

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

LEGAL DESC.: LOT 1 PLAN 3755TR  
MUNICIPAL ADDRESS: 711038 - HIGHWAY 40  
SUBDIVISION: N/A  
GOVERNING AUTHORITY: CITY OF GRANDE PRAIRIE  
CLIENT: ALBERTA INFRASTRUCTURE  
REGISTERED OWNER: HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA  
AS REPRESENTED BY THE MINISTER OF TRANSPORTATION  
TITLE SEARCHED: NOVEMBER 10, 2023  
COPY OF TITLE 212 237 792 +1 ATTACHED HERETO

**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 a real estate transaction.

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.

The attached plan should not be used to establish boundaries (e.g. for fencing) 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, November 7, 2023, only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent changes to the development on the property will not be reflected.

**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:

- 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;
- the improvements are entirely within the boundaries of the Property;
- no visible encroachments exist on the Property from any improvements situated on an adjoining property;
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property;
- the property is subject to:  
-7742UG ZONING REGULATIONS  
-072 627 289 CAVEAT RE: EASEMENT  
-222 013 736 CAVEAT RE: RIGHT OF WAY AGREEMENT

Dated at Lincoln, New Brunswick November 14, 2023.

*Heather Roberts*

Heather Roberts, ALS

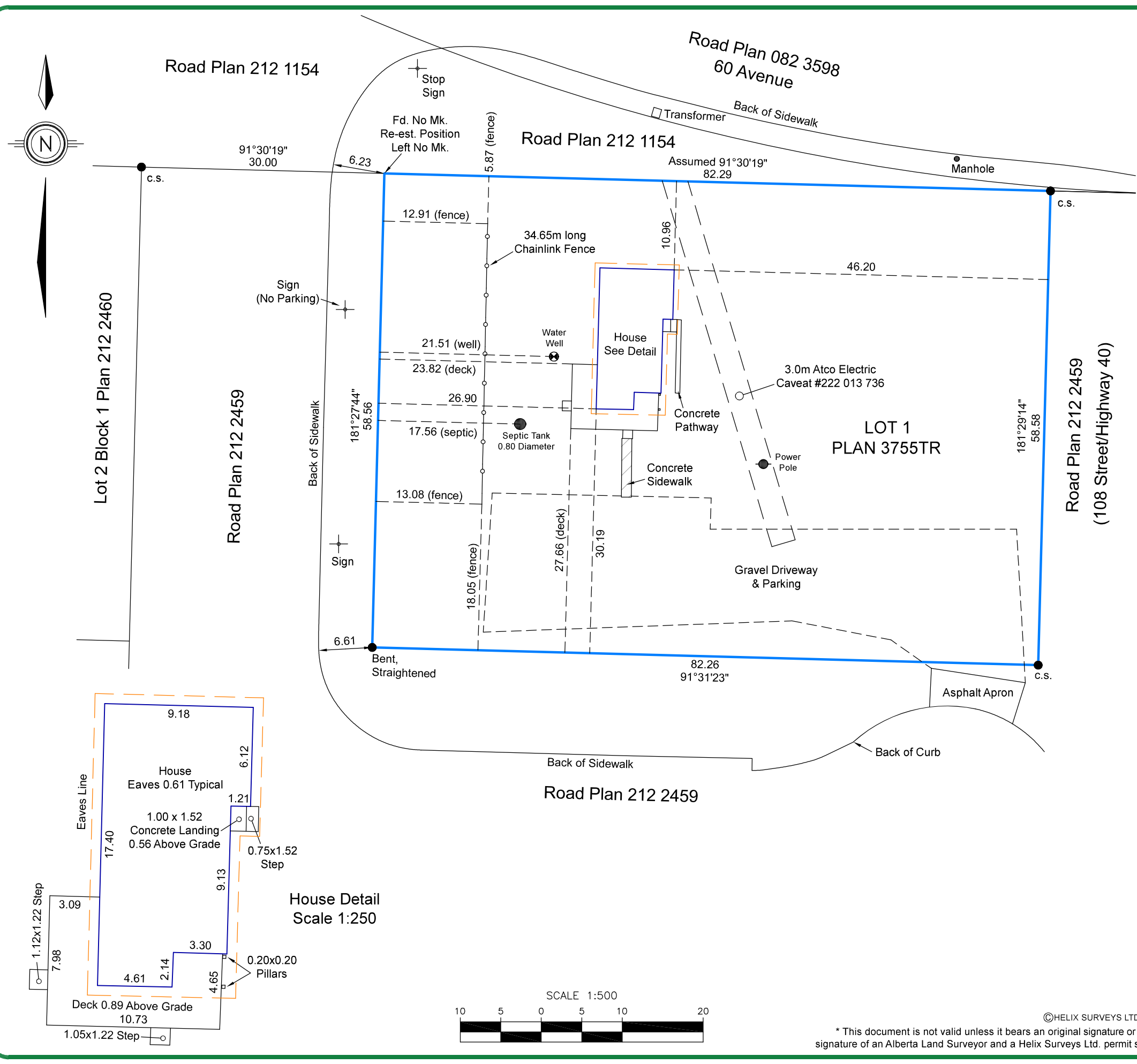


**NOTES:**  
-ALL MEASUREMENTS ARE IN METERS AND DECIMALS THEREOF.  
-MEASUREMENTS SHOWN TO A BUILDING OR IMPROVEMENT ARE TO THE OUTSIDE FACE OF FOUNDATION UNLESS SHOWN OTHERWISE  
-MEASUREMENTS SHOWN TO A BUILDING OR IMPROVEMENT ARE PERPENDICULAR TO THE PROPERTY BOUNDARY UNLESS SHOWN OTHERWISE  
-THE BOUNDARIES OF THE SUBJECT PARCEL SHOWN BOUNDED THUS:   
-STATUTORY IRON POSTS FOUND SHOWN THUS: ●  
-STAGE OF CONSTRUCTION: COMPLETE  
-ALL FENCES ARE WITHIN 0.20m OF THE PROPERTY LINE UNLESS OTHERWISE NOTED AND ARE SHOWN THUS:   
-THE FOLLOWING ITEMS MAY NOT BE SHOWN ON THE REAL PROPERTY REPORT: HOT TUBS, PLANTERS, GARDENS AND GROUND LEVEL LANDSCAPING, DOWN SPOUTS, AIR CONDITIONERS, WINDOW WELLS AND RETAINING WALLS OR INTERIOR FENCES THAT DO NOT DEFINE THE PROPERTY BOUNDARY.

c.s. DENOTES COUNTERSUNK  
Fd. DENOTES FOUND  
Mk. DENOTES MARK  
Re-est. DENOTES RE-ESTABLISHED

CALC'D.:	ENL	CHK'D.:	HLR	DATE:	NOV. 14/23
REVISION:	0			DWG.:	5243-002-RPR-LOT 1 PLAN 3755

#202, 10514-67th Ave. P: 780.532.5731  
Grande Prairie, AB. F: 780.532.5824  
T8W 0K8



©HELIX SURVEYS LTD. 2023  
\* This document is not valid unless it bears an original signature or digital signature of an Alberta Land Surveyor and a Helix Surveys Ltd. permit stamp.