

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Site Plan based on the current RPR for the proposed louvered deck roof

SUBJECT PROPERTY:

LOT 29, BLOCK 28, PLAN 161 1415
131 CRANBROOK CIRCLE SE, CALGARY, ALBERTA

ALBERTA LAND SURVEYOR'S CERTIFICATION:

I hereby certify that this Report and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's 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 Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice and registered easements and right-of-ways affecting the extent of the title of the Property;
- the improvements are entirely within the boundaries of the Property;
- no visible encroachments exist on the property from any improvements situated on an adjoining property;
- no visible encroachments exist on registered easements or right-of-ways affecting the extent of the Property.

PURPOSE OF REPORT:

This report has 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, a submittal to the municipality for a compliance certificate, etc). Copying is permitted only for the benefit of those parties.

Where applicable, registered easements and utility right-of-ways 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 because of the risk of misinterpretation or measurement error by the user.

The information shown on this report reflects the status of this property as of the date of the survey only. Users are encouraged to have the Real Property Report updated for future requirements.

NOTES :

- Title Information is based on a title search dated September 16, 2021, C. of T. No. 171 175 178.
- The survey was performed on September 17, 2021.
- Ties to the property lines are at right angles or radial to the curve and are from the exterior walls unless otherwise shown.
- Fences are within 0.20 metres of the property line unless otherwise noted.
- Eaves are dimensioned to the line of fascia.
- All measurements are in metres.
- Property is subject to the following instruments:

- 161 137 789 - Utility R/W - Plan 161 1416
- 161 137 792 - Restrictive Covenant
- 161 137 793 - Encumbrance

Dated at Okotoks, Alberta,
September 20, 2021.


M. Kent Croucher, A.L.S.

This document is not valid unless it bears a signature (in blue ink) and an Absolute Surveys Inc. permit stamp (in red ink).

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0	Issued	Sep. 20, 2021	KP/MD/ST
REV.	COMMENT	DATE	INITIALS
		69 Elma Street West Okotoks, Alberta T1S 1J8 Office: 587-757-0634	CAD File : 21-0680RPR
			Job No.: 21-0680



LEGEND:

SYMBOLS AND ABBREVIATIONS THAT MAY
APPEAR ON THIS PLAN.

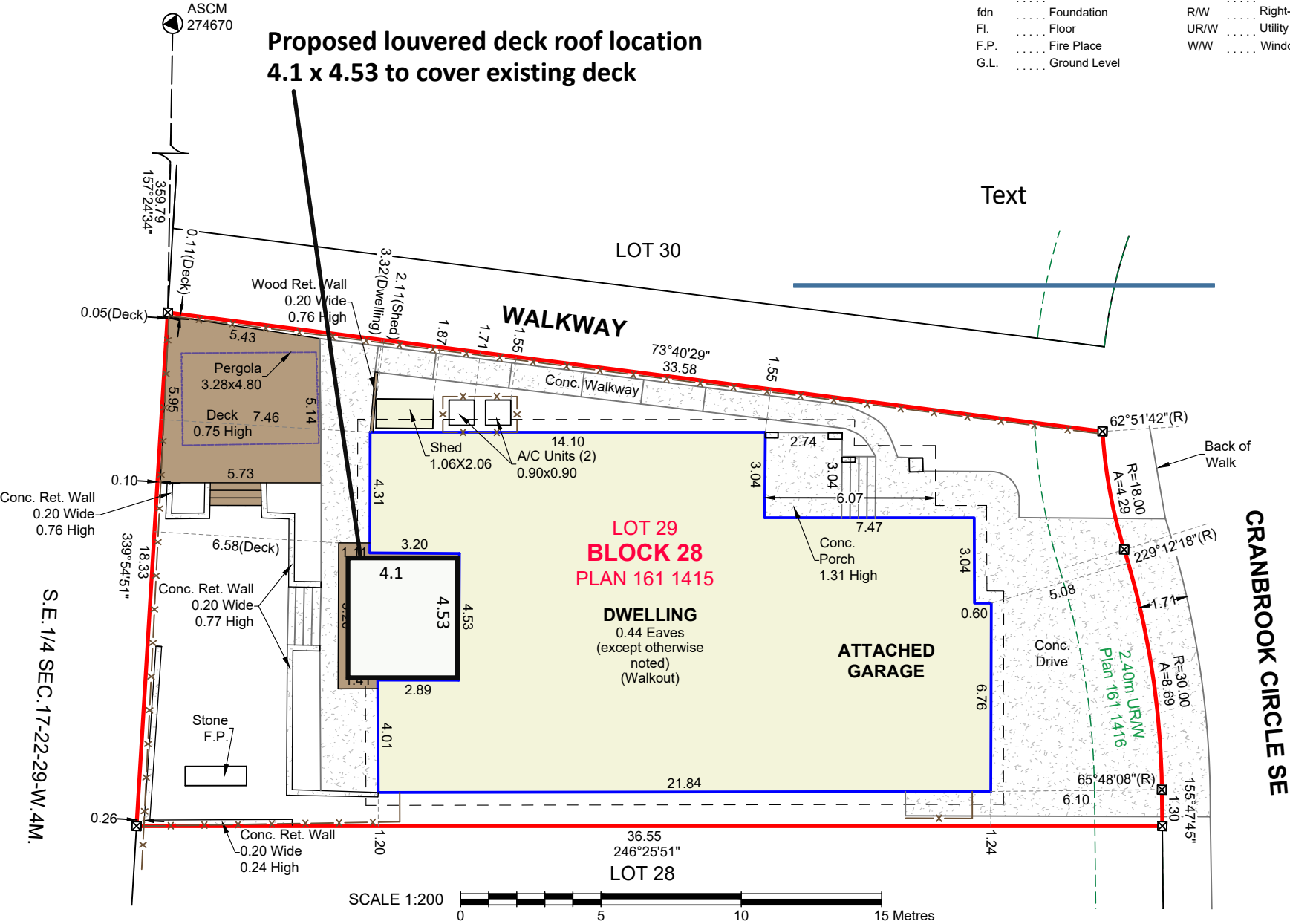
Iron Post found:.....	●
Iron Bar found:.....	◆
Drill Hole found:.....	⊗
Calculated Position:.....	⊠
Boundary of Subject Property:.....	
Right-of-Way:.....	
Exterior Wall:.....	
Eave:.....	
Fence:.....	

A	Arc	I.	Iron Post
A/C	Air Conditioner	m	metre
A.G.	Above Ground	Mk.	Mark
AR/W	Access Right-of-Way	OD	Overland Drainage
Calc	Calculated	P/L	Property Line
Cant.	Cantilever	R	Radius
Conc.	Concrete	(R)	Radial
c.s.	Countersunk	Rest.	Restored
Fd.	Found	Ret.	Retaining
fdn	Foundation	R/W	Right-of-Way
Fl.	Floor	UR/W	Utility Right-of-Way
F.P.	Fire Place	W/W	Window Well
G.L.	Ground Level		

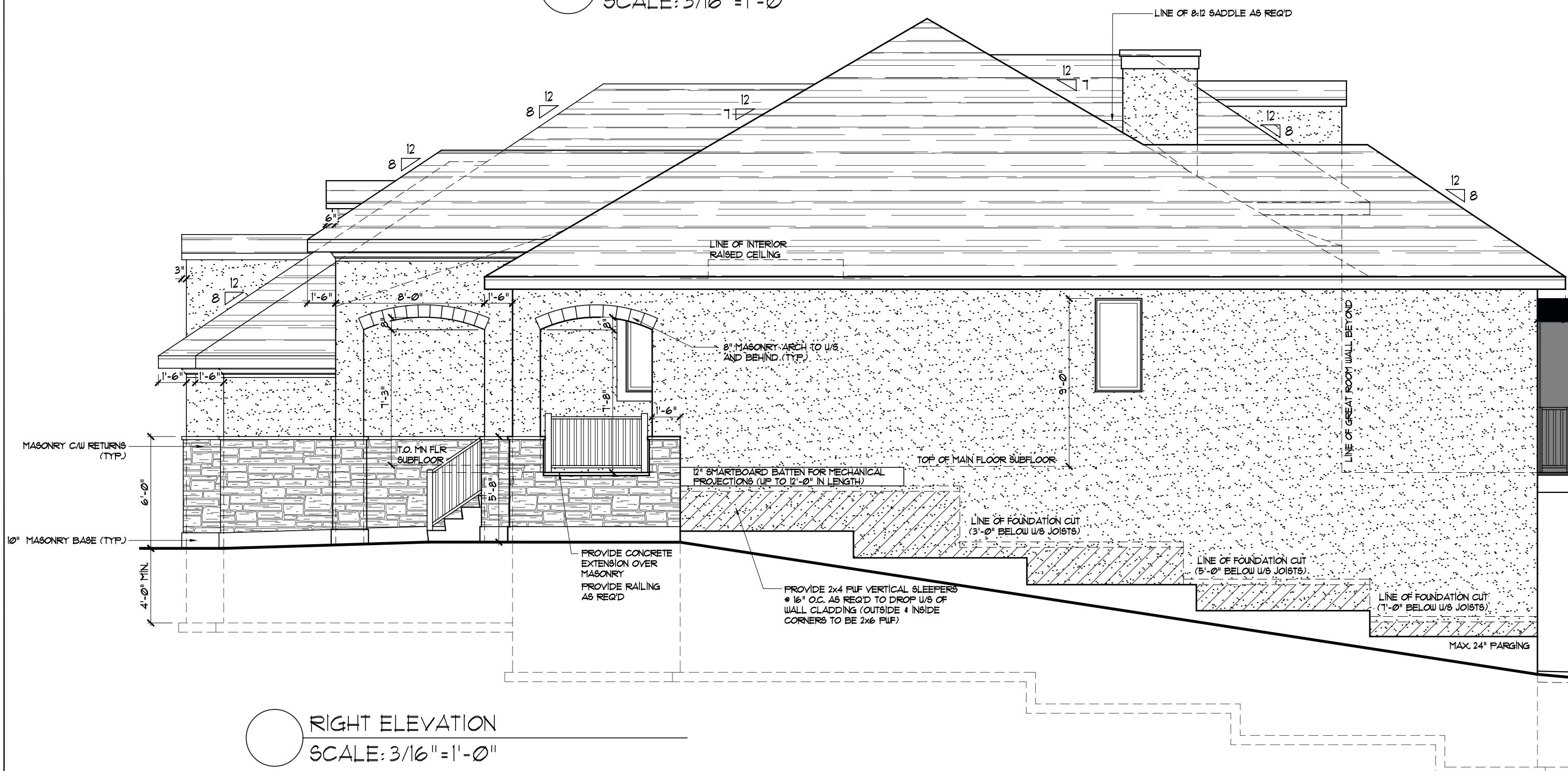
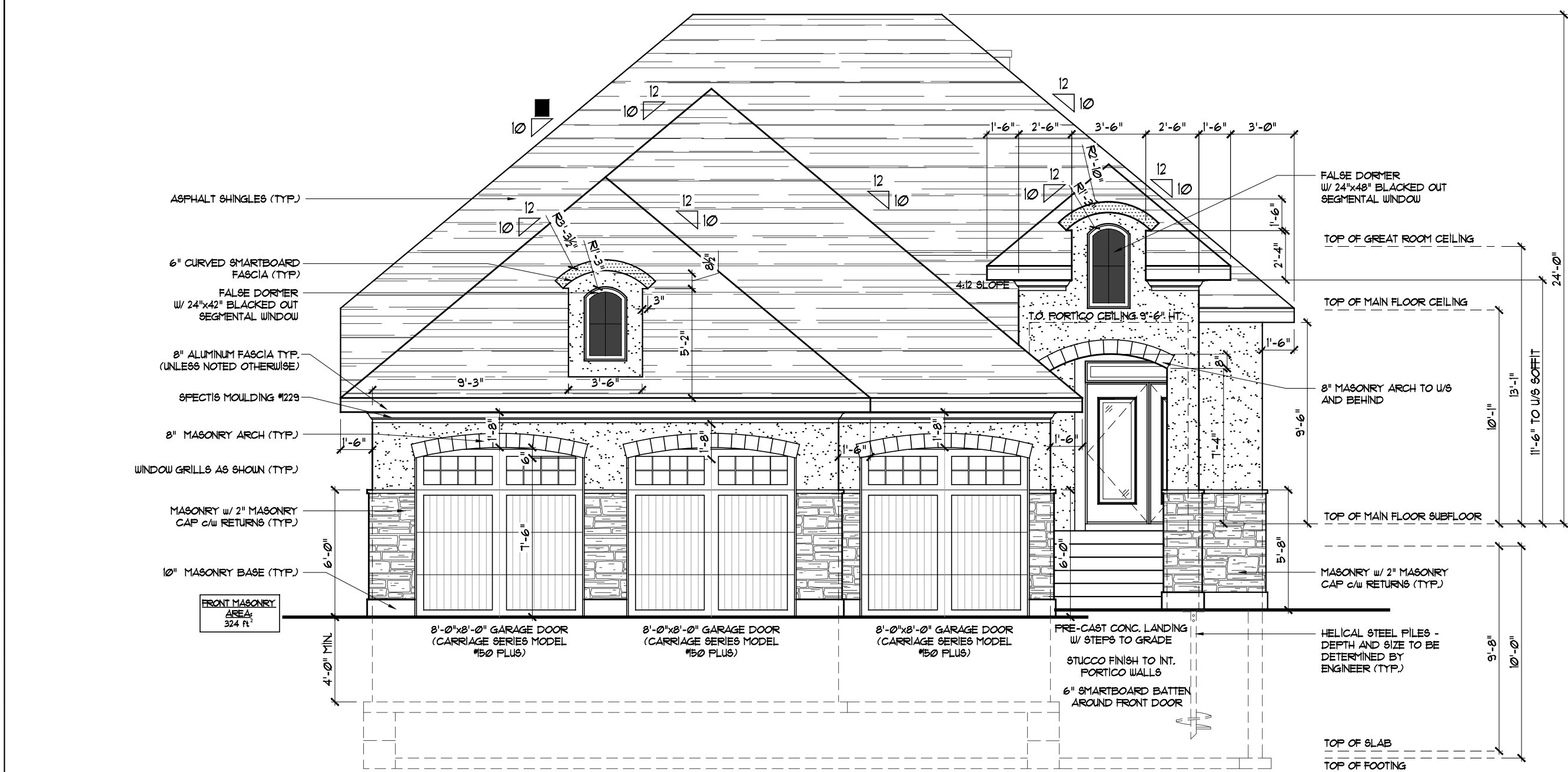
The City of Calgary Planning, Development and Assessment
DEVELOPMENT PERMIT
and
CERTIFICATE OF COMPLIANCE
Provided that all of the information shown on this survey plan is accurate, the location of the building as shown complies with the City of Calgary Land Use Bylaw 1P2007. This Certificate of Compliance 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.

PERMIT NO. DP2021-8772
Dec 10 2021 M. Lee
Issued Date Development Authority

Proposed louvered deck roof location
4.1 x 4.53 to cover existing deck

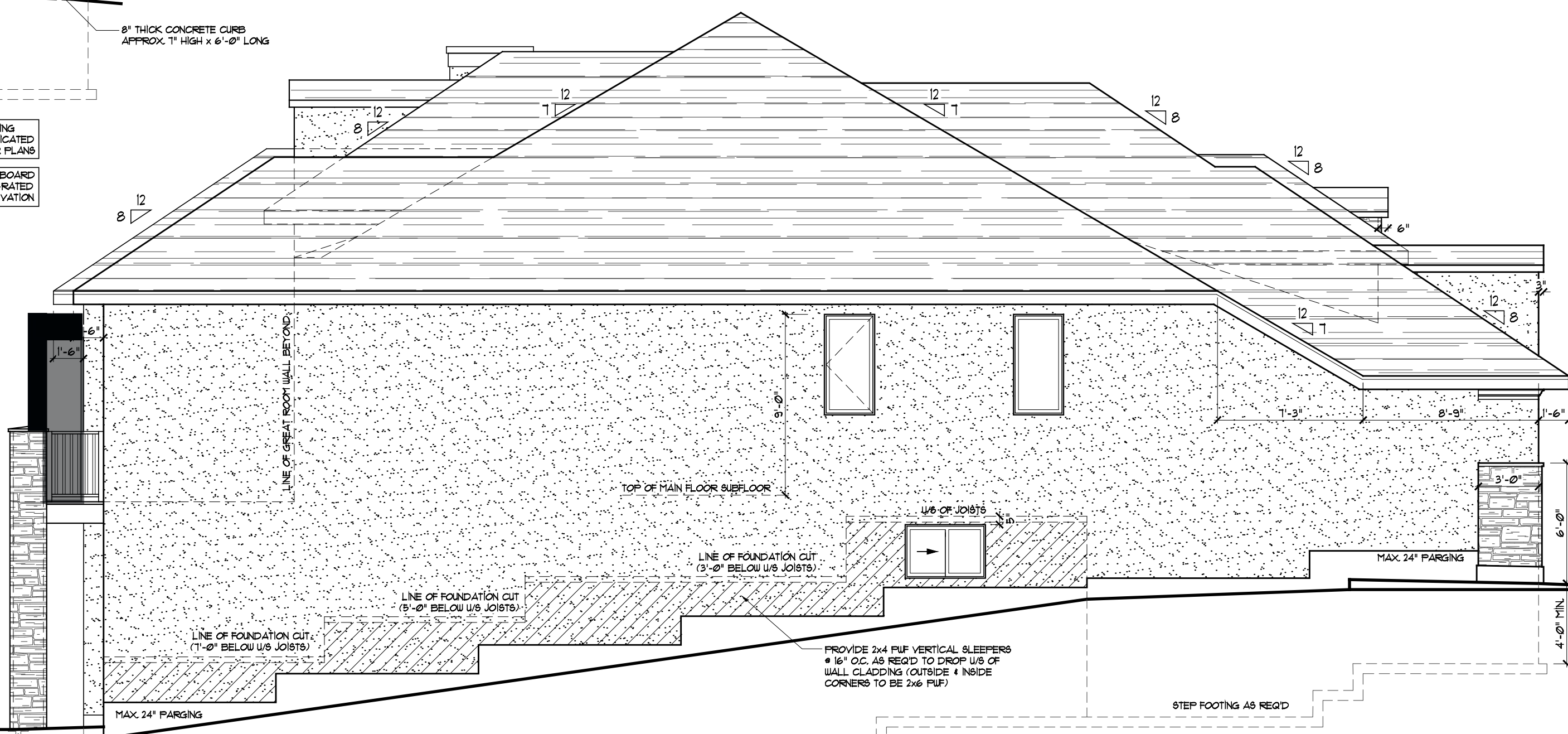
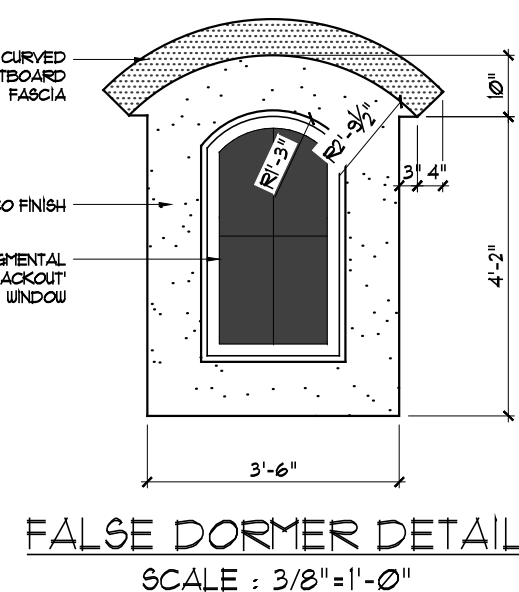
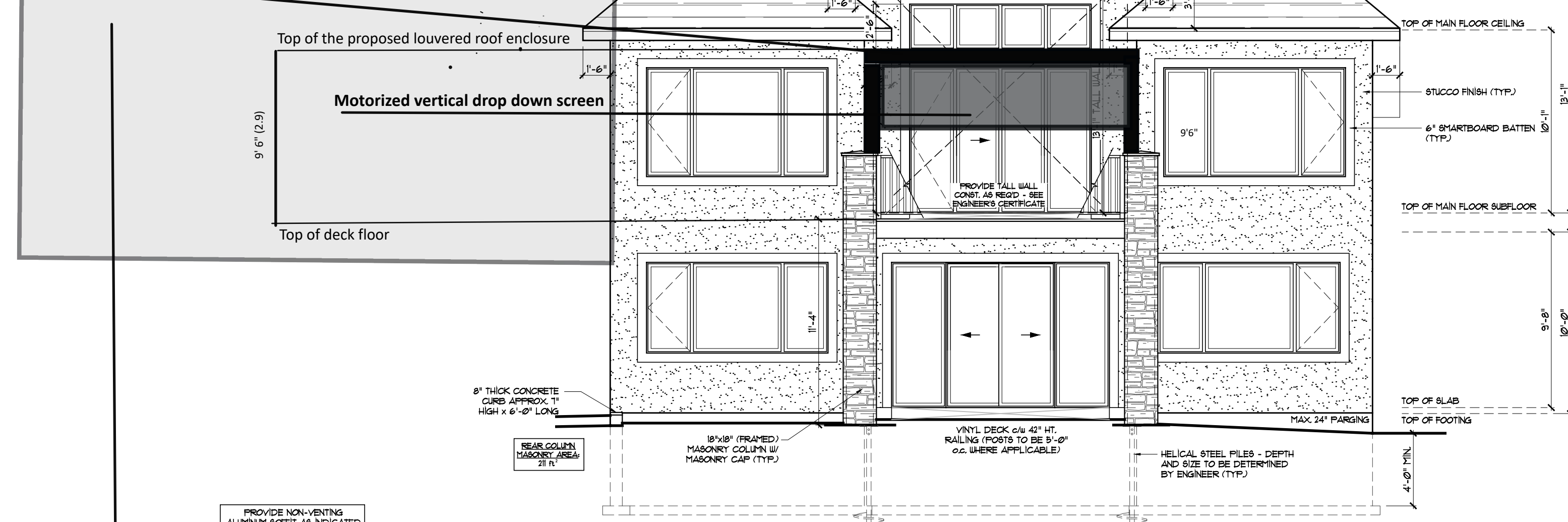


Profile of the proposed louvered deck roof
based on the existing home plans



Proposed louvered deck roof

Louvered deck louvered enclosed
by Suncoast enclosures or StruXure
Louvered roof, front motorized drop down screen side fixed screens
8"x2" black powder coated aluminum frame



ALBI

LUXURY BY BROOKFIELD RESIDENTIAL

These drawings are the property of:
Albi Homes, a Division of Brookfield Residential (Alberta) LP, by its general partner Alma Ltd. ("Albi Homes")
4110 - 10th Avenue SE
Calgary, Alberta T2C 2T8
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Client :

LEROUX

Model :

CARRARA 3

(FRENCH)

Date :

OCTOBER 20, 2016

Designer :

KH

Municipal Address :

131 CRANBROOK CIRCLE SE

Floor Area :

Main Floor : 1890 ft²

Upper Floor : N/A ft²

Total ft² : 1890 ft²

Basement : 1631 ft²

FINISHED AREAS

Main Floor : 1825 ft²

Upper Floor : N/A ft²

Total ft² : 1825 ft²

Basement : 1636 ft²

Scale :

AS NOTED

Job# :

70028029

Garage Area :

700 ft²

Sheet:

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