

PROTECT YOUR  
B UNDARIES

# Easement Report

117 HELLEN STREET  
Seeleys Bay, ON

In partnership with



**Property Address:**

117 HELEN STREET  
SEELEYS BAY, ON

**Property Identification Number (PIN):**

44295-0150 (LT)

**Legal Description:**

LT 44, 70 PL 5; S/T 17Z9386; LEEDS/THOUSAND  
ISLANDS

**Official documents attached:**

PARCEL IDENTIFICATION NUMBER (PIN):

44295-0150 (LT)

EASEMENT DOCUMENT:

17Z9386

## Easement 1: Subject To

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

## Easement Detection

LT 44, 70 PL 5; S/T 17Z9386; LEEDS/THOUSAND ISLANDS

Instrument Identifier	Instrument Date	Easement Date	Parties To	Parties To
17Z9386	1968/09/24	1976/01/31	THE BELL TELEPHONE COMPANY OF CANADA	

### Easement Language

THE SUBJECT PROPERTY (117 HELLEN STREET) IS SUBJECT TO THE FOLLOWING LEGAL RIGHTS:  
...the right and easement to construct, 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 said City of Montreal), including all necessary poles, wires, cables, conduits and fixtures upon, over, under and across the lands described in Schedule "A" hereto annexed, from the point marked "A" on said plan of survey to the point marked "B" on said plan of survey, with the right to attach other wires and cables and to permit the attachment of the wires and cables of any other Company and the right to cut down and remove all trees, branches...

Please see Instrument No. 17Z9386 for full description.

## Summary

The Bell Telephone Company Canada and its workers, have a perpetual right to enter onto a portion of the Subject Property (117 Hellen Street), for the purpose of constructing, repairing, operating, and maintaining, its telephone and telecommunication lines, including all necessary poles, wires, cables (both buried and aerial), conduits, markers, and fixtures.

This easement is illustrated on the Plan of Survey completed by N. B. Macrostie and dated September 14, 1933, which is included in the Instrument Document.

## Easement 2: Together With

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

## Easement Detection

LT 44, 70 PL 5; S/T 17Z9386; LEEDS/THOUSAND ISLANDS

Instrument Identifier	Instrument Date	Easement Date	Parties To	Parties To
NONE	NONE	NONE	NONE	NONE
<b>Easement Language</b> NONE				
<b>Plain English PYB Description</b> NONE				

## About easements and this document:

### What Documents Are in this Report?

We have provided you with two types of document:

*The Parcel Register for your property.*

*Easement Instruments on title*

### Where does the information in this report come from?

The Parcel Register and Easement Instruments come from Teranet Inc. Teranet is the exclusive provider of Ontario's online property search and registration. They developed, own and operate the Ontario Electronic Land Registration System – one of the most advanced, secure and sophisticated land registration systems in the world. Protect Your Boundaries is a licensed partner of Teranet.

### How Accurate is this Report?

This report is based on the easements identified in the thumbnail legal description of a property provided by Teranet Inc. If an easement is in the property's thumbnail legal description, we have made every reasonable effort to identify it and provide you with the legal documentation that describes the easements, along with a simplified explanation. We do not warrant the identification or explanation of any easements (registered or unregistered) that do not appear in the property's thumbnail legal description, or that have been documented in the thumbnail legal description in a nonconventional manner.

### Is this report a full title search?

No it is not. It is simply an identification of, and explanation of the easements identified in a property's thumbnail legal description.

### What is an easement?

An easement provides the legal right to use a portion of another's land for specific purposes. Are there different types of easement? Yes, there are dozens of types of easement, however the two most common ones in residential properties are access easements (including shared driveways, laneways and access paths), and utility easements.

## Are all easements shown on title?

The answer should be yes, however the sheer volume of easement that exist means that occasionally a legitimate easement does not make it onto a property's title. That does not mean it doesn't exist or that it's not valid. Unregistered easements are a rare occurrence, so if you suspect that there's an easement on a property that's not shown in the legal description contact us at Protect Your Boundaries for a full investigation.

## What is a Parcel Register?

A Parcel Register is the official record of land ownership and property information that is held by the Land Registration System of Ontario. It is a realtime current account of the property you own that is managed by Teranet Inc. who is responsible for managing and providing access to this information.

## What is an Easement Instrument?

An easement instrument is a legal document that is registered on title and describes the location, extent and use of an easement, and the rights and obligations of those party to the easement.

## Subject To vs. Together With Easement Rights

There are always two parties to an easement:

*The Servient Tenement the—party giving up the access right.*

*The Dominant Tenement—the party gaining the right.*

If a property is the servient tenement in an easement, it is "Subject To" the rights of another party. In the property's legal description this is usually abbreviated to "ST" or "S/T". If a property is the dominant tenement in an easement, it holds rights over another property "Together With" that property. In the property's legal description this is usually abbreviated to "TW" or "T/W".

## What does it mean if my property is Subject To (S/T) and easement.

It means that another property or party has legal rights to use a portion of your land for a specific purpose. The extent and location of the easement are usually described in the easement instruments (attached to this report), or on a land survey, which you can search for on Protect Your Boundaries ([www.protectyourboundaries.ca](http://www.protectyourboundaries.ca)).

## What Does it mean if my property has Together With (T/W) rights on an easement.

It means that your property has legal rights to use a portion of another property for a specific purpose. The extent and location of the easement are usually described in the easement instruments (attached to this report), or on a land survey, which you can search for on Protect Your Boundaries ([www.protectyourboundaries.ca](http://www.protectyourboundaries.ca)).

## Selling a House with Easements

Easements affect how you can use your land and therefore can affect the value of the property. Always disclose easements to your agent who will advise you on how best to document them in your property's listing.

## Buying a house with easements

Before you put a bid in on a property make sure you understand if there are easements that affect it. Easement scan drastically affect your use of land, and so understanding what you can and cannot do on parts of your new house is an important step in your research and decisionmaking.

## Further Reading

### More on Easements

[How Easement Affect Private Property Rights](#)

[Homeowner's Guide to Easements](#)

[Province of Ontario Bulletin 200502: Easements and Release of Easements.](#)

[BoundaryBoss.com blog: Easements can Impact the Real Estate Transaction](#)

## Glossary and Definitions:

PIN	Property Identification Number
NY/TB/AT/TR/etc.	Instrument Prefixes
LT	Lot or Land Titles Act Instrument Document
PL	Registered Plan ROW Right of way
S/T	Subject To PT Part (usually in reference to lot)
T/W	Together With

**BoundaryPlus™:** report integrating ownership and boundary information for homeowners

**Charge:** also known as a mortgage

**Easement:** an interest or right in land owned by another that entitles its holder to a specific limited use

**Instrument:** legal “document” available in land registration system

**Land titles:** the system of land registration in which ownership and interests affecting ownership interests are recorded and guaranteed, subject to statutory and common law exceptions

**Legal description:** geographic location of property based on lot/concession/township or lot/block/plan

**Parcel register:** a record of transactions affecting a property and other information including the current owner, a short legal description, and the estate/qualifiers affecting title

**Property Identification Number (PIN):** unique 9digit number assigned for each Ontario property

**Reference plan:** graphic “legal description” in plan form

**Registered plan:** plan with a unique sequential number placed in the official land registration system whereby an action related to land occurs upon registration

**Right of way:** a right of access or passage in relation to someone else’s property

**Transfer:** previously known as a “deed” of property

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