

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

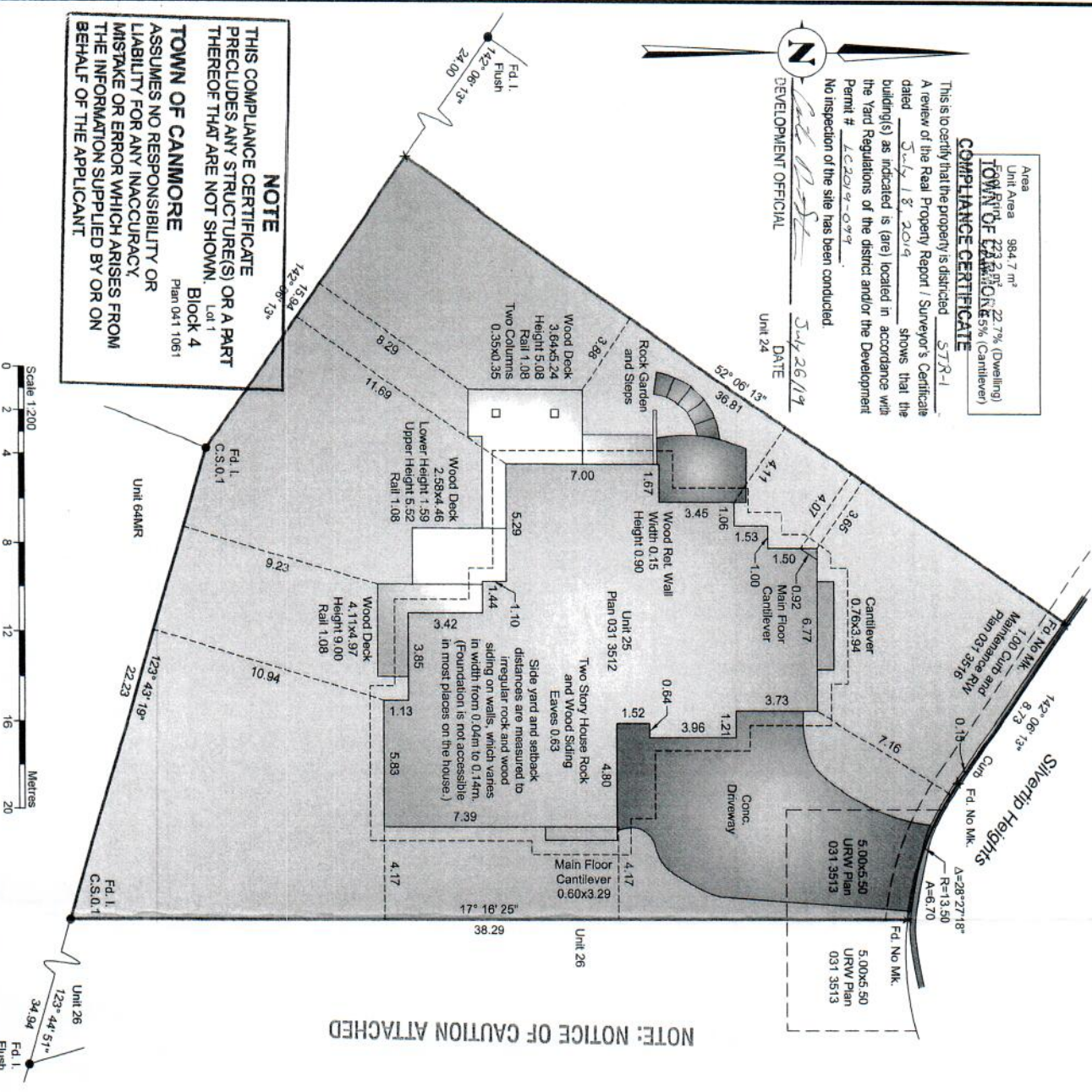
Area 984.7 m<sup>2</sup>  
 Unit Area 22.25% (Dwelling)  
**TOWN OF CANMORE** 22.7% (Dwelling)  
 Block 4 5% (Cantilever)

## COMPLIANCE CERTIFICATE

This is to certify that the property is situated 578-1  
 A review of the Real Property Report / Surveyor's Certificate dated July 18, 2019 shows that the building(s) as indicated is (are) located in accordance with the Yard Regulations of the district and/or the Development Permit # LC2019-079.  
 No inspection of the site has been conducted.

DEVELOPMENT OFFICIAL  
 DATE July 26, 2019

**NOTE**  
 THIS COMPLIANCE CERTIFICATE PRECLUDES ANY STRUCTURE(S) OR A PART THEREOF THAT ARE NOT SHOWN.  
**TOWN OF CANMORE**  
 ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY INACCURACY, MISTAKE OR ERROR WHICH ARISES FROM THE INFORMATION SUPPLIED BY OR ON BEHALF OF THE APPLICANT



NOTE: NOTICE OF CAUTION ATTACHED

## THIRD ROCK GEOMATICS

PO Box 216, Suite 104, 1240 Kensington Road NW  
 Calgary, Alberta T2N 3P7 Phone: 403-828-8804



**Description of Property:**  
 Civic Address: 865 Silverlip Heights, Canmore, Alberta  
 Legal Address: Unit 25, Plan 031 3512  
 And 180 undivided one ten thousandth shares in the common property Certificate of Title: 051 054 478  
 Owner(s): Ian H Baggott and Gieta L Steingart  
 Registered instrument affecting the extent of property:  
 031 431 168 Utility RW Plan 031 3513  
 031 431 175 Easement RW Plan 031 3516  
 031 431 179 Restrictive Covenant  
 031 431 180 Agreement  
 031 432 696 Easement RW Plan 031 3515  
 051 054 476 Caveat  
 051 054 477 Caveat  
 051 054 479 Mortgage - The Bank of Nova Scotia  
 Date of Title Search: July 3, 2019  
 Date of Survey: July 17, 2019

1. Mark A. Sutter, Alberta Land Surveyor, hereby certifies this Report, which includes the 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:

- The Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors Association Manual of Standard 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: NONE IDENTIFIED.
- No visible encroachments exist on the Property from any improvements situated on an adjoining property except: NONE IDENTIFIED.
- No visible encroachments exist on registered easements, right of way or other registered instruments affecting the extent of property except: NONE IDENTIFIED.

Purpose: This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose of land conveyance, support of a subdivision application, a mortgage application, or a submission to the municipality for a compliance certificate.

**Notes:**  
 Distances are in metres and decimals thereof; bearings are assumed from plan 031 3512.  
 All ties are perpendicular to property line. Side yard and setback distances are measured to concrete walls, except otherwise shown. All fences are within 0.20m of the property line unless otherwise noted.  
 Fd. - Found, Mk. - Mark, C.S. - Countersunk, Δ - Central angle of curve, R - Radius, A - Arc Length  
 Statutory Iron Post found shown thus ● Fd. I  
 Title boundary shown thus .....  
 Fence shown thus .....  
 Dated at the City of Calgary, Alberta, July 18, 2019

*Mark A. Sutter*  
 Mark A. Sutter, A.L.S. (Copyright reserved)



This document is not valid unless it bears an original signature (in blue) and a Third Rock Geomatics Ltd. permit stamp (in blue).

© Copying is permitted only for the benefit of those parties where applicable, registered easements and utility right 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 property 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 Real Property Reports updated for future requirements.

File: 19-0209 031 3512; Unit 25 | Drawing Name: 19-0209.dwg | Plot Date: 2019-07-18 11:07 PM