ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

*NOTE:
ALL CANTILEVERS ARE 0.6m UNLESS OTHERWISE NOTED
EAVES ARE MEASURED TO THE LINE OF FASCIA
ALL EAVES ON CANTILEVERS AND/OR BAYS ARE 0m UNLESS NOTED OTHERWISE.
LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE UNLESS OTHERWISE NOTED
FOUND NO MARKS AT ALL PROPERTY CORNERS

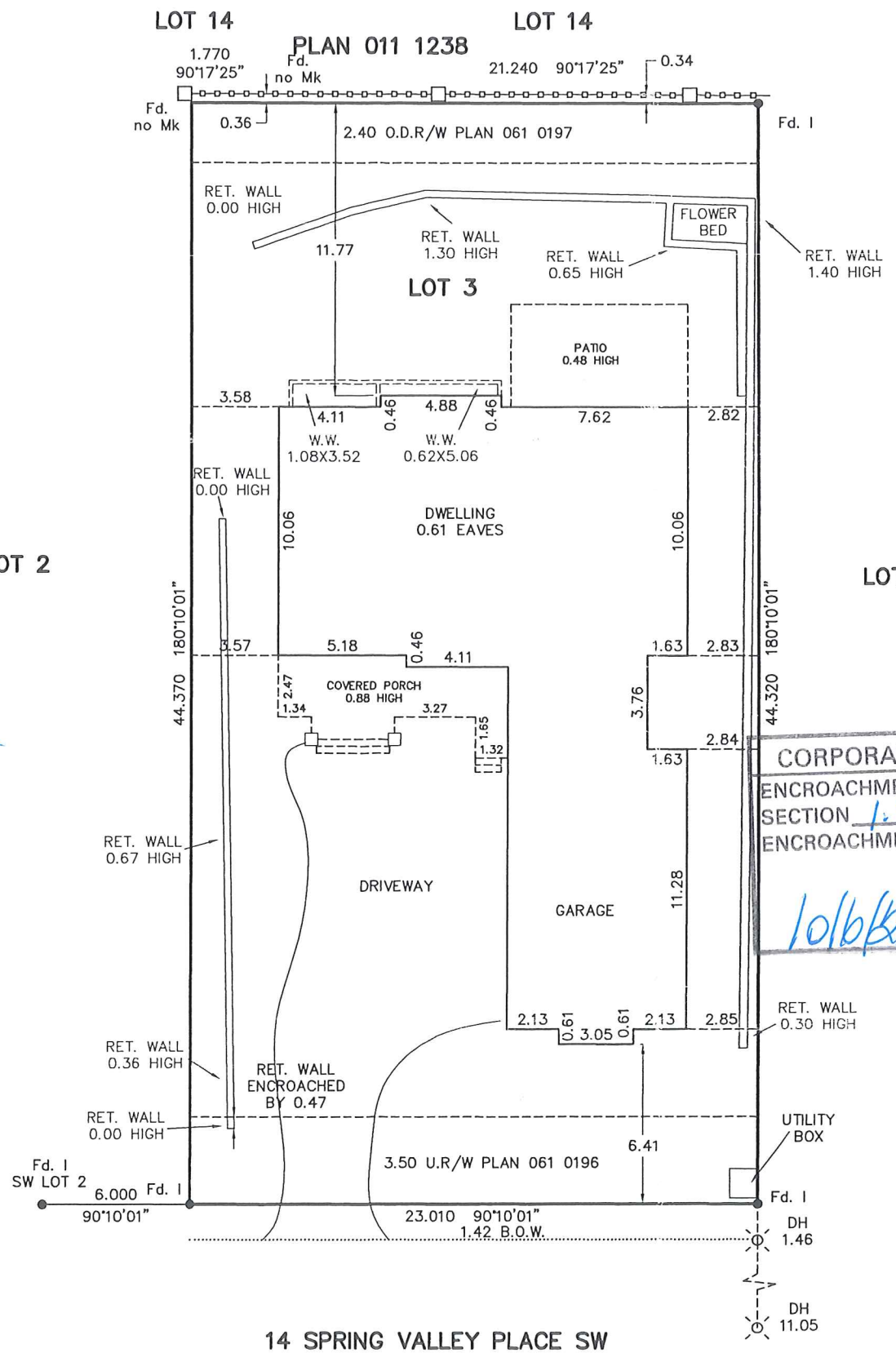
ABBREVIATIONS AND DEFINITIONS THAT MAY OR MAY NOT BE USED IN THE RPR

M.A.R/W	MUTUAL ACCESS RIGHT OF WAY
M.R/W	MAINTENANCE RIGHT OF WAY
B.O.C.	BACK OF CURB
B.O.W.	BACK OF WALK
M.O.W.	MIDDLE OF WALK
T.O.C.	TOP OF CURB
F.O.W.	FRONT OF WALK
Fd I.	FOUND IRON POST
Fd no Mk	FOUND NO MARK
Fd I.B.	FOUND IRON BAR
I.P.	IRON POST
I.B.	IRON BAR
D.H.	DRILL HOLE
U.R/W	UTILITY RIGHT OF WAY
O.D.R/W	OVERLAND DRAINAGE RIGHT OF WAY
R	RADIUS OF CURVE AND/OR RADIAL
L	LENGTH OF ARC
°	DEGREE
'	MINUTE
"	SECOND
CANT.	CANTILEVER
CONC.	CONCRETE
P/L	PROPERTY LINE
U/R	UNREGISTERED
B.C.	BEGINNING OF CURVE
RPR	REAL PROPERTY REPORT
HVAC	HEATING VENTILATION AIR CONDITIONING
W.W.	WINDOW WELL
RET. WALL	RETAINING WALL

THE FOLLOWING ITEMS MAY NOT BE SHOWN ON THIS RPR
-MOVEABLE SHEDS THAT ARE LESS THAN 10m2
-RETAINING WALLS OR INTERIOR FENCES (DOG RUNS) THAT DO NOT DEFINE THE PROPERTY LINE
-HOT TUBS, SATELLITE DISHES
-STEPS AND STAIRS
-ITEMS THAT, IN THE OPINION OF THE SURVEYOR DO NOT SUBSTANTIALLY INCREASE THE VALUE OF THE PROPERTY.

The City of Calgary CORPORATE PROPERTIES & BUILDINGS
ENCROACHMENT ADVISORY
VOID
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 contact the City of Calgary, Corporate Properties Group at 311 for more information.
2010/6/28

The City of Calgary Development & Building Approvals
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 City of 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 or conditions of any easement, covenant building scheme, agreement or other document affecting the building or land.
Date: JUN 2 8 2010
Approving Authority



CORPORATE PROPERTIES GROUP
ENCROACHMENT PERMITTED UNDER SECTION 1.5 OF THE CITY OF CALGARY ENCROACHMENT POLICY.
10/6/28

14 SPRING VALLEY PLACE SW

THE OWNER IS RESPONSIBLE FOR THE REVIEW OF THIS REAL PROPERTY REPORT AND REPORT ANY DISCREPANCIES OR OMISSIONS WITHIN 3 MONTHS OF THE ISSUANCE OF THIS REPORT TO THE SURVEYOR. FAILURE TO REPORT THE DISCREPANCIES RELIEVES LOVSE SURVEYS OF ANY FUTURE LIABILITIES OR CLAIMS

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE (IN BLUE INK) AND A LOVSE SURVEY LTD. PERMIT STAMP (IN RED INK).

Updated from original survey performed by LOVSE SURVEYS LTD. on JUNE 19, 2007

N

PLAN 061 0195
BLOCK 4
LOT(S) 3
CIVIC 14 SPRING VALLEY PLACE SW CALGARY, ALBERTA
CLIENT CAM MCCOMBS

Certification:

I hereby certify that this Report, Plan and related survey 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 title to the Property;
2. the Improvements are entirely within the boundaries of the Property; except NIL
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property; except NIL
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of Property; except RET. WALL ENCROACHED ONTO U.R/W BY 0.47

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, support of a subdivision application, 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 on the attached plan. Unless shown otherwise, property corner markers have not been placed during the Survey for this Report. This plan should not be used to establish boundaries because of 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 at the City of Calgary, Alberta
This 29 day of MARCH . 2010

Louis Wang, ALBERTA LAND SURVEYOR
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ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P159 Lovse Surveys Ltd.

LEGEND:

Found Iron Posts are shown thus: Fd I. ●
Found Iron Bars are shown thus: Fd I.B. ♦
All distances are in metres and decimals thereof.
Distances shown on curve boundaries are Arc distances.
Fences are shown thus: -o-o-o-o-o-o-o-o-o-o-o- and are deemed to be on property line if within +/- 0.2m
The dimensions shown related to perpendicular distances from property boundaries to foundation walls.

NOTE:

Survey completed on MARCH 26, 2010
Title information is based on a title search on MARCH 29, 2010 and subject to:
061 024 009 U.R/W PLAN 061 0196
061 024 010 R.C.
061 024 011 R.C.

NOT WITHSTANDING ITEMS 2&4 OF THE CERTIFICATION, THE DRIVEWAY AND/OR WALKWAY IS NORMALLY PERMITTED TO ENCROACH ONTO UTILITIES RIGHT OF WAYS AND/OR OUTSIDE THE PROPERTY LINE WITHOUT AN ENCROACHMENT AGREEMENT.

Drawn by: ZS Chk'd: LW Scale: 1:250 METRIC FILE NO: 1003259

LOVSE SURVEYS LTD.
consulting engineers • land surveyors
#240, 251 MIDPARK BOULEVARD SE
CALGARY, ALBERTA. T2X 1S3
PHONE 403-254-2010 FAX 403-254-1723
WWW.LOVSESURVEYS.COM

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