

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

LEGAL DESCRIPTION:

LOT 3A, BLOCK 2, PLAN 202 0355

CIVIC ADDRESS: 10848 - 214 STREET

MUNICIPALITY: CITY OF EDMONTON

DATE OF SURVEY: BETWEEN AUGUST 9, 2019 AND NOVEMBER 19, 2024

CERTIFICATE OF TITLE NO. 202 032 703

DATE OF TITLE SEARCH: NOVEMBER 4, 2024



PREPARED FOR:

CORRPRO CANADA INC.

LEGEND

STATUTORY IRON SURVEY POSTS FOUND	●	AREA DEALT WITH BY THIS PLAN	---
LEAD PUGS FOUND	■	PERPENDICULAR TIES	---
IRON BARS FOUND	■	FENCE LINES	---
WOODEN POWER POLES	■	OVERHANG LINES	---
BOLLARDS SHOWN THUS	■	OVERHEAD POWER LINES	---
LIGHT POLES SHOWN THUS	■	CONCRETE SHOWN THUS	---
	■	WOOD SHOWN THUS	---

NOTES

DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 DISTANCES SHOWN TO PROPERTY BOUNDARIES ARE PERPENDICULAR THERETO.
 BEARINGS ARE NAD83, 3TM GRID AND ARE DERIVED FROM G.N.S.S. OBSERVATIONS.
 BUILDING MEASUREMENTS ARE TO EXTERIOR CLADDING.
 COMBINED SCALE FACTOR IS 0.999799.
 FENCES SETBACKS ARE SHOWN TO THE CENTER OF THE FENCE POSTS.
 REFERENCE MERIDIAN IS 114°.
 FOR REGISTERED INTERESTS ON TITLE, REFER TO CERTIFICATE OF TITLE ATTACHED HERETO.

ABBREVIATIONS DENOTED THUS:

A.S.C.M. - ALBERTA SURVEY CONTROL MARKER	Est. - ESTABLISHED	Mkd - MARKED	Re-est. - RE-ESTABLISHED
B.O.C. - BACK OF CURB	Fd. - FOUND	MR - MUNICIPAL RESERVE	Ref. - REFERENCE
B.O.W. - BACK OF SIDEWALK	FRAC. - FRACTIONAL	N. - NORTH	Res. - RESTORED
C.A. - CENTRAL ANGLE	G.N.S.S. - GLOBAL NAVIGATION SATELLITE SYSTEM	NO. - NUMBER	Reg. - REGISTERED
C.of T. - CERTIFICATE OF TITLE	I. - STATUTORY IRON SURVEY POST	OH - OVERHANG	RGE. - RANGE
C.S. - COUNTERSUNK	Inacc. - INACCESSIBLE	Perp. - PERPENDICULAR	RW - RIGHT OF WAY
Dist. - DISTURBED	m - METRE	Pos. - POSITION	S. - SOUTH
Doc. - DOCUMENT	Mp. - MARKER POST	PUL - PUBLIC UTILITY LOT	THCO. - THEORETICAL
E. - EAST	MER. - MERIDIAN	(R) - RADIAL	TWP. - TOWNSHIP
ER - ENVIRONMENTAL RESERVE	Mk. - MARK	R - RADIUS	W. - WEST

ALBERTA LAND SURVEYOR'S CERTIFICATION

I 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 PROPERTY, THE IMPROVEMENTS AS DEFINED IN PART C, SECTION 6.5 OF THE ALBERTA LAND SURVEYORS' ASSOCIATION'S MANUAL OF STANDARD PRACTICE, AND 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;
3. NO VISIBLE ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY; AND
4. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS OR RIGHTS OF WAY AFFECTING THE EXTENT OF THE PROPERTY.

PURPOSE OF REPORT:

THIS REPORT AND PLAN HAVE 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, 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 BECAUSE OF THE RISK OF MISINTERPRETATION OR MEASUREMENT ERROR BY THE USER.

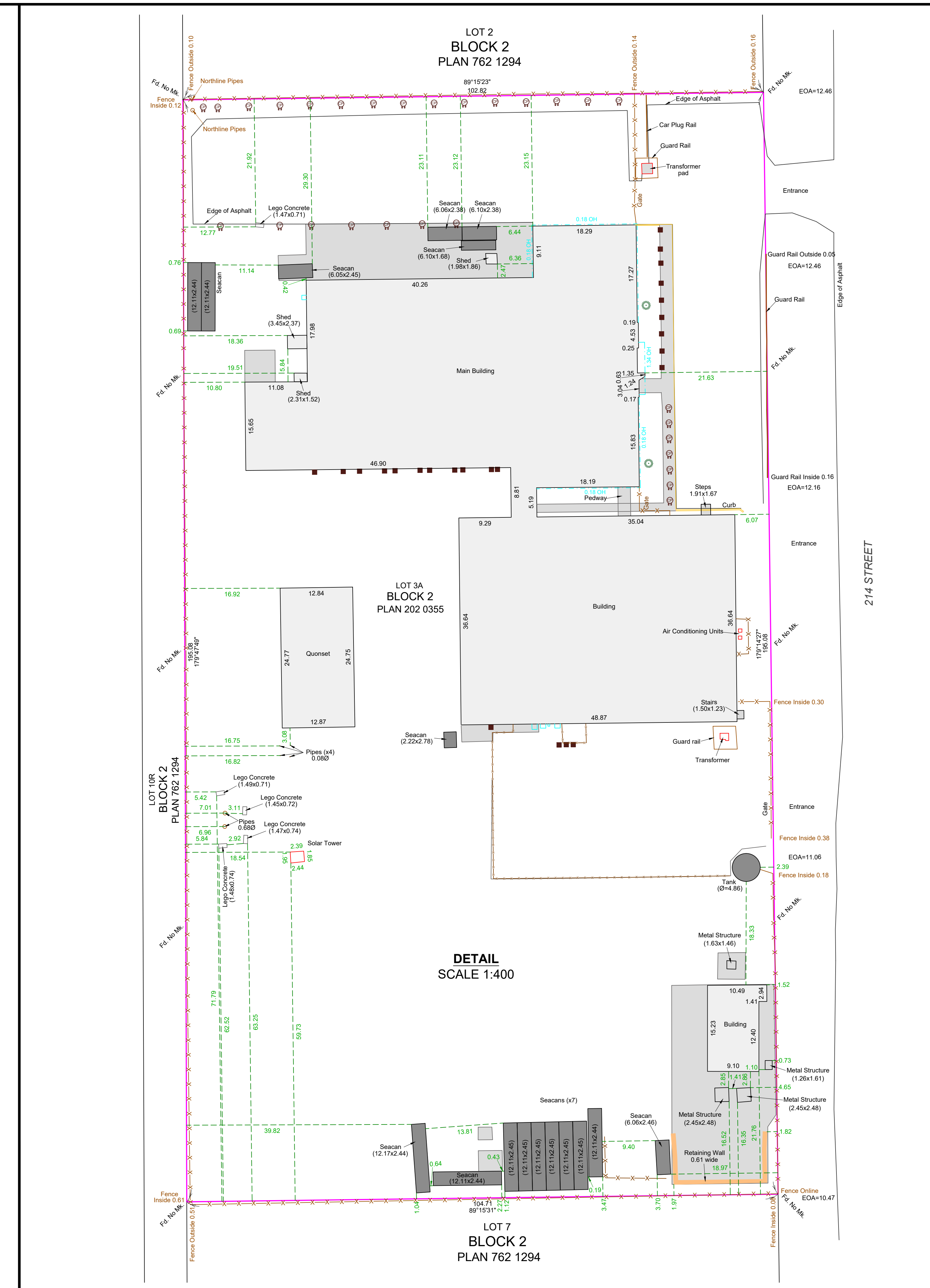
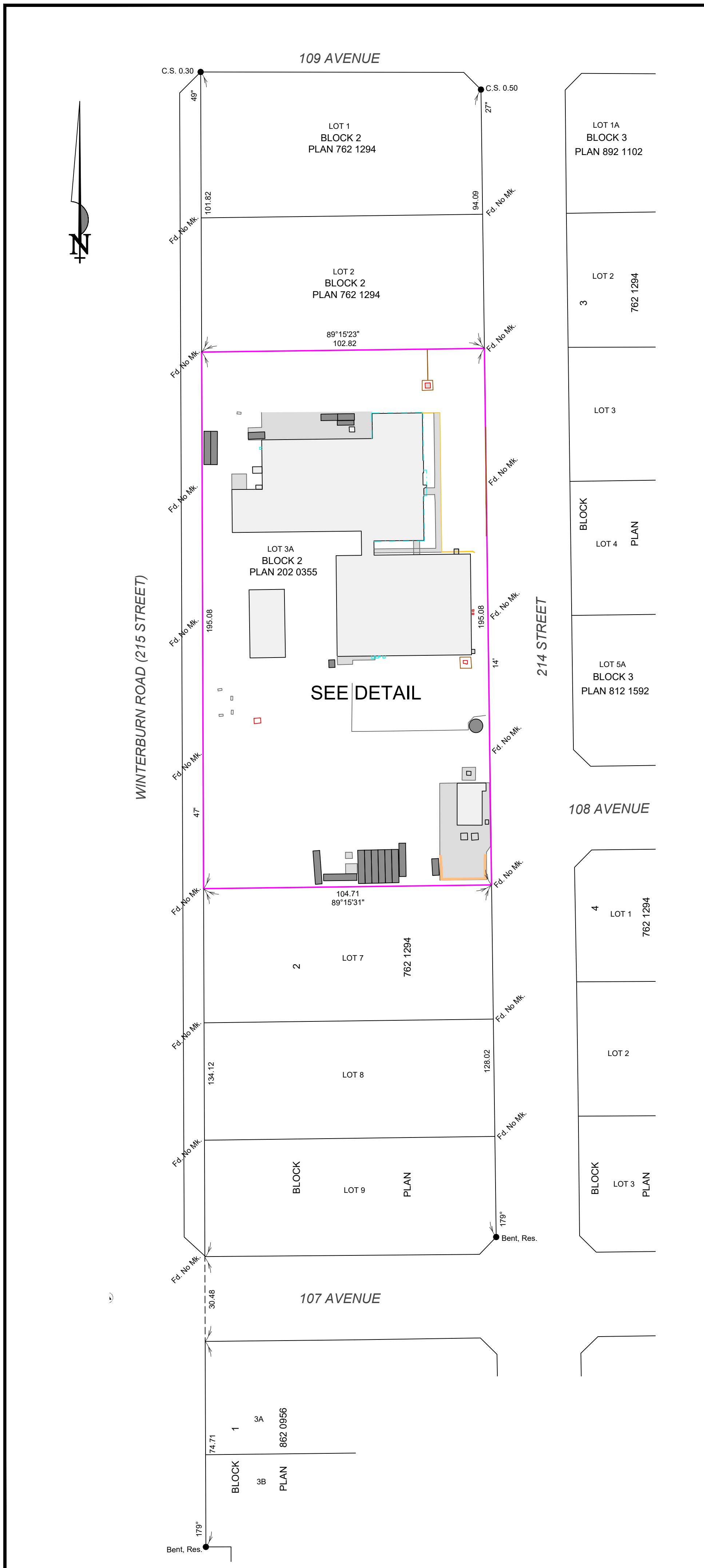
THE INFORMATION SHOWN ON THIS REPORT REFLECTS THE STATUS OF THIS PROPERTY AS OF THE DATE OF SURVEY ONLY. USERS ARE ENCOURAGED TO HAVE THE REAL PROPERTY REPORT UPDATED FOR FUTURE REQUIREMENTS.



Bradly S. Machon, A.L.S. © 2024

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SCALE: 1:1000

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