

PART D, STANDARD PRACTICE FOR SURVEYS AND PLANS

Section 7

REAL PROPERTY REPORTS

<i>Definitions</i>	7.1	In this standard
<i>Revised 2001.04.21</i>		“Improvement” is any visible structure of a permanent nature, constructed or placed on, in or over land.
<i>Real Property Report</i>	7.2	A surveyor performing a survey to identify, locate and illustrate improvements and the extent of the parcel shall prepare an Alberta Land Surveyor’s Real Property Report according to this standard.
<i>Revised 2001.04.21</i>		
<i>Surveys Act</i>	7.3	A surveyor performing a survey to prepare an Alberta Land Surveyor’s Real Property Report shall locate and confirm sufficient survey monuments to define the boundaries of the parcel in accordance with the Surveys Act excepting thereout the provisions of Sections 44(3) and 46(3).
<i>Revised 2001.04.21</i>		
<i>Research</i>	7.4	When conducting a survey for an Alberta Land Surveyor’s Real Property Report, a surveyor shall perform sufficient research to identify the parcel boundaries. A copy of the Certificate of Title that reflects the status of the property on the date of survey is to be retained in the file.
<i>Revised 2001.04.21</i>		
<i>Plan Requirements</i>	7.5	When preparing a plan for an Alberta Land Surveyor’s Real Property Report, a surveyor shall show:
<i>Revised 2001.04.21</i>		
		.1 the legal description, municipality, and where available, municipal address of the parcel,
		.2 the legal description of all lands adjoining the parcel,
		.3 prominently, that the plan is an “Alberta Land Surveyor’s Real Property Report”,
		.4 all improvements, as defined in Part D, Section 7.6,
		.5 the nature of each improvement illustrated and, where incomplete, the stage of its construction,
		.6 clearly and prominently, any existing encroachment and the amount of the encroachment,
		.7 the length and bearing of each boundary of the subject parcel,
		.8 the survey monuments used to define the perimeter boundaries and the relationship to those boundaries,
		.9 “Fd. No Mk.” shall be shown at all locations where survey evidence was not found.
		.10 Plan shall reflect the conditions recorded in the field notes as required by Part C, Section 4.2.5 of this Manual.
		.11 a note on the plan containing the copyright symbol, the name of the practitioner holding the copyright and the current year,
		.12 a certification as indicated in Part E, Section 4, Schedule “A”,
		.13 all utility rights-of-way and easements which affect the extent of title, dimensioned and labeled. All other surface interests

Improvements
Revised 2001.04.21

7.6

affecting extent of title shall be noted.

Minimum improvements shall include:

- .1 All buildings and projections therefrom together with their dimensions. Minimum setback dimensions shall be shown from the boundaries of the subject parcel to exterior walls and/or foundation, as required by the municipality. A statement clarifying the extent of setback dimensions is to be shown.
- .2 Eaves, dimensioned to the line of the fascia or foundation, together with a note showing this in the legend.
- .3 Driveways if they encroach into the adjacent parcel. Eavestroughs, steps and landings if they encroach into the adjacent parcel, street or lane.
- .4 All permanent sheds, including their dimensions.
- .5 Retaining walls that appear to define property lines or that encroach into adjacent parcels, rights-of-way, streets or lanes.
- .6 Utility poles and pedestals if they encroach onto the subject parcel.
- .7 Decks and their height above ground.
- .8 Inground swimming pools.
- .9 In urban areas, fences which appear to define property lines. Indicate in the legend that all fences are within 0.20 metres of the property line unless otherwise noted. Fences more than 0.20 metres from the property line shall be dimensioned. Fences shall not be indicated as encroaching unless the encroachment is onto public lands. To avoid confusion and conflict, fence ownership should not be inferred.
- .10 Adjacent municipal sidewalks/curbs with distance from property line to the back of sidewalk/curb shown.

Rural Real Property Reports

7.7

- .1 Locate and confirm evidence to define the perimeter boundaries of the parcel. If this is not practical, locate and confirm sufficient evidence to define a minimum of:
 - one boundary for parcels greater than eight hectares.
 - two boundaries on different sides for parcels greater than one hectare but less than eight hectares, or
- .2 Critical boundaries, with encroachments or improvements close to minimum setback or sideyard requirements, must be defined in accordance with the Surveys Act.
- .3 Calculated distances may be derived from prior survey plans but must be explained within the report.
- .4 Fence lines to be shown, at the surveyor's discretion; if not shown, the fence line statement to be removed and replaced with a statement that acknowledges the existence of fence(s) and indicates that they are not shown.

Revised 2001.04.21

<i>Updates/Re-issues</i>	7.8	A field inspection and confirmation of title is required to update old Real Property Reports. Previous reports shall not be re-issued unless brought up to date and conform to current standards.
<i>Authentication</i>	7.9	To identify original Real Property Reports, each original report shall bear a permit stamp, if applicable, and an original signature, both in a different colour than the printed document.