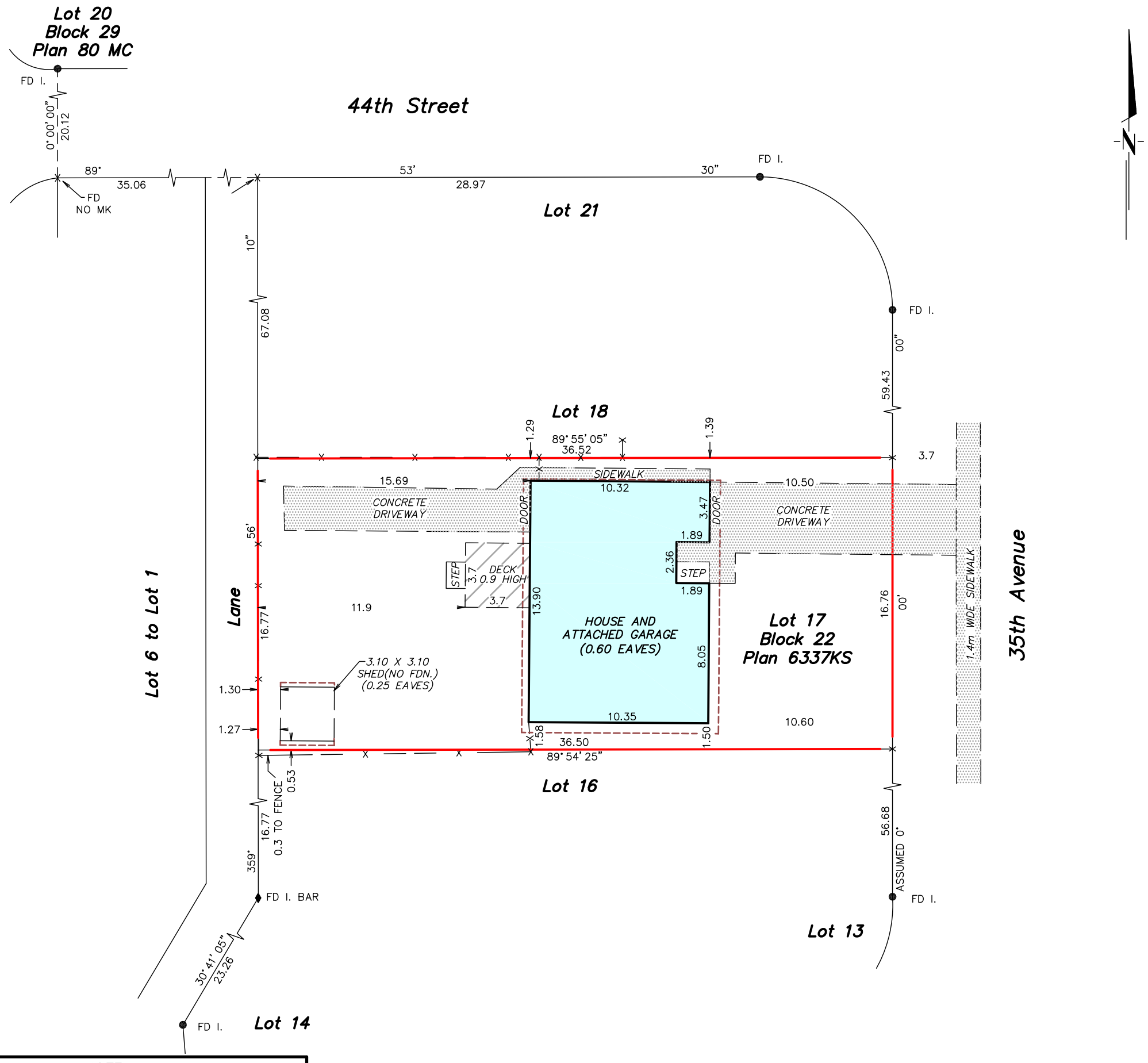

Alberta Land Surveyor's Real Property Report

LEGAL DESCRIPTION

Lot(s) 17 **Block** 22 **Plan** 6337 KS

CLIENT

CAROLEE PURDY

MUNICIPAL ADDRESS

#3966–35TH AVENUE, RED DEER, ALBERTA

CERTIFICATION

I hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association 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 D, Section 8.5 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, (Except Driveway)
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 property,

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 land conveyance, a mortgage application, a submittal to the municipality for a 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. Unless shown otherwise, property corner markers have not been placed during the survey for this report. This report 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.

Dated this 14th day of October 2022

Alberta Land Surveyor

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 090
BEMOCO LAND SURVEYING LTD.

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LEGEND

- Distances to building corners are at right angles from property lines, unless shown otherwise.
- Date of Survey: July 3, 2001 and September 26th, 2022
- Date of Title Search (A copy of which is attached): September 27th, 2022
- Unless otherwise specified, the building dimensions shown relate to the greatest extent of the exterior walls.
- Eaves are dimensioned to the line of the fascia and are shown thus: - - - - - - - -
- Distances are in metres and decimals thereof.
- Fences are shown thus: —×— —×— —×— —×—
- Statutory iron posts found are shown thus: ●
- Iron bars found are shown thus: ♦
- Support columns are shown thus: ■
- Unless shown otherwise, fences are within 0.20 metres of the property line
- Area referred to bounded thus: ——————
- (R).....Radial

NOTE:

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OR DIGITAL SIGNATURE OF AN ALBERTA LAND SURVEYOR AND A BEMOCO LAND SURVEYING LTD. PERMIT STAMP.

NOTE:

REAL PROPERTY REPORT UPDATED SEPTEMBER 26TH, 2022, AS TO LOCATION OF SIDEWALK AND FENCES.

Drawn By: DB	Chk'd: KV
Date:	October 14th, 2022
Scale:	1 : 250
File No.:	C–222–22

BEMOCO LAND SURVEYING LTD
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