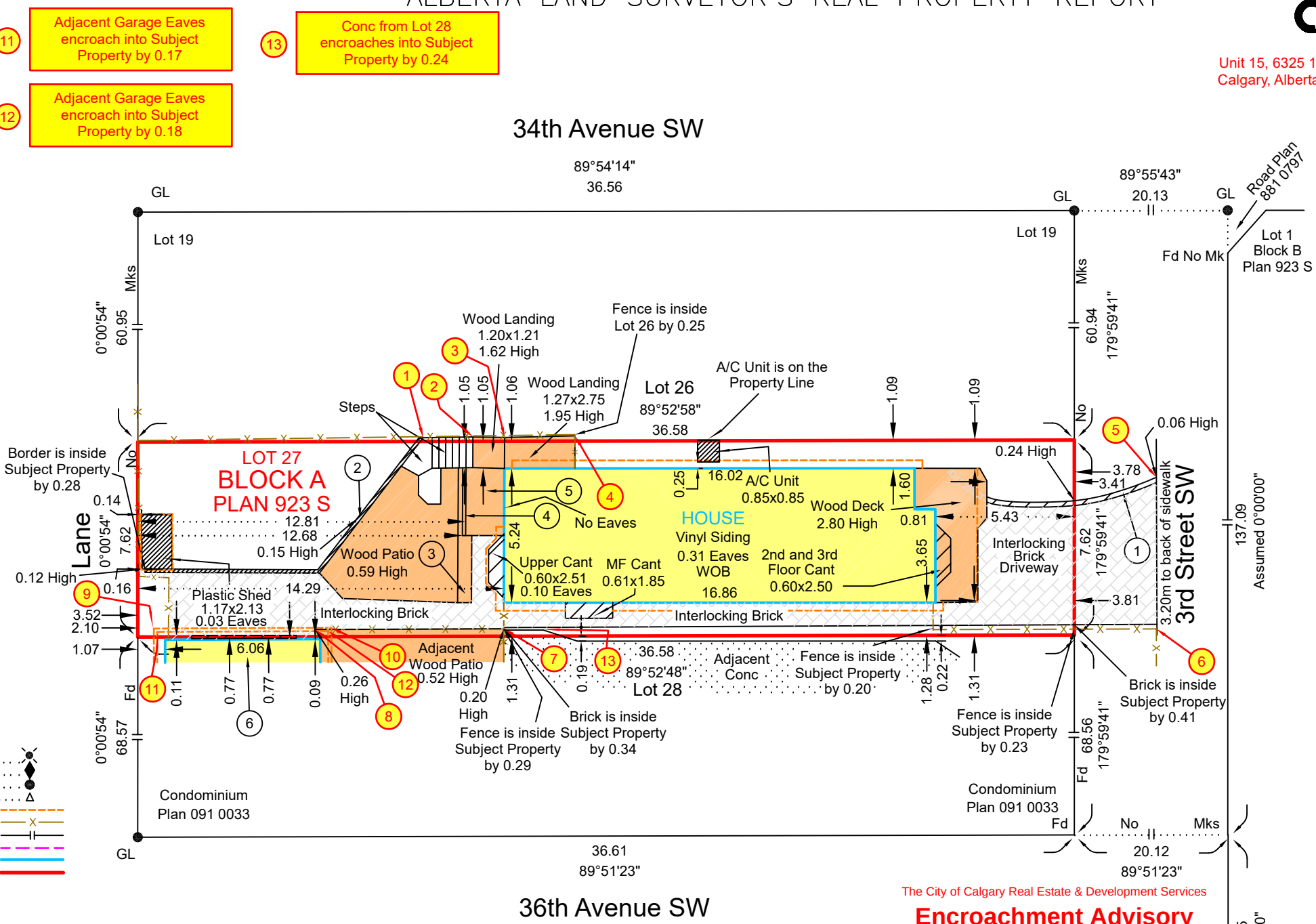
I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my supervision, direction and control and in accordance with standards and rules for the practice of surveying prescribed by the Alberta Land Surveyors' Association. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

- 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;
- The improvements are entirely within the boundaries of the property unless otherwise noted;
- No visible encroachments exist on the Property from any improvement situated on an adjacent property unless otherwise noted, and;
- No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, unless otherwise noted.
- Title information is based on a title search dated June 23rd, 2026. C. of T. No. 191 253 495
- Date of Survey June 19th, 2026
- Unless otherwise specified the dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
- Distances are in metres and decimals thereof.
- This document is not valid unless it bears the original digital signature of Robert M. Wallace, (Alberta Land Surveyor) and the Global Raymac Surveys's permit stamp.
- 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.

- Property is subject to Encroachment Agreement Reg. No. 081 474 768.
- Adjacent Deck, Conc and Garage Eaves and Trough from Lot 28 encroach into the Subject Property as shown.
- Fence and Retaining Wall from the Subject Property encroach into the City of Calgary Road Allowance as shown.
- Steps, Border and Landings from Subject Property encroach into Lot 26 as shown.
- This survey has been updated as of June 22nd, 2026 (Ref. Job No. 16CR0074).

Dated this 22nd day of June 2026.

MUNICIPAL ADDRESS: 3617 - 3rd Street .SW. Calgary, Alberta		Robert M. Wallace, A.L.S.	
CLIENT:			
CLIENT FILE NO.		Drawn by: J.M.	
SCALE 1: 200		GRSI. FILE NO. 26CR0577	



- Steps encroach into Lot 26 by 0.14
- Steps and Landing encroach into Lot 26 by 0.17
- Landings and Step encroach into Lot 26 by 0.15
- Landing encroaches into Lot 26 by 0.20
- Ret. Wall encroaches into the City of Calgary Road Allowance by 3.21
- Fence encroaches into the City of Calgary Road Allowance by 3.20
- Adjacent Deck encroaches into Subject Property by 0.29
- Adjacent Deck encroaches into Subject Property by 0.28
- Adjacent Garage Eavestrough encroaches into Subject Property by 0.33
- Adjacent Garage Eavestrough encroaches into Subject Property by 0.35
- Adjacent Garage Eaves encroach into Subject Property by 0.17
- Adjacent Garage Eaves encroach into Subject Property by 0.18
- Conc from Lot 28 encroaches into Subject Property by 0.24

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 Fd.I. 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
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
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

- Brick Retaining Wall 0.19 Wide
- Wood Border 0.13 Wide
- Wood Fence/Shelving 0.54x5.25 1.95 High
- 2nd Floor Wood Deck 2.00 High
- 3rd Floor Wood Deck 4.90 High
- ADJACENT GARAGE Vinyl Siding 0.31 Eaves (0.44 with Trough)

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

