

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

AXIOM GEOMATICS LTD.

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DESCRIPTION OF PROPERTY

Plan 781 1157
Block 2
Lot(s) 46

I, Kevin J. Nemrava, Alberta Land Surveyor do hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am in the opinion that:

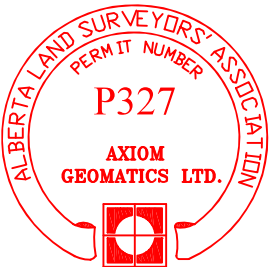
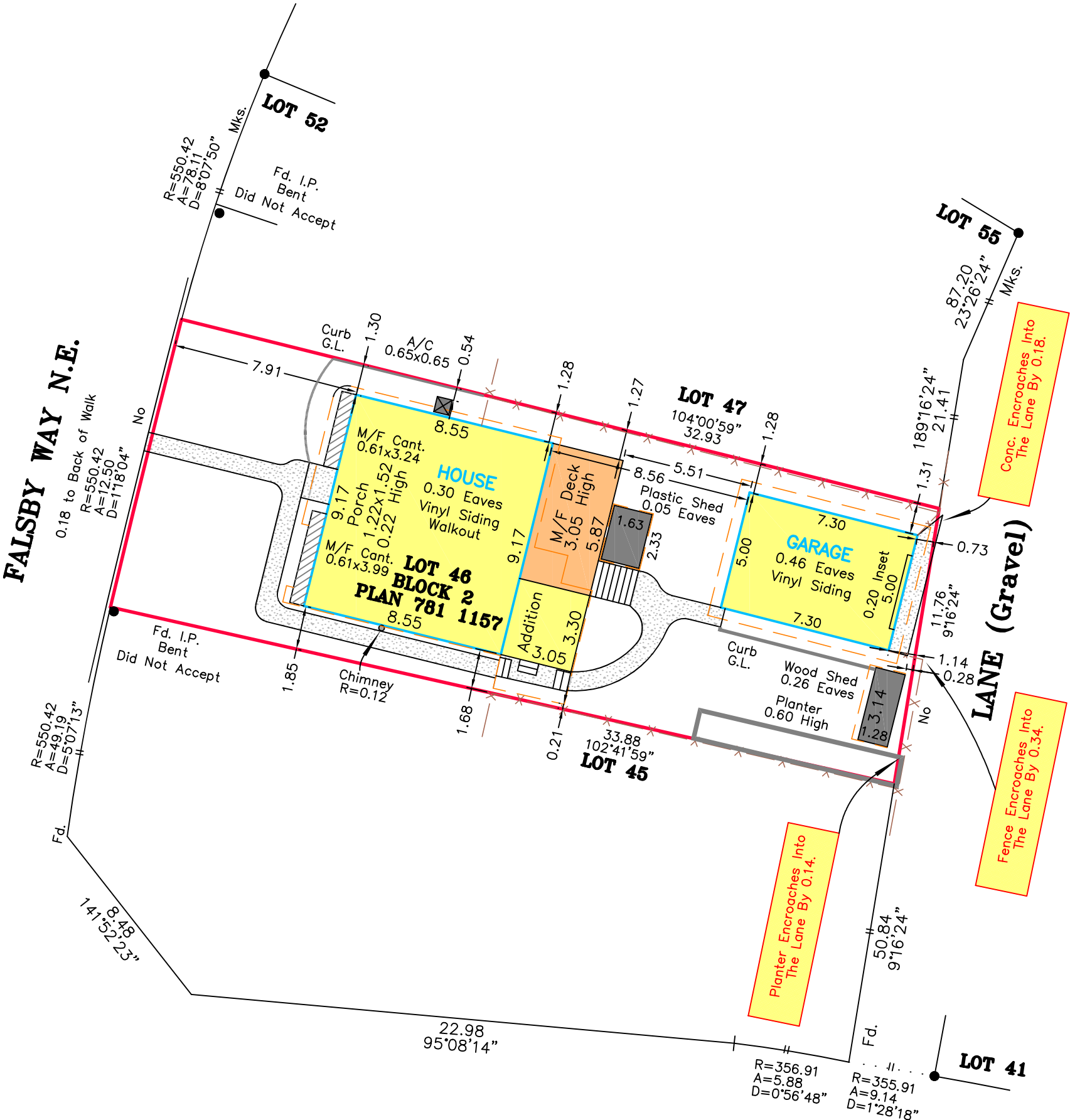
- The Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property;
- The improvements are entirely within the boundaries of the property, except as shown;
- No visible encroachments exist on the Property from any improvement situated on an adjacent property, except;
- No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, except;
- Title information is based on a title search dated May 24, 2021 A.D. 2021 C. of T. No. 891 099 102
- 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 an original signature (in blue ink).
- 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.
- This survey was performed on: June 15, 2021

Property is subject to the following Registrations:

781 154 816 RESTRICTIVE COVENANT
891 093 729 CAVEAT
891 114 316 DISCHARGE OF CAVEAT

Dated this 23rd day of June A.D. 2021.

LOCATION: 104 Falsby Way N.E. Calgary, Alberta	 Kevin J. Nemrava, A.L.S.
CLIENT: [REDACTED]	
FILE NO.	DRAWN BY VC
SCALE 1:200	AG FILE NO. 3856



LEGEND
ABBREVIATIONS, SYMBOLS AND NOTES THAT MAY APPEAR/APPLY ON THIS PLAN.

Drill Hole: X
Iron Bar found: ◆
Statutory Iron Post found: ●
Fences: —X—X—
Foundation: —
Property line: —
Line not to scale: —
Utility Rights-Of-Way: —
Eave Fascia shown thus: —

N.: North
E.: East
S.: South
W.: West
m: Metres
Conc.: Concrete
Fd.: Found
Mk.: Mark
Mks.: Marks
Blk.: Block
A: Length of Arc
R: Radius of Arc
Delta (Central) angle of arc: D
G.L.: Ground Level
M/F: Main Floor
2/F: Second Floor
Cant.: Cantilever
W/W: Window Well
Ret. Wall: Retaining Wall
A/C: Air Conditioner
U.: Utility
O.D.: Overland Drainage
M.A.: Maintenance Access
R.W.: Right-Of-Way
Reg. No.: Registration Number

Fences are within 0.20m of the Property Line unless otherwise noted
Eave dimensions (where applicable) are to line of Fascia
Eaves as noted unless otherwise shown
Non-permanent concrete blocks may not be Shown
Right of ways not on title may not be Shown
Privacy walls not shown except for those on decks on attached and semi-detached dwellings

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