

Site Plan

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

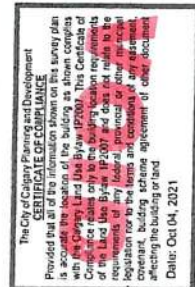
REAL ESTATE & DEVELOPMENT SERVICES
The City of Calgary Real Estate & Development Services

Encroachment Advisory

An encroachment is a structure or object that is located on a property that is not shown on the title plan. It may be a building, a fence, a driveway, or any other structure or object. An encroachment may be a violation of the zoning bylaw and may require a permit from the City of Calgary. An Encroachment Administrator will contact you to discuss the encroachment and the options available to you.

DATE: July 04, 2022

Tabatha Heiberg



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Bay 28, 2015 32nd Ave. N.E.
Calgary, Alberta T2E 6Z3
Phone (403) 270-4048
E-mail: admin@vistageomatics.com

DESCRIPTION OF PROPERTY

Lot(s) 51
Block 28
Plan 151 1565

I, Dennis G. Cloyton, 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 nil;
- No visible encroachments exist on the Property from any improvement situated on an adjacent property, nil;
- No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, nil;
- Title information is based on a title search dated September 27th, 2021 of T. No. 171 123 824 and 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 of the Surveyor and a red Vista Geomatics Ltd. 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 purpose of these parties. Where applicable, registered easements and utility easements are shown on the plan. The 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 between the dates of:
January 8th, 2016 and September 29th, 2021.
- Property is subject to Caveat Reg. No. 151 146 080
Re: Restrictive Covenant
- Property is subject to Caveat Reg. No. 151 146 081
Re: Restrictive Covenant
- Property is subject to Restrictive Covenant Reg. No. 151 146 083
This survey is an update of Ref. Job No. 17015023

Dated this 30th day of September A.D. 2021.

MUNICIPAL ADDRESS:

4 Legacy Court S.E.
Calgary, Alberta

CLIENT

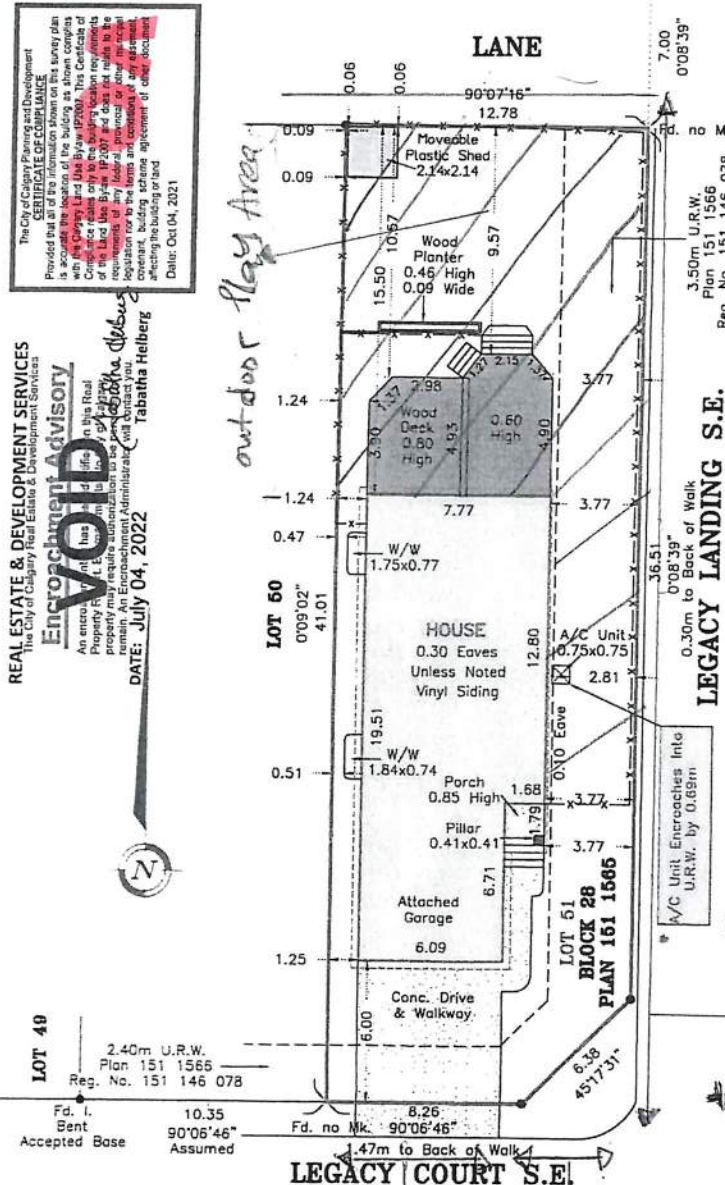
FILE NO. N/A

SCALE 1: 200

Drawn: NS

Checked: DC

V.G. FILE NO. 21095445



LEGACY LANDING S.E.

REAL ESTATE & DEVELOPMENT SERVICES
ENCROACHMENT AGREEMENT

INST. # 221 132 373

REG. DATE: 2022/06/23

DATE: July 04, 2022

Tabatha Heiberg

- LEGEND
- ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN:
- Conc. denotes Concrete
 - E.L. denotes Easement
 - F.L. denotes Foundation
 - Fd. denotes Found
 - G.L. denotes Ground Level
 - M. denotes Main
 - M.F. denotes Main Floor
 - M.A. denotes Maintenance Access
 - N. denotes North
 - O.D. denotes Overland Drainage
 - P.L. denotes Property Line
 - R. denotes Right-Of-Way
 - Reg. No. denotes Registration Number
 - Ret. Wall denotes Retaining Wall
 - 2/F. denotes Second Floor
 - U. denotes Utility
 - W. denotes Window
 - W/W denotes Window Well
- Note: No Eaves for Cont. Unless Otherwise Noted

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