ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

AMENDED DRAWINGS

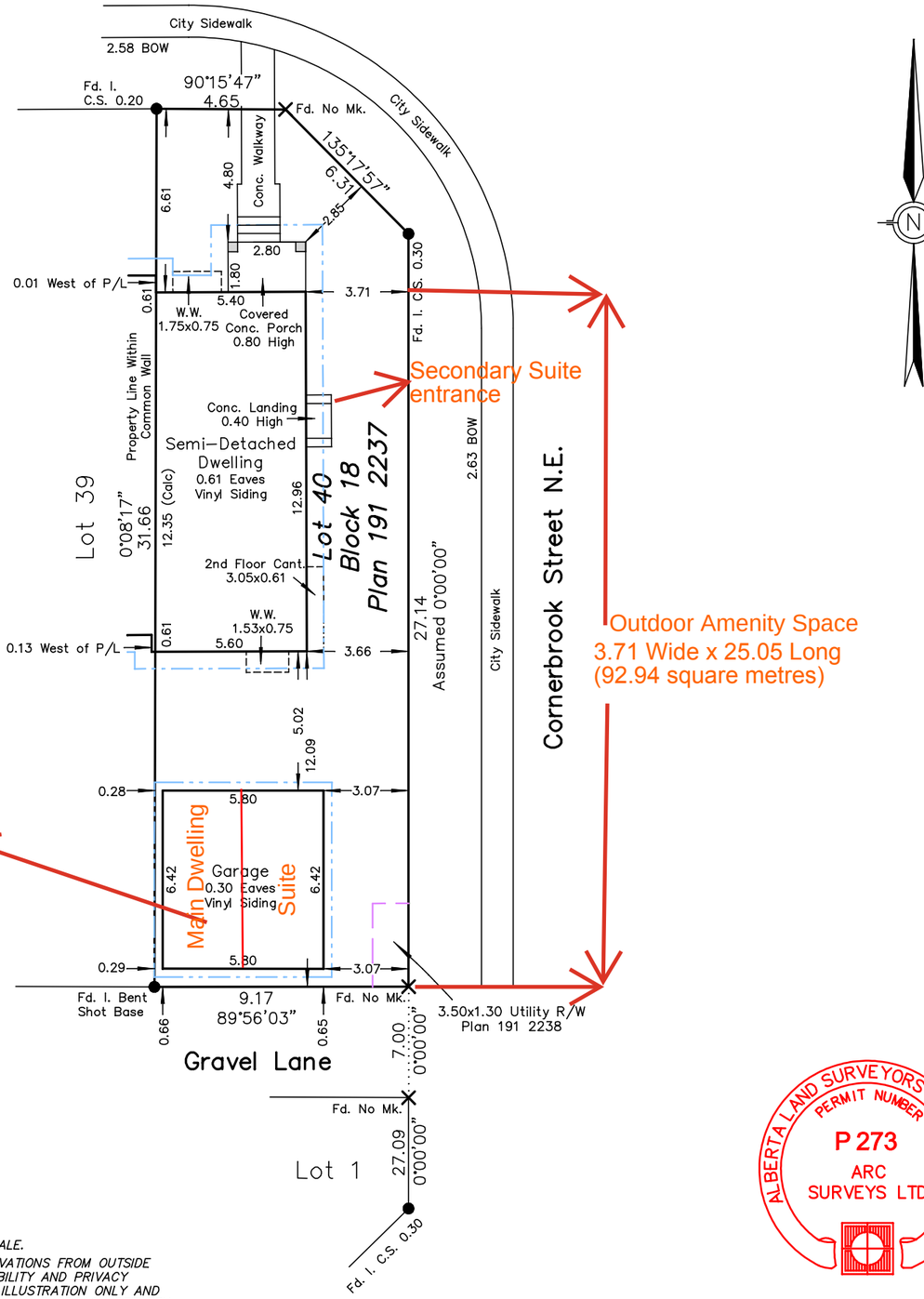
DP No	Date Received
DP2026-05678	Oct 15, 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

The City of Calgary Planning and Development
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 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 the terms and conditions of any easement, covenant, building scheme or agreement of other document affecting the building or land.
Date: Jun 2[illegible] 2022

VOID

591 Cornerstone Avenue N.E.



ABBREVIATIONS

A--Arc Length
Acc.--Accessory
A/C--Air Conditioner
Bldg--Building
BOC--Back of Curb
BOW--Back of Walk
Calc.--Calculated
Cant.--Cantilever
Conc.--Concrete
C.S.--Countersunk
DH--Drill Hole
Enc.--Encroaches
Fd.--Found
I.--Iron Post
I.B.--Iron Bar
M.A.--Maintenance Access
Mk.--Mark
O.D.--Overland Drainage
P/L--Property Line
R--Radius
Reg.--Registration
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.

**LOCATION OF THE PARTY WALL IS AN INTERPRETATION BASED ON OBSERVATIONS FROM OUTSIDE ONLY. IT IS OUR PRACTICE NOT TO ENTER PRIVATE RESIDENCES FOR LIABILITY AND PRIVACY REASONS. FOR ALL INTENDED PURPOSES, OUR PARTY WALL LINE IS FOR ILLUSTRATION ONLY AND WE CAN NOT BE HELD LIABLE FOR ANY PORTION OF THE BUILDINGS THAT MAY ENCROACH BETWEEN THE ADJOINING PROPERTIES.*

LEGAL DESCRIPTION:
Lot 40
Block 18
Plan 191 2237

MUNICIPAL ADDRESS:
591 Cornerstone Avenue N.E.
Calgary, Alberta

DATE OF SURVEY: June 6th, 2022.

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: ×
Pillars and posts are shown thus: □
Property lines are shown thus: ———
Utility Right of Ways are shown thus: — — —
Eaves are shown thus: — · — · —
Fences are shown thus: —x—x—
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. 211 202 009 which was searched on the 7th day of June, 2022, and is subject to:
Party Wall Agreement No.: 191 230 015
Utility Right of Way No.: 191 230 011
Caveat No.: 191 230 019

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:

1. the Plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 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;
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 the Property
5. 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
7th day of June, 2022.

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 273
ARC SURVEYS LTD.

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

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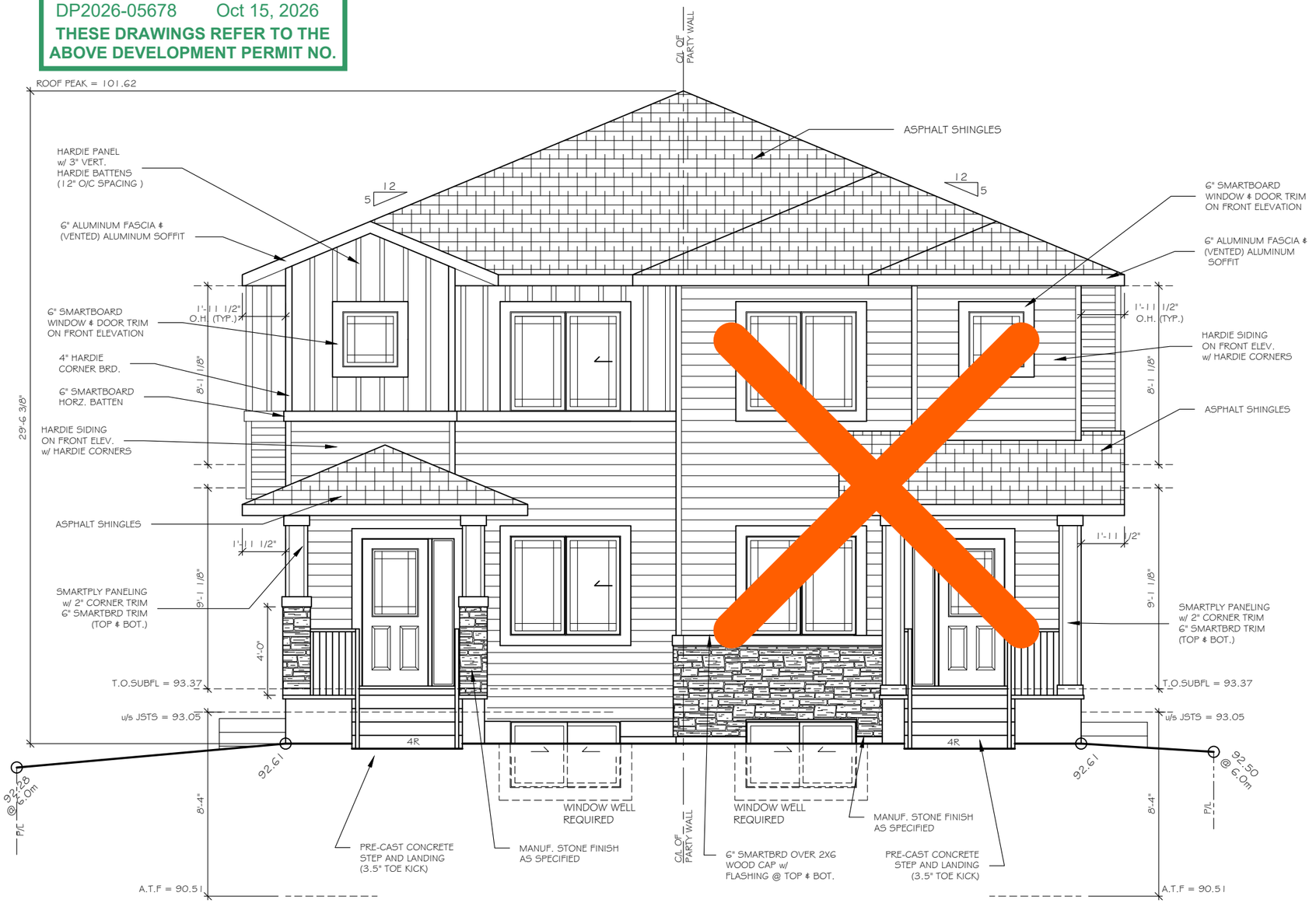
Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403-277-1272 www.arcsurveys.ca
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Surveyed: JF | Drawn: CG/CG | Scale: 1: 200 (0m 2 4 8) | File No.: 222364

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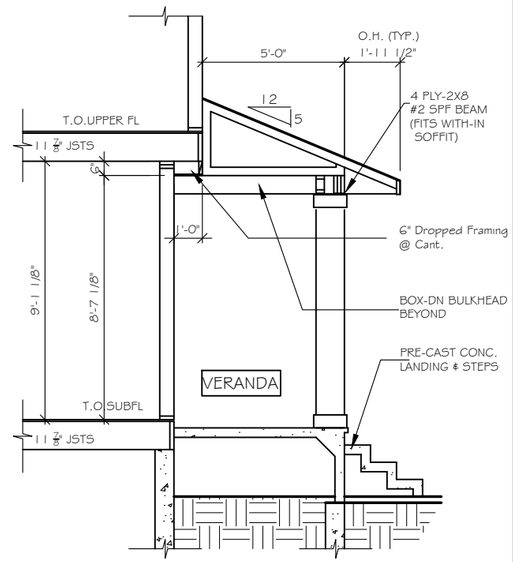
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



FRONT ELEVATION

591 - Cornerstone Ave NE

(LOT 40, BK18)



TYP. VERANDA EAVE DETAIL - C

FRONT ELEVATION

587 - Cornerstone Ave NE

(LOT 39, BK18)

CLIENT:

JOB #:

SPEC.: TBD

DATE: Jan. 20, 2021

JOB BY:

TOTAL AREA: 1,552 SQ.FT.

3/16" = 1'-0"

1

MODEL: Duplex - Cornerbrook

ADDR: 587 & 591 Cornerstone Ave NE

CITY: CALGARY

LOT: 39, 40 BLK: 18 PH: 2

CORNERBROOK

TITLE: FRONT ELEVATION

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REAR ELEVATION
587 - Cornerstone Ave NE
(LOT 39, BK18)

REAR ELEVATION
591 - Cornerstone Ave NE
(LOT 40, BK18)

CLIENT:
JOB #:
SPEC.: TBD
DATE: Jan. 20, 2021
JOB BY:
TOTAL AREA: 1,552 SQ.FT.

3/16" = 1'-0"

3

MODEL: Duplex - Cornerbrook
ADDR: 587 & 591 Cornerstone Ave NE
CITY: CALGARY
TITLE: REAR ELEVATION

LOT: 39, 40 BLK: 18 PH: 2
CORNERBROOK

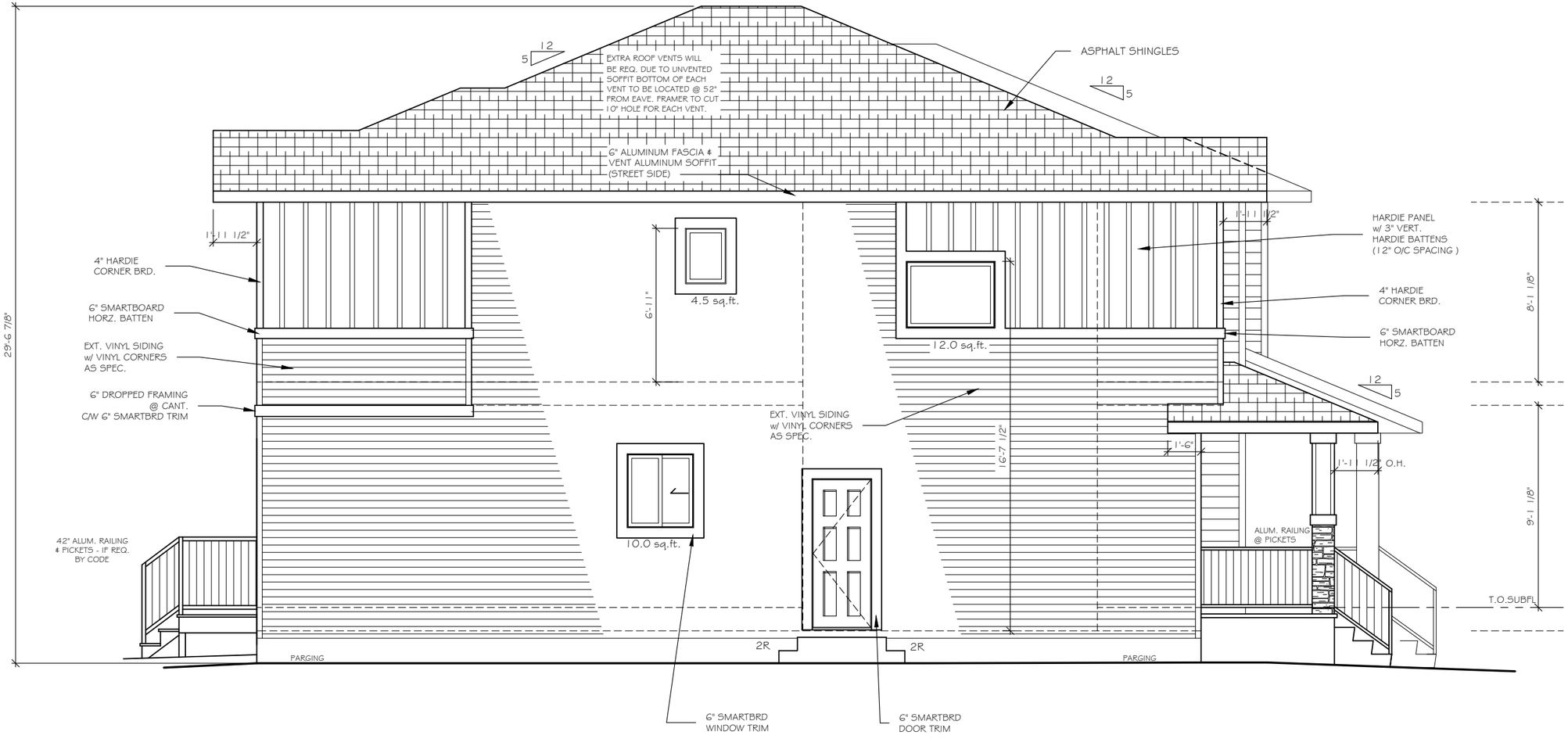
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EXPOSED WALL AREA = 904 sq.ft.
GLAZING AREA = 26.5 sq.ft. OR 2.9%

LEFT ELEVATION - Street side

591 - Cornerstone Ave NE
(LOT 40, BK18)

CLIENT:
JOB #:
SPEC.: TBD
DATE: Jan. 20, 2021
JOB BY:
TOTAL AREA: 1,552 SQ.FT.

3/16" = 1'-0"

4

MODEL: Duplex - Cornerbrook
ADDR: 587 & 591 Cornerstone Ave NE
CITY: CALGARY
LOT: 39, 40 BLK: 18 PH: 2
CORNERBROOK
TITLE: LEFT ELEVATION

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