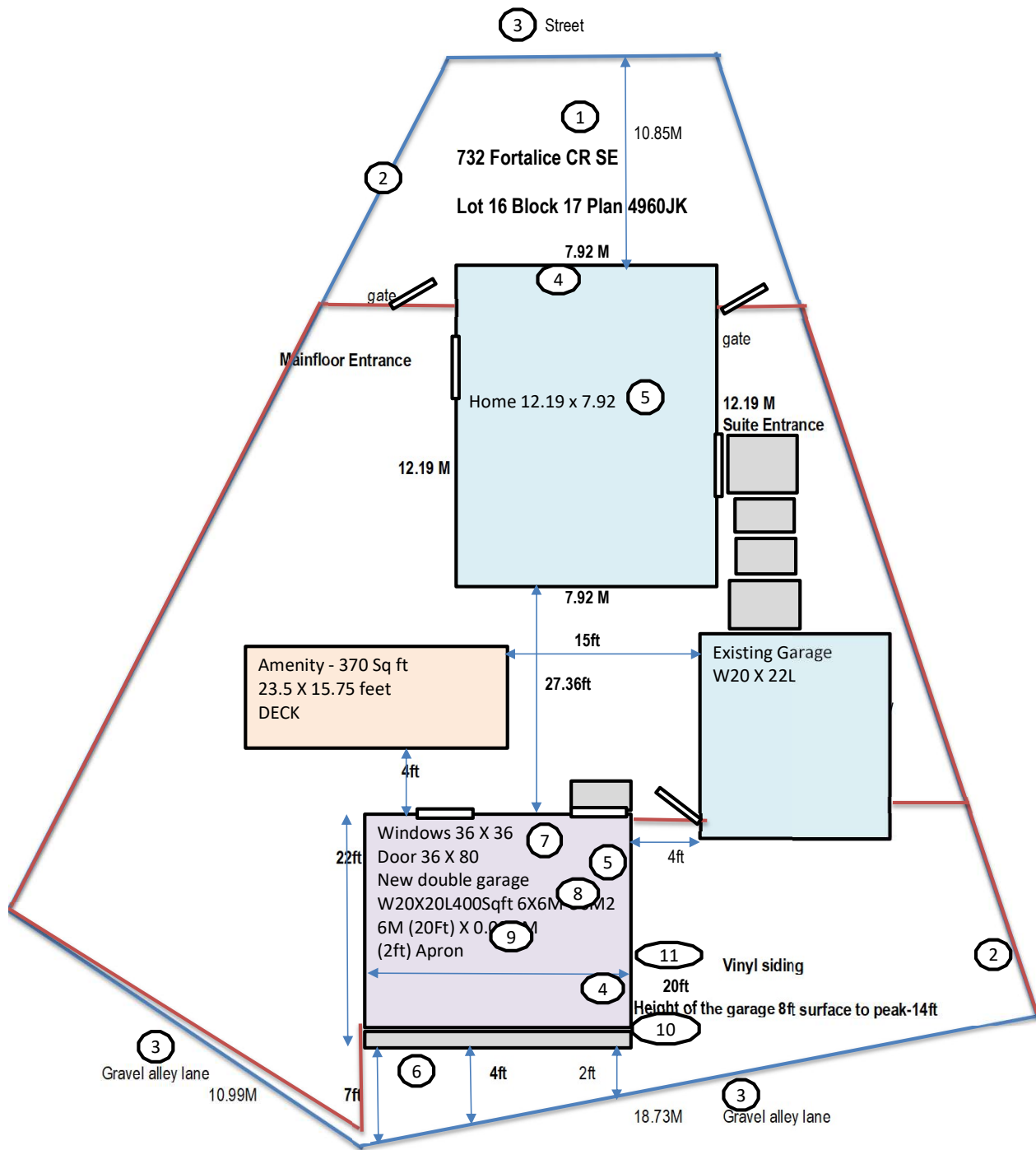
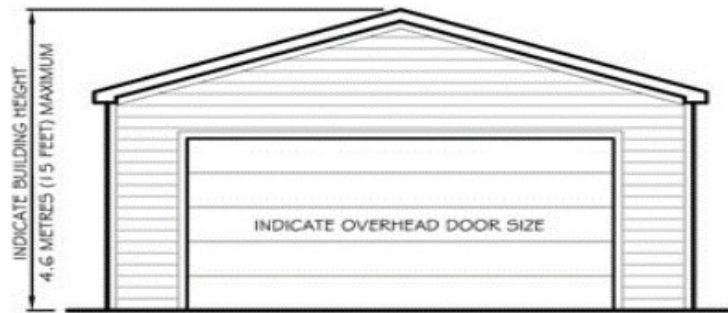
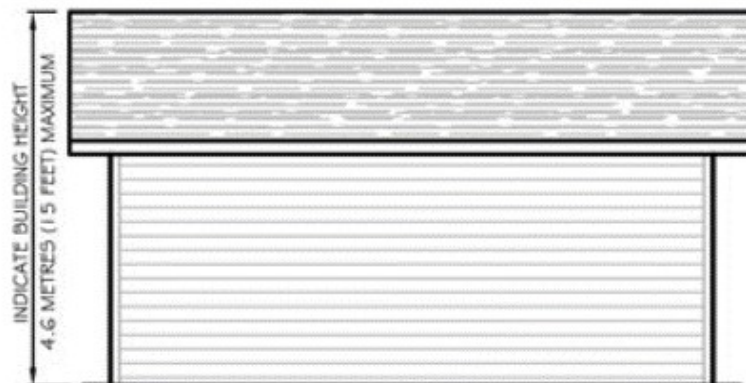


732 Fortalice CR SE Lot 16 Block 17 Plan 4960JK Site Plan Layout



- | | |
|--|---|
| 1. Property Address | 8. Label and location of the roof trusses |
| 2. Property Lines | 9. Length and location of the apron |
| 3. street and back lane | 10. Height of the garage from the parking surface to where the eall meets the roof and from parking surface to the peak |
| 4. Outline of garage and Home | 11. label finished material of the garage outside |
| 5. Dimensions of the house and garage | |
| 6. Distances from property lines and house to garage | |
| 7. Location and size of windows and doors | |

1. Property Address
2. Grade - Concrete
3. Doors - 36X80 Man door
4. wIndows - 36X36 Picture window
5. Overhead doors - 16X7 double garage
6. Building height - 12-4

FRONT ELEVATIONREAR ELEVATIONSIDE ELEVATIONSIDE ELEVATION

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

REAL ESTATE & DEVELOPMENT SERVICES

PURSUANT TO ENCROACHMENT BYLAW 9M2020, THE ENCROACHMENT IS PERMITTED UNDER SECTION(S) 1.3 OF THE CITY OF CALGARY ENCROACHMENT GUIDELINES.

See attached encroachment consent letter dated September 23, 2022

DATE: January 09, 2023

K. Fester

Lot 16 Block 17 Plan 4960JK

Lot 15

Lot 14

Forest Place S.E.

Gravel Lane

Gravel Lane

Gravel Lane

Gravel Lane

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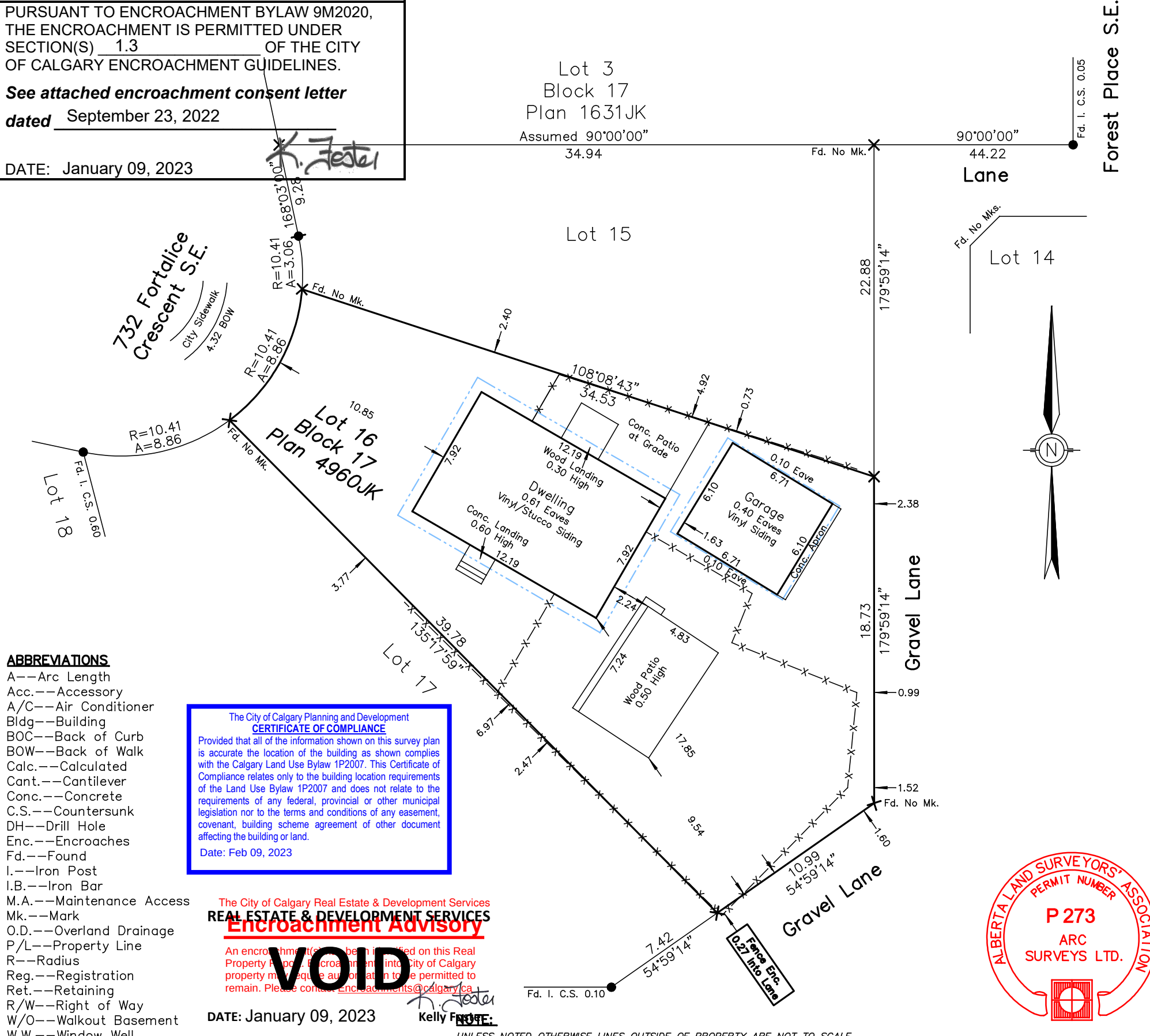
- ABBREVIATIONS
- A---Arc Length
 - Acc.---Accessory
 - A/C---Air Conditioner
 - Bldg---Building
 - BOC---Back of Curb
 - BOW---Back of Walk
 - Calc.---Calculated
 - Cant.---Cantilever
 - Conc.---Concrete
 - C.S.---Countersunk
 - DH---Drill Hole
 - Enc.---Encroaches
 - Fd.---Found
 - I.---Iron Post
 - I.B.---Iron Bar
 - M.A.---Maintenance Access
 - Mk.---Mark
 - O.D.---Overland Drainage
 - P/L---Property Line
 - R---Radius
 - Reg.---Registration
 - Ret.---Retaining
 - R/W---Right of Way
 - W/O---Walkout Basement
 - W.W.---Window Well

The City of Calgary Planning and Development
CERTIFICATE OF COMPLIANCE
Provided that all of the information shown on this survey plan is accurate the location of the building as shown complies with the Calgary Land Use Bylaw 1P2007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme agreement or other document affecting the building or land.
Date: Feb 09, 2023

The City of Calgary Real Estate & Development Services
REAL ESTATE & DEVELOPMENT SERVICES
Encroachment Advisory
VOID
An encroachment has been identified on this Real Property Report. Encroachment into the City of Calgary property may require authorization to be permitted to remain. Please contact encroachments@calgary.ca
DATE: January 09, 2023
Kelly Fester

NOTE:

UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.



LEGAL DESCRIPTION:

Lot 16
Block 17
Plan 4960JK

MUNICIPAL ADDRESS:

732 Fortalice Crescent S.E.
Calgary, Alberta

DATE OF SURVEY: March 25th, 2020.

DATE OF UPDATE: May 25th, 2022.

LEGEND

Distances are in metres and decimals thereof.

Found Iron Posts are shown thus: ●

Drill Holes are shown thus: ✕

Found Iron Bars are shown thus: ◆

Found Concrete Nails are shown thus: ▲

Calculation points are shown thus: ✕

Pillars and posts are shown thus: □

Property lines are shown thus: —

Utility Right of Ways are shown thus: —

Eaves are shown thus: —

Fences are shown thus: -X-X-

All fences are within 0.2 metres of the property lines unless otherwise shown.

All eaves are measured to fascia unless otherwise shown.

PURPOSE:

This Report and attached 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, or a submittal to the municipality for the 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. 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 this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

NOTE:

Title information is based on the C. of T. 201 091 007 which was searched on the 11th day of May, 2022, and is subject to:

No Pertinent Registration.

CERTIFICATION:

I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. 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 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;
- the improvements are entirely within the boundaries of the Property (except Fence)
- no visible encroachments exist on the Property from any improvements situated on an adjoining property
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property
- unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

Dated at Calgary, Alberta on this 25th day of May, 2022.

Rheal Bourgouin, A.L.S.

This document is not valid unless it bears an original or digital signature in blue ink and an Arc Surveys Ltd. permit stamp in red ink.

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Arc Surveys Ltd.

#202, 337 41 Avenue N.E.

Calgary, Alberta T2E 2N4

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info@arcsurveys.ca

Surveyed: MS Drawn: JW/LC Scale: 1: 250 0m 2.5 5 10 File No.: 222102