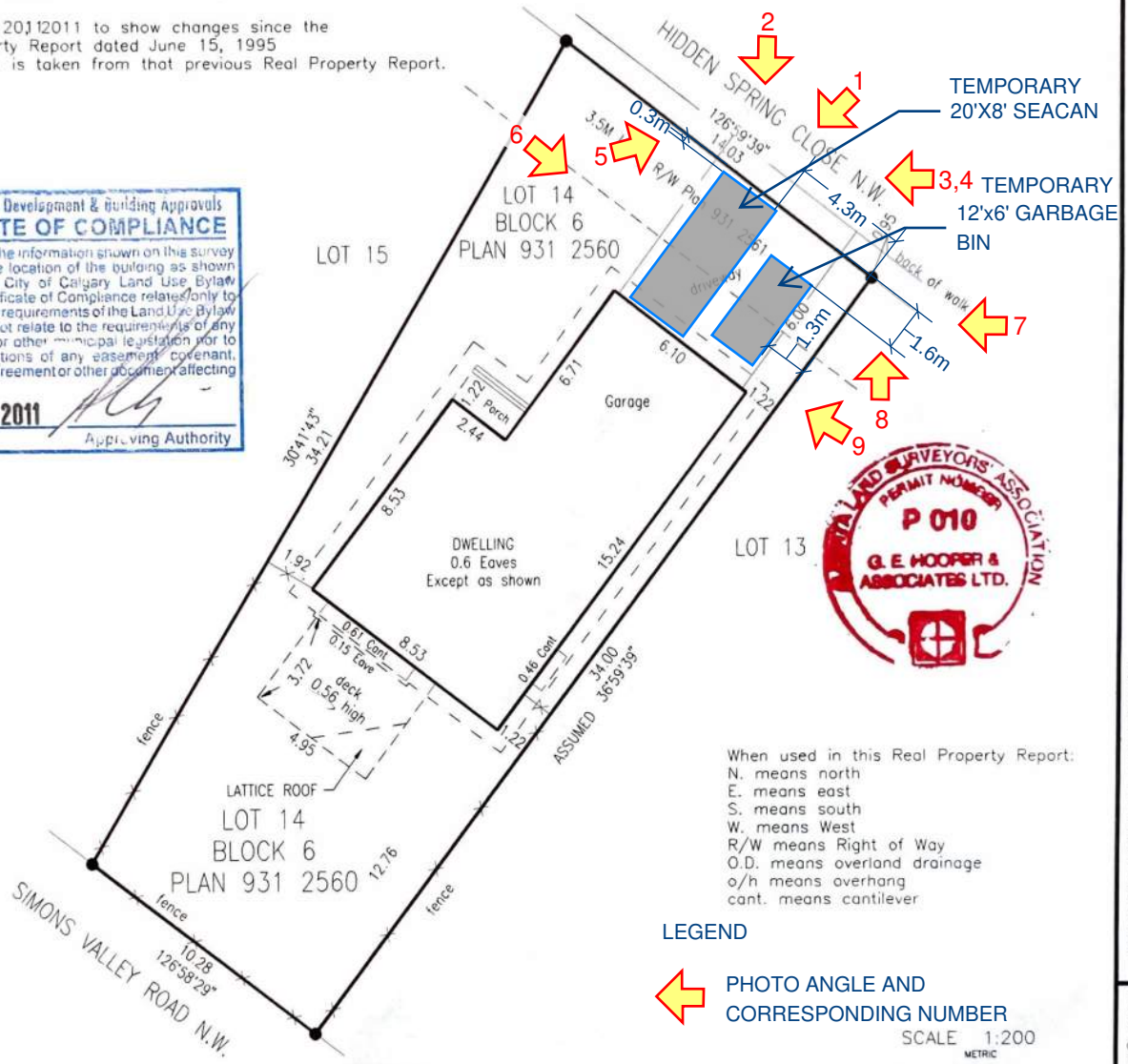
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Updated August 18, 2011 to show changes since the previous Real Property Report dated June 15, 1995
All other information is taken from that previous Real Property Report.



The City of Calgary Development & Building Approvals
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 or to the terms or conditions of any easement, covenant, building scheme agreement or other document affecting the building or land.
Date AUG 26 2011
Approving Authority

When used in this Real Property Report:
N. means north
E. means east
S. means south
W. means West
R/W means Right of Way
O.D. means overland drainage
o/h means overhang
cant. means cantilever

LEGEND

PHOTO ANGLE AND CORRESPONDING NUMBER

SCALE 1:200
METRIC

To: BOURNE
FILE:

NOTES:
1. Fence lines within 0.2 meters of property line are shown on the property line.
2. Distances are in meters and decimals thereof.
3. Dimensions are to foundation walls of buildings, unless shown otherwise.
4. Eaves are measured to the facia.
5. Statutory Iron Posts found shown thus . . . ●
6. Fences shown thus . . . . . -x-x-x-

This document is not valid unless it bears an original signature in blue ink and a G.E. Hooper & Associates Ltd. stamp in red ink.

Encumbrances affecting extent of Title:
931 316 350 UTILITY R/W TO THE CITY OF CALGARY

Date of Survey: August 18, 2011
Date of Title Search: August 20, 2011

Re: PLAN 931 2560 BLOCK 6
LOT 14
172 Hidden Spring Close N.W. Calgary, Alberta
(the "Property")

Alberta Land Surveyor's 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'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:

1. 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, and easements and rights-of-way affecting the extent of the title of the Property;
2. the Improvements are entirely within the boundaries of the Property;
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements, or rights-of-way affecting the extent of property

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 010 G.E. HOOPER & ASSOCIATES LTD.

Purpose of Report:
This Report and related 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. Copying is permitted only for the benefit of these parties, and only if 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 during the survey for this report.

The attached plan should not be used to establish boundaries because of the risk of misinterpretaion 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.

Dated at Penhold, Alberta on August 22, 2011

Gerald E. Hooper, A.L.S.
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G.E. HOOPER & ASSOCIATES LTD.
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FILE NO: 9690