

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Lot 31
Block 6
Plan 991 1163

214 Mount Douglas Close S.E.
Calgary, Alberta

PREPARED FOR:

DATE OF SURVEY: March 2nd, 2015.

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: 
Property lines are shown thus: 
Utility Right of Ways are shown thus: 
Eaves are shown thus: 
Fences are shown thus: 
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. 991 234 706 which was searched on the 3rd day of March, 2015, and is subject to:
Restrictive Covenant No.: 971 046 058
Utility Right of Way No.: 991 097 914
Caveat No.: 991 097 917

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
3rd day of March, 2015.


Jerrad Gerlach, A.L.S.
This document is not valid unless it bears an original signature in blue ink and an Arc
Surveys Ltd. permit stamp in red ink.

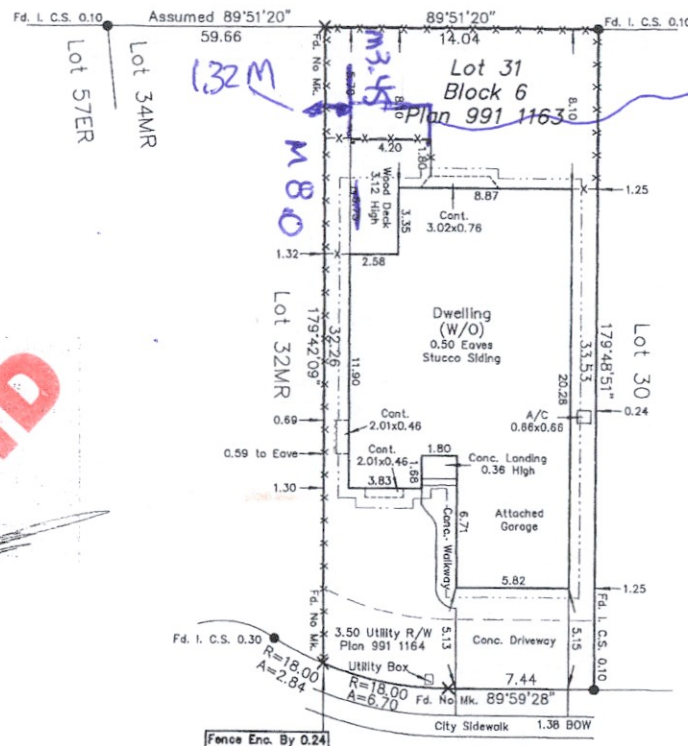
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Arc Surveys Ltd.

2018 38th Avenue NE, Calgary, AB T2E 2M3
Ph.: 403-277-1272 www.arcsurveys.ca
Fax: 403-277-1275 info@arcsurveys.ca

File No.: 150235 Scale: 1:250 Surveyed: JT Drawn: YY Date: Mar 3rd, 2015.

Lot 53MR
Block 4
Plan 981 1645



214 Mount Douglas Close S.E.

ABBREVIATIONS

A/C--Air Conditioner
BOC--Back of Curb
BOW--Back of Walk
Calc.--Calculated
Cont.--Contilever
Conc.--Concrete
C.S.--Countersunk
DH--Drill Hole
Enc.--Encroaches
Fd.--Found
I.--Iron Post
I.B.--Iron Bar
Mk.--Mark
O.D.--Overland Drainage
Ret.--Retaining
R/W--Right of Way
W/O--Walkout Basement
W.W.--Window Well

NOTE:

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

D 2015-1212
March 30, 2015