

PROTECT YOUR  
B UNDARIES

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# Seller's Report

**1662 BRAMSEY DRIVE**  
Mississauga, ON

BLAIR ZILKEY

## Property Address:

1662 BRAMSEY DRIVE  
Mississauga, ON

## Prepared:

December 16, 2024

## Official documents attached:

PARCEL REGISTER (PIN):

13442-0271 (LT)

TRANSFER (DEED) INSTRUMENT NO:

RO491305

EASEMENT DOCUMENTS:

TT117048

## Legal Description:

LT 11, PL 574; S/T TT117048; MISSISSAUGA

## Public Plans:

REGISTERED PLAN 574

## Property and Boundary Geometry:

PROPERTY SIZE +/-:

2223 m<sup>2</sup> / 23928.17 ft<sup>2</sup> (approx..., as per Teranet Teraview)

PROPERTY DIMENSIONS +/- (ft):

IRREGULAR LOT

## Parcel Ownership and Title Status:

### Current Land Owner

OWNER NAME: BAXTER, CAROL ELIZABETH

DATE OF PURCHASE: UNKNOWN

CAPACITY (Joint, Shared etc.): ROWN

TRANSFER NUMBER: RO491305

AMOUNT OF LAST PURCHASE: UNKNOWN

### Title Status

LEGAL PARCEL STATUS: LT CONVERSION QUALIFIED

LAND TITLES CONVERSION DATE: MARCH 23, 1988

## Registered Easements and Rights

Rights and restrictions affecting your property use, and rights over neighbouring lands.

### "Subject-to" Easements-Right of ways (if applicable)

It means that another property or party has legal rights to use a portion of your land for a specific purpose.

Reg. Num.	Date	Instrument Type	Parties To	Details
TT117048	1959/02/04	EASEMENT	THE BELL TELEPHONE COMPANY OF CANADA	<p>THE SUBJECT PROPERTY (1662 BRAMSEY DRIVE) IS SUBJECT TO THE FOLLO- WING RIGHTS:</p> <p>1. To enter on and construct, repair, replace, operate and maintain, in perpetuity, its lines of telephone and telegraph (forming part of its continuous lines between the said lands described in Schedule 'B' hereto and the premises of various of its subscribers from time to time on the said lands described in Schedule 'A' hereto and adjoining lands), including all necessary poles...</p> <p>Please see Instrument No. TT117048 for full description.</p>

## Summary

The Bell Telephone Company Of Canada has a perpetual right to enter onto the rear four feet (4') of even width from side to side of the Subject Property (1662 Bramsey Drive), for the purpose of constructing, repairing, operating, and maintaining, its telephone, and telecommunication lines, including all necessary wires, cables (buried and aerial), conduits and fixtures, guys and anchors.

## Registered Easements and Rights

Rights and restrictions affecting your property use, and rights over neighbouring lands.

### "Together-with" Easements-Right of ways (if applicable)

It means that your property has legal rights to use a portion of another property for a specific purpose.

Reg. Num.	Date	Instrument Type	Parties To	Details
NONE	NONE	NONE	NONE	NONE