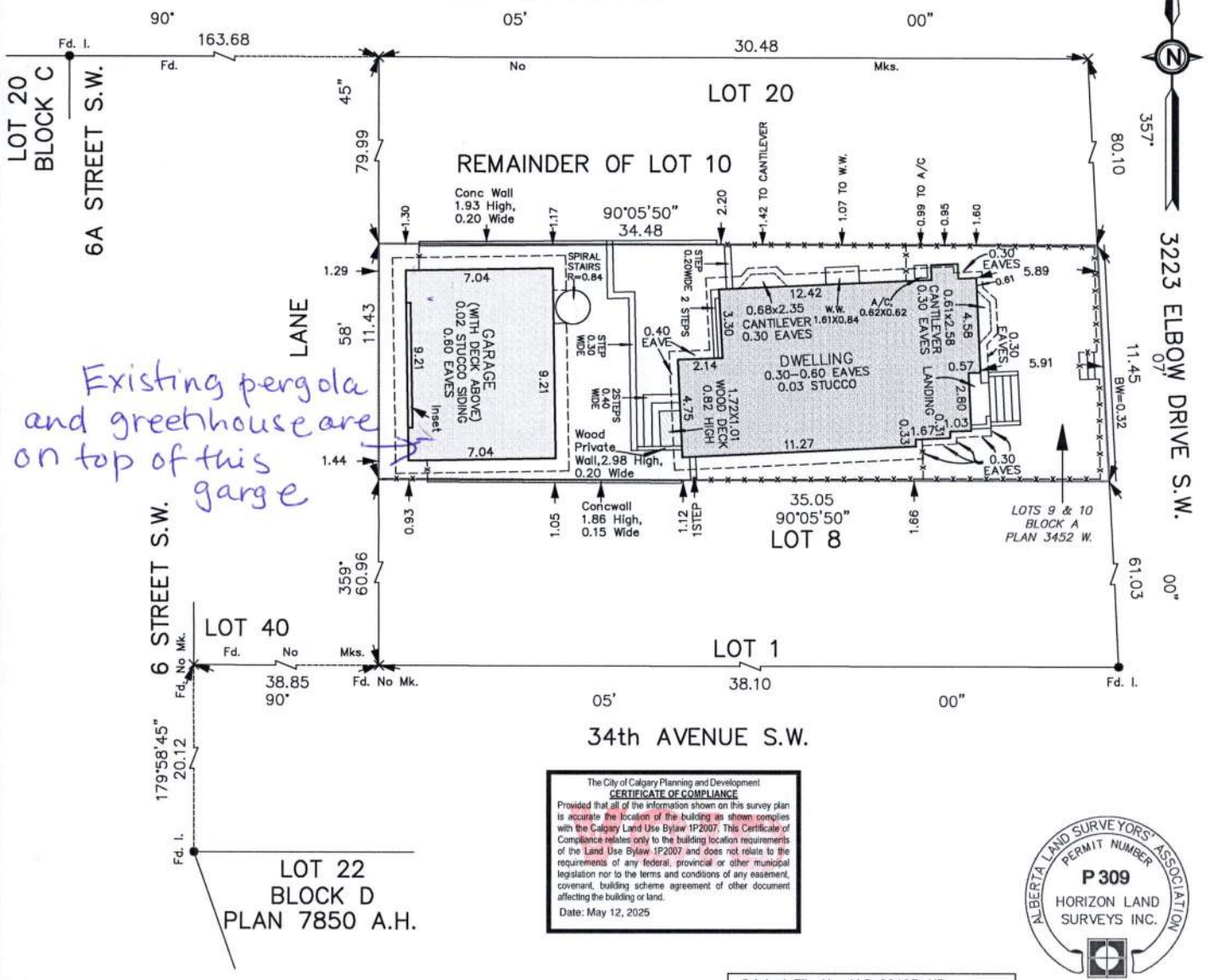
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



Existing pergola and greenhouse are on top of this garage

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 to the terms and conditions of any easement, covenant, building scheme agreement of other document affecting the building or land.
Date: May 12, 2025

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

Original File No. LLS 06493–UP

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

LEGAL DESCRIPTION:
LOT 9 AND THE SOUTH HALF OF LOT 10
BLOCK A
PLAN 3452W

MUNICIPAL ADDRESS:
3223 Elbow Dr SW
CALGARY, ALBERTA

SCALE: 1:250

DATE OF SURVEY: February, 20th, 2004
DATE OF UPDATE: May 2nd, 2025

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

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;
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 May 9th, 2025 C. of T. No. 101 112 549 and is subject to the following instruments:
   TRANSFER OF LAND 101 112 549
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;
   Main exterior finishing material extends 0.03 metres beyond foundation unless otherwise noted;
   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 MAY 9th, 2025.

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

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Prepared for: Unitil	
File No.: 250490	Date: 9/May/2025
Surveyed: TK	Drawn: JS

