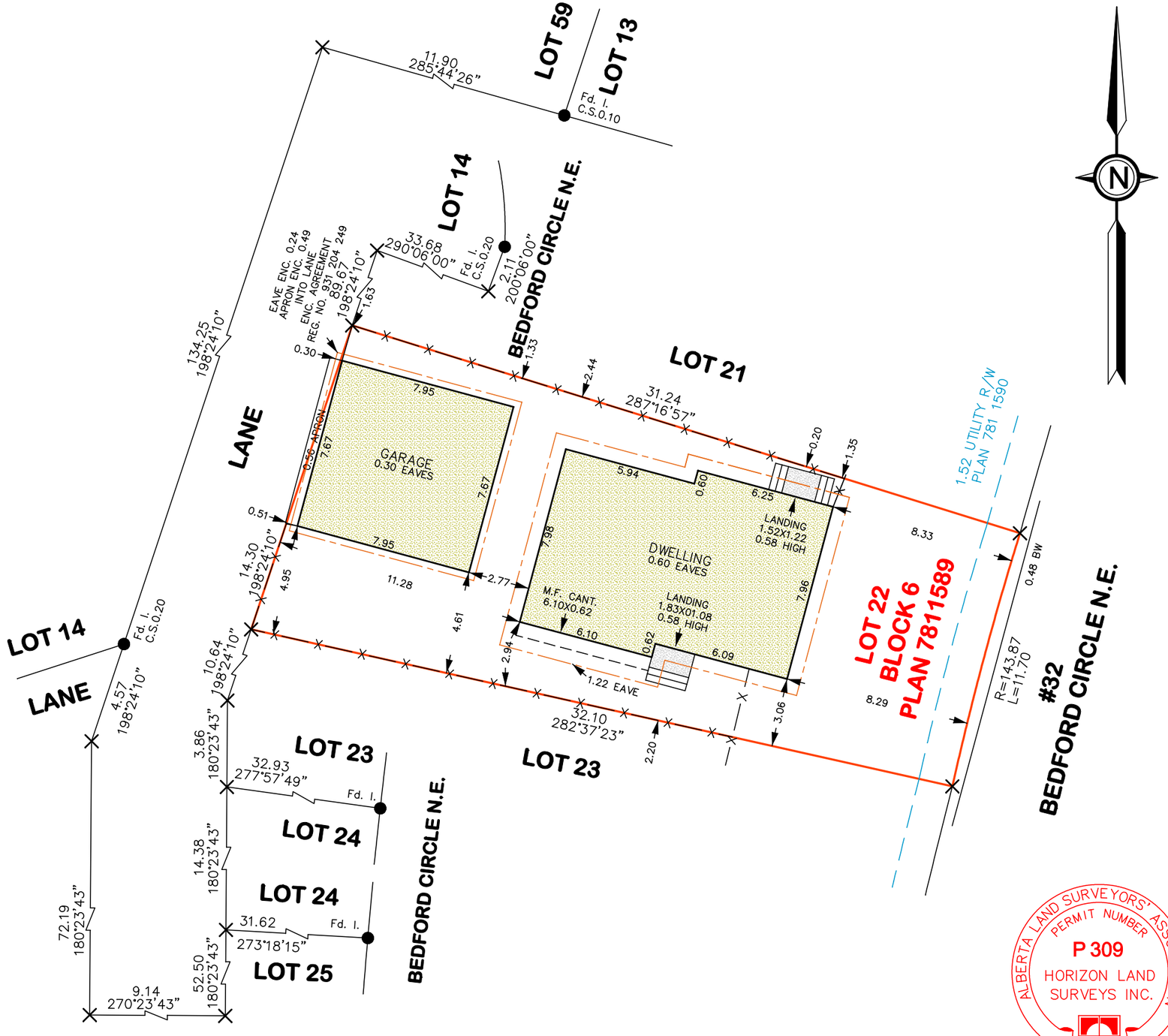
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



The owner is responsible for reviewing this Real Property Report and reporting any discrepancies or omissions within 3 months of the issuance of this Real Property Report to Horizon Land Surveys Inc.. Failure to report the discrepancies or omissions relieves Horizon Land Surveys Inc. of any future liabilities or claims.

Horizon Land Surveys Inc.

130 Bowness Centre N.W. P. 403–719–0272
Calgary, Alberta, T3B 5M5 F. 403–775–4171

LEGAL DESCRIPTION:
LOT 22
BLOCK 6
PLAN 7811589

MUNICIPAL ADDRESS:
32 BEDFORD CIRCLE N.E.
CALGARY, ALBERTA

SCALE: 1:200

DATE OF SURVEY: September 11th, 2026

LEGEND:

- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Statutory Iron Post
- Drill Hole
- Iron Bar
- Calculation point
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch

'2F.'–Second Floor	'C.'–Certificate	'Enc.'–Encroach(es)	'R.'–Radius of Arc
'A'–Length of Arc	'Calc.'–Calculated	'Fd.'–Found	'Ret.'–Retaining
'A/C'–Air Conditioner	'Cant.'–Cantilever	'I.'–Statutory Iron Post	'R/W'–Right of Way
'AGL'–Above Ground Level	'Conc.'–Concrete	'M.F'–Main Floor	'T.'–Title
'BC'–Back of Curb	'C.S.'–Countersunk	'Mk./Mks.'–Mark/Marks	'W.W.'–Window Well
'BW'–Back of Walkway	'D.H.'–Drill Hole	'P/L'–Property Line	'W/O'–Walkout

CERTIFICATION:

I, Xianglei Wang, Alberta Land Surveyor do hereby certify that this Report and related survey, was prepared and performed under my supervision, direction and control and in accordance with standards and rules for the practice of surveying prescribed by the Alberta Land Surveyors' Association. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

1. The Plan illustrates the boundaries to 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 of the property;
2. The improvements are entirely within the boundaries of the property, (Except Apron and Eave As Shown)
3. No visible encroachments exist on the Property from any improvement situated on an adjacent property,
4. No visible encroachments exist on registered easements or rights–of–way affecting the extent of the property,
5. Title information is based on a title search dated September 3rd, 2026 C. of T. No. 241 224 534 and is subject to the following instruments:
   Zoning Regulations No. 771 147 064
   Utility Right of Way No. 781 203 072
   Restrictive Covenant No. 781 203 076
   Caveat Re. Encroachment Agreement No. 931 204 249
   [redacted]
6. Unless otherwise specified, the dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
7. Distances are in metres and decimals thereof;
   Lineworks and dimensions outside of the Property are not to scale;
   All eaves are measured from foundation to fascia unless otherwise noted;
   All fences are within 0.20 metres of the property lines unless otherwise shown.
8. 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.
9. This document is not valid unless it bears an original signature or digital signature of an Alberta Land Surveyor and a Horizon Land Surveys Inc. permit stamp (in red ink).

Dated this September 13th, 2026.

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 309
HORIZON LAND SURVEYS INC.

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Xianglei (Lei) Wang, A.L.S.

Prepared for: [redacted]		
File No.: 261087	Date: 13/Sep/2026	
Drawn: ZZ	Checked: SL	