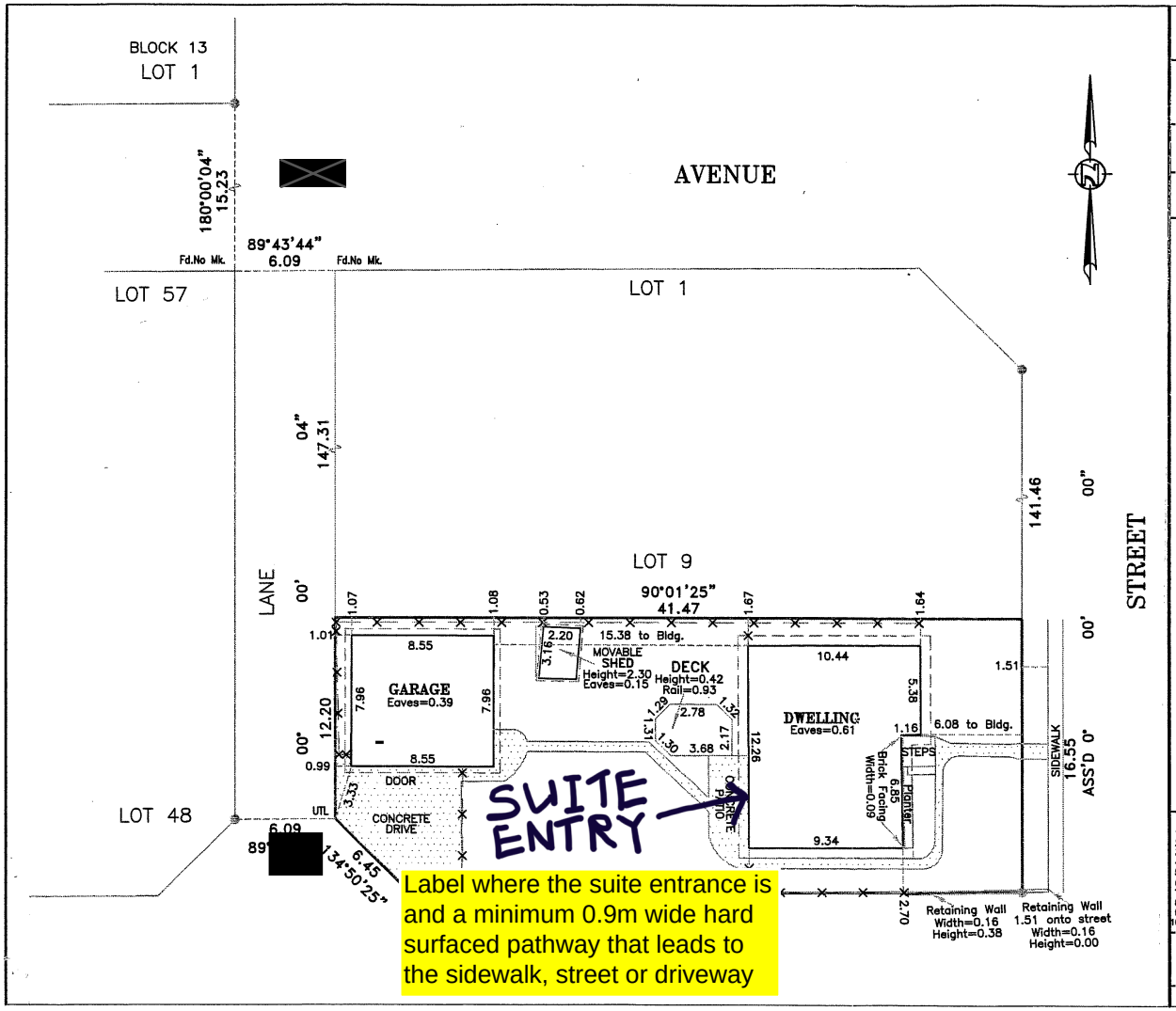
Sample Site Plan For A Secondary Suite

Instructions Are In Yellow



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

CERTIFICATION: I HEREBY CERTIFY THAT THIS REPORT WHICH INCLUDES THIS 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 7.6 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 FOR RETAINING WALL ONTO STREET AS SHOWN.
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 THE PROPERTY.

PURPOSE: THIS REPORT AND RELATED PLAN HAVE BEEN PREPARED FOR THE BENEFIT OF THE PROPERTY OWNER, SUBSEQUENT OWNERS AND ANY OF THEIR AGENTS FOR THE PURPOSE OF A MORTGAGE APPLICATION.
COPYING IS PERMITTED ONLY FOR THE BENEFIT OF THESE PARTIES. WHERE APPLICABLE, REGISTERED EASEMENTS, UTILITY RIGHTS–OF–WAY AFFECTING THE EXTENT OF THE PROPERTY HAVE BEEN SHOWN. UNLESS OTHERWISE SHOWN, PROPERTY CORNER MARKERS HAVE NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT. THIS 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

NOTE:

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. STATUTORY IRON POSTS FOUND SHOWN THUS..... ●
3. IRON BARS FOUND SHOWN THUS..... ♦
4. U.T.L. DENOTES UNABLE TO LOCATE SURVEY EVIDENCE.
5. Fd.No.Mk. DENOTES FOUND NO SURVEY EVIDENCE.
6. MEASUREMENTS APPLY TO THE NEAREST FINISHED SURFACE OF EXTERIOR BUILDING WALLS UNLESS SHOWN OTHERWISE.
7. ALL YARD DISTANCES ARE PERPENDICULAR OR RADIAL TO THE PROPERTY LINES UNLESS SHOWN OTHERWISE.
8. FENCES ARE WITHIN 0.20m OF THE PROPERTY LINE UNLESS SHOWN OTHERWISE AND ARE SHOWN THUS. ⊗ ⊗—⊗
9. EAVES DIMENSIONED ARE TO THE LINE OF THE FASCIA.
10. THIS PLAN IS NOT MADE FOR LITIGATION USES.