

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

BOW TRAIL S.W.

2.51m to Back of Sidewalk

VISTA GEOMATICS LTD.
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DESCRIPTION OF PROPERTY

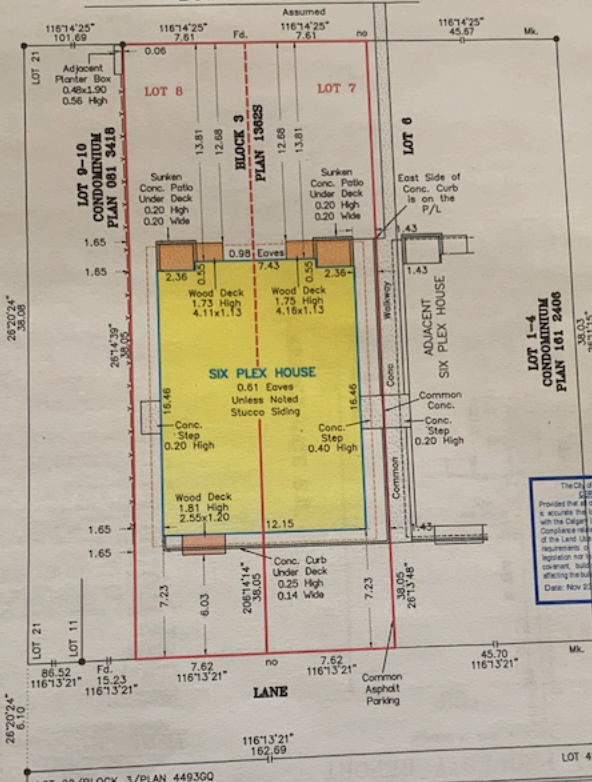
Lot(s) 7 & 8
 Block 3
 Plan 13825

I, Dennis G. Clayton, Alberta Land Surveyor do hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standards Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am in the opinion that:

- 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 Standards Practice, registered easements and right-of-way affecting the extent of the title to the property.
- The improvements are entirely within the boundaries of the property, except nil.
- No visible encroachments exist on the Property from any improvement situated on an adjacent property, except nil; and;
- No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, except nil.
- This information is based on a title search dated November 3rd A.D. 2020 C. of T. No. 161 111 302
- The dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
- Distances are in metres and decimals thereof.
- This document is not valid unless it bears an original signature (in blue ink) and a red Visto Geomatics Ltd. permit stamp.
- Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of 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.
- This survey was performed between the dates of: October 30th, 2020.

ROSSMERE ROAD S.W.

ROSSCARROCK GATE S.W.



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 192007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 192007 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 or other document affecting the building or land.
 Date: Nov 25, 2020



Dated this 9th day of November A.D. 2020.

MUNICIPAL ADDRESS:	4211 Bow Trail S.W. Calgary, Alberta	
CLIENT	Ivan Cille	Drawn: NS Checked:
FILE NO.	N/A	V.G. FILE NO. 201052
SCALE	1: 200	

Dennis G. Clayton, A.L.S.

LEGEND
 ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN.
 Drill Hole found shown thus — ●
 Iron Bar found shown thus — ×
 Stalwart Iron Post found shown thus — ●
 Magnetic Nail found shown thus — ▲
 Delta (Centroid) angle of arc shown thus — Δ
 Eave Fascia shown thus — —
 Eave Dimensions (where applicable) are in line of Fascia
 Fences are shown thus — — — — —
 Fences are within 0.20m of the Property Line unless otherwise noted
 Line not to scale shown thus — — — — —
 Utility Rights-Of-Way are shown thus — — — — —
 Building foundation shown thus — — — — —
 Property line shown thus — — — — —
 A denotes Length of Arc
 A/C denotes Air Conditioner
 Bl. denotes Block
 Cant. denotes Cantilever
 Conc. denotes Concrete
 c.s. denotes Countersunk
 E. denotes East
 Fg. denotes Foundation
 G.L. denotes Ground Level
 M. denotes Metres
 M/F denotes Main Floor
 M.A. denotes Maintenance Access
 M.S. denotes Marks
 N. denotes North
 O.D. denotes Overlaid Drainage
 P/L denotes Property Line
 R. denotes Radius of Arc
 Reg. No. denotes Registration Number
 Ret. Wall denotes Retaining Wall
 R.W. denotes Right-Of-Way
 2/F denotes Second Floor
 S. denotes South
 U. denotes Utility
 W. denotes West
 W/W denotes Window Wall
 W/V denotes Eaves for Cant., Unless Otherwise Noted