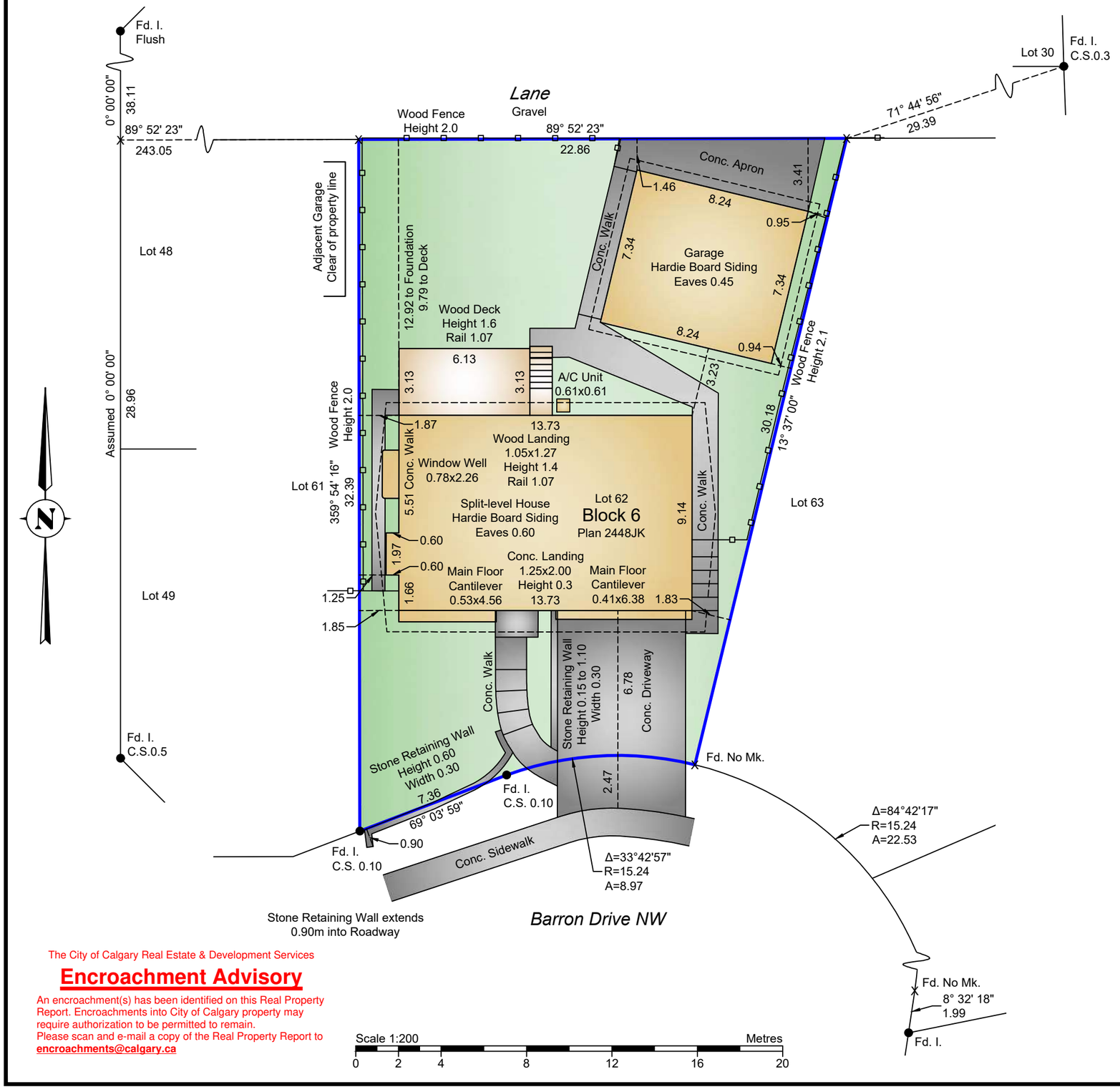
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



The City of Calgary Real Estate & Development Services

Encroachment Advisory

An encroachment(s) has been identified on this Real Property Report. Encroachments into City of Calgary property may require authorization to be permitted to remain.
Please scan and e-mail a copy of the Real Property Report to **encroachments@calgary.ca**

THIRD ROCK GEOMATICS

PO Box 216, Suite 104 1240 Kensington Road NW
Calgary, Alberta T2N 3P7 Phone 587-333-4413

THIRD ROCK GEOMATICS

Description of Property:

Civic Address: 5204 Barron Drive NW, Calgary, Alberta
Legal Address: Lot 62, Block 6, Plan 2448JK

Certificate of Title: 221 194 349
Owner(s): Michael James Henderson and Susan Frances Henderson
Registered instrument affecting the extent of property: NONE
Date of Title Search: August 20, 2026
Date of Survey: May 4, 2022
Date of Update: August 25, 2026

I, Mark A. Sutter, Alberta Land Surveyor, hereby certify that this Report, which includes the attached plan 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 of the subject Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and the defined limits of registered interests affecting the extent of the title to the subject Property;
2. the improvements are entirely within the boundaries of the subject Property except: Stone Retaining Wall extends 0.90m into Roadway.
3. no visible improvements situated on an adjoining property cross the boundaries of the subject Property except: NONE IDENTIFIED
4. no visible improvements exist within the defined limits of any registered interests affecting the extent of the subject Property except: NONE IDENTIFIED

Notes: Distances are in metres and decimals thereof. Bearings are assumed from plan 2448JK.
All ties are perpendicular to property line. Side yard and setback distances are measured to concrete walls, except otherwise shown. All centre lines of the fences are within 0.20m of the property line unless otherwise noted. Eaves are measured to the foundation, unless otherwise noted.
Fd. - Found, Mk. - Mark, C.S. - Countersunk, AGL - Above ground level, Conc. - Concrete
Δ - Central angle of curve, R - Radius, A - Arc Length, Ck.m. - Check measured, (R) - Radial Bearing
Calculated Position shown thus X
Statutory Iron Post found shown thus . . . . ● Fd. I.
Title boundary shown thus . . .
Fence shown thus . . . . . .

Dated at the City of Calgary, Alberta, September 1, 2026

Mark A. Sutter, ALS, P.Surv. (Copyright reserved)
This document is not valid unless it bears the original or digital signature of an Alberta Land Surveyor and a Third Rock Geomatics Ltd. permit stamp.

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P306
THIRD ROCK GEOMATICS LTD.

Purpose: This Report and attached plan have been prepared for the benefit of the subject Property owner, subsequent owners, and any of their agents for the purposes of a land conveyance, support of a subdivision application, a mortgage application, or a submittal to the municipality for a compliance certificate. Copying is permitted only for the benefit of these parties, and only if the plan remains attached.

The owner is responsible for the review of this Real Property Report and to report any discrepancies or omissions within 3 months of the issuance of this report to the surveyor. Failure to report the discrepancies relieves Third Rock Geomatics Ltd. of any future liabilities or claims. Some improvements may not be shown if they are, in the opinion of the surveyor, considered to be temporary or do not substantiality affect the value of the property.

Where applicable, registered interests 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 (e.g., for fencing) because of the risk of misinterpretation or measurement error by the user. The information shown on this Report reflects the status of this subject Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes will not be reflected on the existing Real Property Report.

File: 26-0524 2448JK;6;62 | **Drawing Name:** 26-0524.dwg | **Plot Date:** 2026-09-01 04:16 PM