

# Information Book for 5900 DEERFIELD PLACE EMAIL PACKAGE

**Please review the Table of Contents and ensure that all documents noted have been received.**



*Elizabeth Biberger*

Personal Real Estate Corporation  
Associate Broker

*Elizabeth*

**BIBERGER  
& ASSOCIATES**

Royal LePage Duncan – Realty

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371 Festubert Street, Duncan, BC V9L 3T1



*Michelle Nelford*

Sales Associate

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It is the responsibility of anyone receiving this package to check they have received all documents noted above. If you believe there is something missing, please notify us by email immediately identifying what needs to be provided or corrected.

Further, while every effort is made to ensure this information package is accurate, it is ultimately the buyer's responsibility to check all information if it is fundamental to their decision in submitting an offer on this property.

\*We are providing title documents we believe are relevant. If you are writing an offer you will receive an actual copy of the title search. Please double check that you have received all the charges important to you as we may not be including charges that we do not deem important.



**Elizabeth C. Biberger**  
A Reputation Built on Trust and Results!  
mail@teambiberger.com



### 5900 Deerfield PI Du East Duncan ~ V9L 5M4

#### Interior Details

**Layout:** Main Level Entry with Upper Level(s)  
**Bedrms:** 4    **Kitchens:** 1  
**Baths Tot:** 3    **Fireplaces:** 2  
**Bth 2Pce:** 1    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:** 2,070  
**Bth 4Pce:** 0    **Unfin SqFt:** 0  
**Bth 5Pce:** 1    **Bed & Brk:** None  
**Ens 2Pce:** 0    **Addnl Acc:** None  
**Ens 3Pce:** 0    **Basement:** Crawl Space  
**Ens 4+Pce:** 1    **FP Feat:** Family Room, Living Room, Pellet Stove  
**App Incl:** Dishwasher, F/S/W/D, Range Hood  
**Intr Ftrs:** Breakfast Nook, Ceiling Fan(s), Dining Room, Jetted Tub, Soaker Tub, Storage, Vaulted Ceiling(s), Winding Staircase

#### Building Information

**Built (est):** 1989    **Lgl NC Use:** No  
**Oth Equ:** Electric Garage Door Opener  
**Const Mt:** Brick, Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood  
**Ext Feat:** Awning(s), Balcony, Lighting, Low Maintenance Yard, Sprinkler System

**Frnt Faces:** NE

**Bldg Style:**

**Bldg Warr:** No

**EnerGuide Rtg/Dt:**

**Cool:** Air Conditioning

**Heat:** Baseboard, Electric, Heat Pump

**Roof:** Fibreglass Shingle

**Fndn:** Poured Concrete

**Accss:**

#### Lot/Strata Information

**Lot Size:** 10,890sqft / 0.25ac  
**Prk Type:** Attached, Garage Double  
**Water:** Municipal    **Waste:** Sewer Connected  
**Lot Feat:** Central Location, Cul-de-sac, Curb & Gutter, Easy Access, Family-Oriented Neighbourhood, Irregular Lot, Irrigation Sprinkler(s), L  
**Complex:**  
**SqFt Balc:**    **StrLots/Cplx:**  
**SqFt Prk:**    **Bldgs/Cplx:**  
**SqFt Pat:**    **Suites/Bldg:**  
**SqFt Strg:**    **Floors/Bldg:**  
**Gnd/Top?:**    **Lvls/Suite:**  
**Shrd Am:**

**Prk Tota:** 3

**Prk Cm Prp:**

**Prk LCP:**

**Prk Str Lot:**

**Str Lot Incl:**

**Dims (w/d):**

**View:**

**Services:** Cable Available, Compost, Electricity Connected, Gar

**Rent Alld?:**

**Yng Ag Alld?:**

**Pets Alld?:**

**BBQs Alld?:**

**Unit Incl:**

#### Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Dining Room	Main	12'2x9'11
Eating Nook	Main	13'7x7'9
Entrance	Main	5'5x5'2
Family Room	Main	15'1x12'1
Kitchen	Main	12'2x9'7
Laundry	Main	7'11x7'3
Living Room	Main	17'5x13'3
Bathroom	Second	5-Piece
Bedroom	Second	9'9x9'9
Bedroom	Second	10'9x10'0
Bedroom	Second	8'11x9'11
Bedroom - Primary	Second	11'11x15'11
Ensuite	Second	4-Piece
Walk-in Closet	Second	6'6x6'0
Garage (Unfin)	Main	21'7x10'1
Patio (Unfin)	Main	21'0x23'9
Workshop (Unfin)	Main	18'1x9'10

#### Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,110	960	0	0
Beds	0	0	4	0	0
Baths	0	1	2	0	0
Kitchens	0	1	0	0	0

#### Listing Summary

**MLS@:** 948177    **List Price:** \$799,900  
**Status:** Active    **Orig Price:** \$825,000  
**Sub Type:** SF Det    **Sold Price:**  
**DOM:** 71    **Pend Date:**  
**Taxes:** \$4,622    **Strata Fee:**  
**2023 Asmt:** \$851,000    **Title:** Freehold

#### Remarks

A traditional family home in a fabulous, quiet cul-de-sac location. This 2070 SF 4 bed, 2.5 bath house is ready for some lucky new owners. The main floor has all the room a family needs with separate living, dining & family rooms. The kitchen was completely redone 5 years ago with quartz counters, soft close maple cabinetry, stainless steel appliances, under counter lighting & new flooring. Upstairs offers 4 bedrooms, a large ensuite & the 5-piece main bathroom. Ductless heat pump with 2 heads, hot water tank added in 2021, interior paint 2023 (walls, doors, casings), roof approximately 13 years young. The rear yard is level & very private, perfect potential for kids & fur-kids alike & there is a large patio with gazebo. Only minutes from Duncan amenities including recreation, shopping, public and private schools. Maple Bay is close by & offers great oceanside beauty with an abundance of hiking trails and marine life. Some cosmetic upgrades still required. Make this house your home.



# Miscellaneous notes for 5900 Deerfield Place



## Features of this home include:

### Exterior/Mechanical:

- ❖ 2 Ductless heat pumps in 2021 plus baseboard heaters
- ❖ Double garage which has been partitioned off for a workshop. Electrical was added to interior walls should someone be wishing to take the workshop out
- ❖ Roof is approximately 13 years old by best guess
- ❖ Leaf guards on gutters on the lower roof line
- ❖ Cedar siding that is rough sawn plus brick accent. Exterior trim painted in recent years
- ❖ Very productive apple tree and a peach tree
- ❖ Retaining wall on back boundary was replaced in past two years. The cedar hedge is on this lot
- ❖ Very private rear yard with large patio with gazebo
- ❖ Garden shed
- ❖ New hot water tank January 2021
- ❖ Aluminum framed windows
- ❖ See notes on PDS regarding the pellet stove and fireplace. Neither of which is used by the sellers

### Interior:

- ❖ Interior painted October 2023. Baseboards not painted as it was felt most buyers will likely be replacing carpets and baseboards
- ❖ Parquet flooring
- ❖ Curved staircase, under stairs storage
- ❖ Coat closet in entrance
- ❖ 2 Piece Powder Room with linoleum floor
- ❖ Laundry Room - Linoleum floor, washing sink, shelving
- ❖ Living Room with sunken floor, fireplace with mantle (sellers do not use fireplace as the fire box has been rusted out) and vaulted ceiling
- ❖ Dining Room with carpet, leak was fixed long ago, pocket door to kitchen (another leak the sellers have not noticed on the kitchen wall)
- ❖ Kitchen was replaced about 5 years ago, linoleum floor, LG stainless steel appliances, maple cabinets with birch interiors, soft close doors, and drawers, under counter lighting, pull out shelving, built-in desk. There is a pantry in hallway



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- ❖ Eating Area adjoining the kitchen with bay window
- ❖ Family Room with sunken floor, ceiling fan, ductless heat pump, new Anderson sliding patio door and pellet stove

### Upstairs

- ❖ Carpet upstairs with ceiling fan over stairs
- ❖ Primary Bedroom with walk in closet with organizers, heat pump and secondary baseboard heaters
- ❖ 4-piece Ensuite with jacuzzi tub, separate shower, linoleum floor
- ❖ Bedroom 2 (used as an office)
- ❖ 5 Piece Main Bathroom with linoleum floor, 2 sinks, tub/shower combo, skylight
- ❖ Linen closet
- ❖ Bedroom 3 with window seat
- ❖ Bedroom 4

Hydro: \$261 average per month

Results from building file review:

Building permit November 30, 1988

Occupancy April 25, 1989

Site survey on file

Water, Sewer, Garbage & Recycling fees: Contact North Cowichan at: 250-746-3100

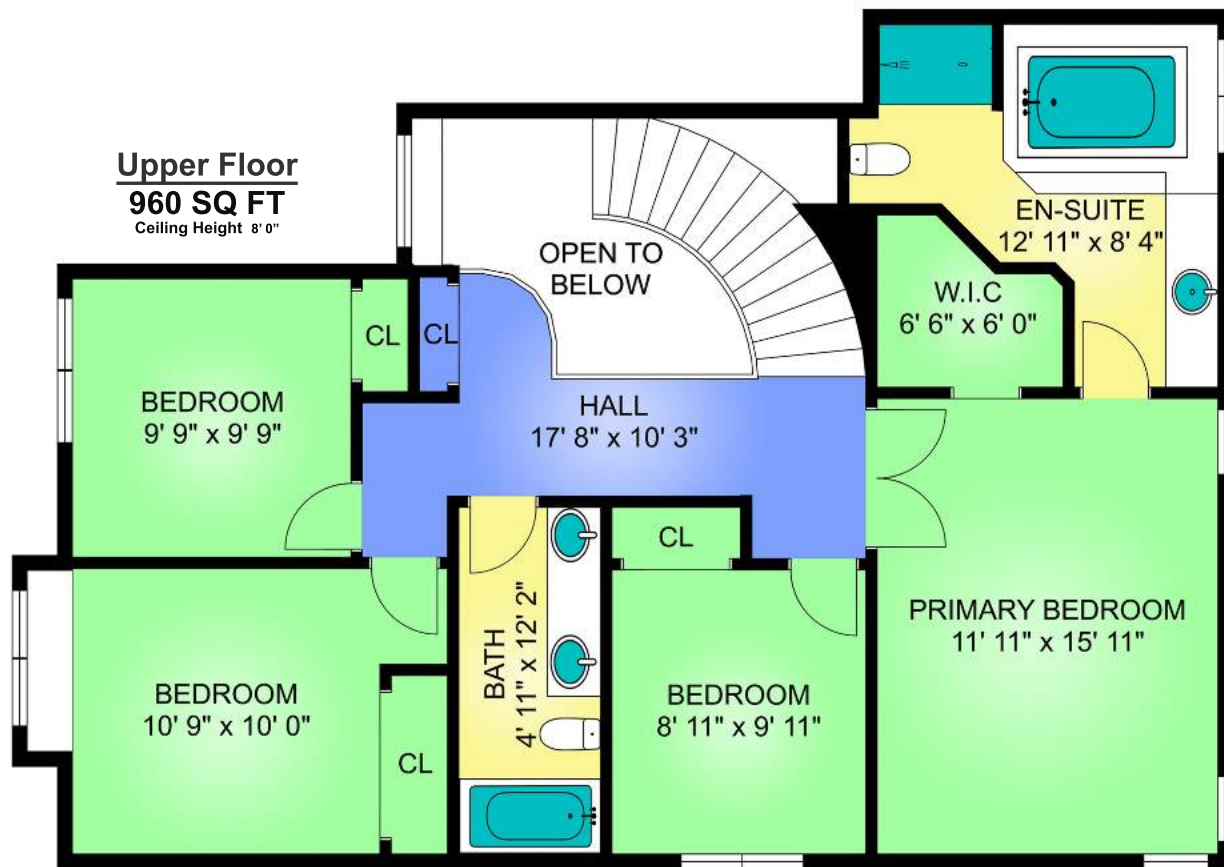
<http://www.northcowichan.ca/>

The information provided in these “Miscellaneous Notes” is believed to be accurate. However, it is ultimately the responsibility of the Buyer to verify this information if it is being relied upon in making an offer on this property. There are no representations or warranties provided by the Listing Agent or the Seller(s).

Michael H. Hanson B.C.L.S.



5900 DEERFIELD PL							
FLOOR	FINISHED	PORCH	PATIO	SHED	WORKSHOP	GARAGE	TOTAL
MAIN	1110	90	455	74	166	281	2176
UPPER	960	0	0	0	0	0	960
TOTAL	2070	90	455	74	166	281	3136
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.							
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF							



5900 DEERFIELD PL							
FLOOR	FINISHED	PORCH	PATIO	SHED	WORKSHOP	GARAGE	TOTAL
MAIN	1110	90	455	74	166	281	2176
UPPER	960	0	0	0	0	0	960
TOTAL	2070	90	455	74	166	281	3136
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.							
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF							

Map Printers and Stationers Ltd., Vancouver, B.C.  
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9-096-060  
9-096-094  
9-096-124  
9-096-141  
9-096-167  
9-096-191  
9-096-264

9-096-337  
9-096-370  
9-096-523

## LAND TITLE ACT

FORM 35

(Section 216 (1))

S 127760

## DECLARATION OF BUILDING SCHEME

Nature of Interest: Charge: Building Scheme

Herewith fee of: \$10.00

Cowichan Registry has been duly authorized

by \_\_\_\_\_  
to pick up Section 208 Notices & DocumentsAddress of person entitled to apply to register this building scheme:  
122 Station Street, P.O. Box 885, DUNCAN, B.C., V9L 3Y2Full name, address, telephone number of person presenting application:  
TAYLOR NEWCOMB, Barristers and Solicitors, 122 Station Street, P.O. Box 885, DUNCAN,  
B.C., V9L 3Y2

*Norman W. P. Fraser*  
Signature of Applicant or  
Solicitor or Authorized Agent

WE, BRUCE JAMES MUIR, HANS FERDINAND WALBOHM, and HANS-MARTIN BEST, all Businessmen,  
c/o 122 Station Street, P.O. Box 885, DUNCAN, B.C., V9L 3Y2

(Full name, address and occupation) declare:

We are

1. ~~the~~ the registered owner in fee simple/lease of the following land (hereinafter called "the lots")

Lots ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5),  
SIX (6), SEVEN (7), EIGHT (8), NINE (9) and TEN (10),  
all of Section NINETEEN (19), Range ONE (1),  
COWICHAN DISTRICT, Plan 45968

12/02/87 43148a CHG NOM 25.00

LAND REGISTRY

87 DEC -2 P12:21

We

2. X hereby create a building scheme relating to the lots.

3. A sale of any of the lots is subject to the restrictions enumerated in the schedule attached or annexed hereto.

4. The restrictions shall be for the benefit of all the lots.

Witness as to all signatures

NORMAN W. P. FRASER  
BARRISTER AND SOLICITOR  
122 Station St., P.O. Box 885  
Duncan, B.C. V9L 3Y2  
Phone 746-3783

Witness as to all signatures

Witness as to all signatures

the holders of the following registered charges, consent to the registration  
of the building scheme and agree that it shall have priority over our  
respective charges.

Type of Charge	Registration Number of Charge
Mortgage	S87740
Assignment of Rents	S87741

Signatures of Holders of Charges

*Norman W. P. Fraser*  
AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

- NOTE: 1. Any executing or consenting corporation must seal this instrument, see section 16 of the Conveyancing and Law of Property Act.  
2. The execution of all declaring or consenting parties must be witnessed and the execution proved in the manner prescribed by Part 5.  
3. This form may be adapted to include any further provisions permitted by section 216.  
4. The consents of charge holders may be on a separate Form(s) 35.

## SCHEDULE OF RESTRICTIONS

FORM 1 (Section 36)

## MEMORANDUM OF REGISTRATION:

Registered on application received on \_\_\_\_\_  
the day and time written hereon

M. H. GRISWOLD, Registrar of the  
Victoria Land Title Office

L.T.A. FORM 35

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SCHEDULE OF RESTRICTIONS

1. No building shall be erected on any such lots for use as a dwelling house unless the same shall have a minimum liveable area of 1,200 square feet on the ground floor, measured from the outside edge of walls, exclusive of garages, carports, patios and other annexures with a minimum finished area of 1,200 square feet and a maximum of 2,500 square feet, unless otherwise approved.
2. No mobile homes or modular units shall be set up, brought upon or reconstructed as dwellings on any lots within the subdivision.
3. No building shall be erected, maintained, added to or altered on any of the said lots in the subdivision unless and until the plans, specifications and plot plan of such proposed building shall have been first submitted to the Grantors and their consent in writing shall have been obtained thereto, unless waived by them, and every building shall be placed on the land in a position approved by the Grantors. Refusal or failure by the Grantors to give such approval shall not be actionable under any circumstances, it being within the sole discretion of the Grantors to give or withhold such approval. One year after substantial completion of any such building or structure, the said building or structure shall be deemed in compliance with the plans, specifications and plot plan unless notice thereto to the contrary shall be served upon the owner of the said lands or posted in a conspicuous place on any building on structure on the subject lot.
4. No building shall be erected on any lot unless the same shall be completed within twelve (12) months from the date of commencement. For the purposes of this Building Scheme "Completed" shall mean completion of all exterior finishes including stucco, siding and like finishing material, and includes placement of windows, doors and exterior painting; and also shall include the completing of porches and other like annexures, but shall exclude interior finishes.
5. No building erected on any of the lots shall be used for commercial purposes, save and except for persons engaged in the professions or businesses of medicine, law, journalism or artistic endeavour whereby such persons utilize such building premises for both their residence and offices on the said lands.
6. No billboard or sign of any character shall be erected, posted, and pasted or displayed upon or about any part of any of the lots or upon or in any buildings on the lots other than "For Sale" signs not larger than 18" x 30", PROVIDED that nothing in this clause contained shall prevent any owner from erecting or displaying a sign showing his name and/or street address so long as the dimensions of such sign do not exceed two feet by six inches (2' x 6").
7. No livestock shall be kept on any of the lots, excepting only the usual house pets, PROVIDED HOWEVER that no such domesticated household pets may be kept for sale or kept in any way which, in the opinion of the Grantors, may be or become an annoyance or nuisance to the other residents in the Sub-division.
8. No person shall habitually park, or cause to be habitually parked, in or about the building site or the lands comprising any of the lots, any commercial vehicles or machinery in the

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nature of logging trucks, bulldozers or the like conveyances, nor any vehicle or machinery of a like kind or character nor any boat or trailer in excess of 18 feet in length, unless a suitable cover and shelter is provided to be habitually used for parking in the same, of a type and in a location previously approved in writing by the Grantors. PROVIDED that this clause shall not be deemed to affect or prohibit the parking for the specified purpose of doing construction or maintenance work upon any of the said lands for the improvement and benefit thereof, or of commercial vehicles parked temporarily for the purposes of conducting their regular business in or about the said lands. AND PROVIDED that Recreational Vehicles belonging to visitors shall be permitted to park in private driveways for a period not exceeding one (1) month in any one (1) year.

9. No part of any building erected shall have a height from the ground level before grading to the highest point of the building proper of more than thirty (30) feet.
10. No trees now standing on any of the said lots in the subdivision having a height in excess of eight (8') feet shall be cut down or removed from any lot, save and except with the prior approval and consent of the Grantors. PROVIDED ALWAYS, the Grantors shall retain the right to top, trim or cut down any trees, hedges or shrubs which may now be standing or which may be planted by an Owner of any lot, the height of which shall exceed twenty (20') feet.
11. No external antennae, satellite dishes or like devices shall be installed or permitted on any lot, nor any wires, pipes or other services unless buried underground.
12. No owner shall erect, or maintain any outdoor clothes line or pole, SAVE AND EXCEPT a clothes line of the collapsible, circular or umbrella type which is removable and then only if used or erected in an enclosure of the type previously approved by the Grantors.
13. No wall or fence shall be erected, constructed, altered or maintained in excess of six (6) feet in height for backyard areas and three (3) feet in height for front yard areas. Such measurement shall be calculated in perpendicular height from ground level to the highest point thereof. Front yard fences shall be built of wood or brick, compatible with the exterior wall finish of the dwelling, and with the consent and approval of the Grantor.
14. Purchasers of lots in the Subdivision hereby made subject to this Building Scheme, and their heirs, successors or assigns in title are hereinafter together referred to as the "Owners" and any one of them is hereinafter referred to as an "Owner".
15. It being the intent of these restrictions that all improvements to the lands (such as landscaping and surfacing of driveways), including dwellings, fences and outbuildings will be controlled as to design, siting, height, set-backs, and type of materials used. For this purpose, the Grantors have established guidelines, the primary basic purpose of which is to maintain acceptable minimum aesthetic standards in the subdivision, and to create an attractive living environment. For greater clarity and certainty it is the intent of these restrictions and guidelines to ensure a variety in set-backs and dwelling types to be built upon the lots and to ensure that all dwellings and improvements are suited to the particular lot on which they are to be located. A Purchaser of any lot shall submit two (2) sets of house plans to the Grantor for approval of same in accordance with the established guidelines.

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16. No improvement or lot shall be allowed to become in disrepair or unsightly or untidy, it being the intent of these restrictions that each of the lots and improvements thereon shall be maintained at all times in a neat and attractive state and condition.
17. No shack or cabin shall be erected on any of the lots or be used either temporarily or permanently as a residence and no tent or other temporary structure of any kind shall be erected or used for any purpose. No basement, barn, garage or other outbuilding shall be used as a residence, either permanent or temporary.
18. No garbage receptacle, incinerator or compost heap shall be kept on any of the lots unless the same is screened from view at all times.
19. No thing shall be done on any of the lots or in any building thereon which may be an annoyance or a nuisance to the occupiers of any neighbouring lot.
20. In the event of any breach by an Owner of any provision of these restrictions, and such breach continues for a period of thirty (30) days after notice in writing is delivered to the lot of the Owner or Owners for the time of the said lots, requesting such Owner to remedy such breach, the Grantors may cause such work as may be reasonably necessary to cure the breach to be performed and the cost thereof shall be a debt owing by such Owner, payable, on delivery of an invoice for such work, to the Grantors.
21. Notwithstanding that approval may be granted by the Grantors, the failure of the Grantors to enforce any provision of these restrictions or to exercise their power in a judicial manner, shall not render them liable in damages or to any claims or demands whatsoever. Any approvals or refusals to grant approval shall be final and binding and shall not be open to question by any Owner.
22. Nothing contained in this Schedule of Restrictions shall be construed as creating or imposing any liability on the Grantors for damage resulting from structural defects in any building or other structure or improvement constructed on any of the lots, or as imposing any responsibility in connection with the site selected for any building, structure or other improvement by an Owner and in particular as regards the location of the same in relation to the boundaries of the lot in question.
23. The restrictions and stipulations herein contained are not and shall not be deemed to be exclusive either of the by-laws of the Corporation of the District of North Cowichan or of the obligations or liabilities imposed by statute or by common law on owners or occupiers of lands, all of which shall be duly observed and complied with.
24. If any restrictions, stipulations, covenants or conditions contained in these restrictions shall be or be declared by a Court of competent jurisdiction to be invalid, such invalidity shall not affect or impair the validity of any other restriction, stipulation, covenant or condition contained in these restrictions, which shall be read and construed as if any such invalid restriction, stipulation, covenant or condition had never been included in these restrictions.

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25. No water from or in any stream, culvert, ditch, pond, swale or collection of water in the Subdivision shall be diverted or drained from the place where the same now flows or now is, and no culvert, ditch, stream or water flow shall be interfered with or changed without the consent in writing of the Grantors.
  26. No lot nor parcel in the said Subdivision shall be partitioned or subdivided into two or more lots, nor any lots or parcels in such subdivision consolidated into one or more lots unless and until the plan or plans of the proposed subdivision or the consolidation shall have been submitted to and approved in writing by the Grantors who shall have the right and power to approve or reject the same, and the Grantors reserve the right to grant approval of such consolidation and the subdivision as in this paragraph contained where, in the uncontrolled absolute discretion of the Grantors, such subdivision or consolidation is deemed to be for the benefit of the said Subdivision as a whole.
  27. Not more than one dwelling for one family or household unit shall be erected on any one lot.
  28. The Grantors shall have the power, in their absolute discretion from time to time, by waiver or release, to discharge and cancel any of the aforesaid restrictions in respect of the said lands, or to sell and convey any part thereof which has not been sold, free from any of the said restrictions and either subject or not subject to any different restrictions.
  29. Wherever and whenever the approval or consent of the Grantors shall be required to be obtained, such approval or consent may be given by an agent, person or persons as may from time to time be nominated or appointed in writing by the Grantors, and such appointees or nominees shall, in their sole discretion, have the right to give or withhold approval of, or their consent to, and may reject any matter or thing submitted for approval or consent.
  30. PROVIDED ALWAYS that the covenants, restrictions, and provisions hereinbefore contained shall be null and void and of no further effect on the FIRST (1st) day of January, 1997, or on the last of the lots within the Subdivision having been built on in accordance with the provisions hereof, whichever shall last occur.

## LAND TITLE ACT 6


FORM 4  
(Section 45(1) (a))STATUTORY DECLARATION WHERE ATTORNEY IS NOT A CORPORATION

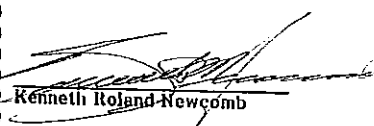
I, **KENNETH ROLAND NEWCOMB**, of 122 Station Street, **DUNCAN**, British Columbia, solemnly declare that:

1. I am the Attorney for **HANS-MARTIN BEST** under a Power of Attorney filed under the Land Title Act under the No. **R37962**
2. I am the person who subscribed the name of **HANS-MARTIN BEST** and my name in the instrument as a transferor.
3. At the time of the execution of the instrument the Power of Attorney had not been revoked by or on behalf of **HANS-MARTIN BEST**, and I had not received any notice or information of the death, disability or bankruptcy of **HANS-MARTIN BEST**
4. I know the contents of the instrument and subscribed the name of **HANS-MARTIN BEST** to it voluntarily as the free act of the transferor.

AND I make this solemn declaration conscientiously believing it to be true, and knowing it is of the same force and effect as if made under oath.

DECLARED BEFORE me at the City )  
of Duncan, in the Province of )  
British Columbia, this 24<sup>th</sup> )  
day of December, 1987. )

  
A Commissioner for taking Affidavits )  
within British Columbia )

  
Kenneth Roland Newcomb

**ROBERT TOMSETT-ELL**  
Barrister & Solicitor

122 STATION ST., P.O. BOX 885  
DUNCAN, BRITISH COLUMBIA  
(604) 748-3783 V9L 3Y2

LAND TITLE ACT  
FORM 6  
(Section 46)

**PROOF OF EXECUTION BY CORPORATION**

I CERTIFY that on the

1st day of December, 19 87,

at DUNCAN,

, in British Columbia,

(\*whose identity has been proved by the evidence  
on oath of [State Full Name, Address, and Occupation])

**RAYMOND BUSCH & RONALD MORRISON**

who is) personally known to me, appeared before  
me and acknowledged to me that he/she is the  
authorized signatory of

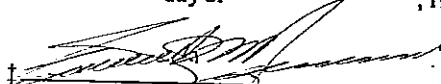
**ISLAND SAVINGS CREDIT UNION**

and that he/she is the person who subscribed  
his/her name and affixed the seal of the corporation  
to the instrument, that he/she was authorized to  
subscribe his/her name and affix the seal to it,  
(and that the corporation existed at the date the  
instrument was executed by the corporation.)

IN TESTIMONY of which I set my hand  
and seal of office,

at Duncan, British Columbia

this 24th day of December, 19 87



**KENNETH R. NEWCOMB**  
Barrister & Solicitor  
122 STATION STREET  
P.O. BOX 1055  
V8N 1Y2

A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking Affidavits for British Columbia.

**FILM**Application S127760**LAND TITLE ACT  
(NOTICE DECLINING TO REGISTER)**Land Title Office,  
Victoria, B.C.

December 23, 1987

IN THE MATTER of the above application to register A Statutory Building Scheme  
over Lots 1-10 inclusive Plan 45968

Pid: 9-096-060, 9-096-337, 9-096-094 9-096-370  
9-096-124 9-096-523 9-096-141 9-096-167 9-097-791  
9-096-264

Sir/Madam:

TAKE NOTICE that I refuse to effect registration in accordance with the tenor of the above application. My reason for such refusal and my requirements are as follows:

Form 4 &amp; 6 are required.

01/04/88 A5943a DEFECT 10.00

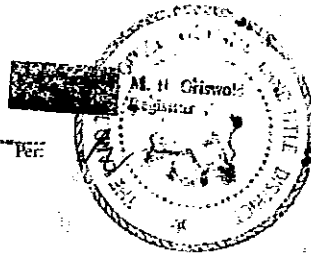
AND FURTHER TAKE NOTICE that under the provisions of Section 298 of the *Land Title Act*, this notice is deemed to have been received by you within ten days from the posting, which is the same as the date hereof; and that unless you comply with the provisions of Sections 288 and 289 of this Act, this application shall be deemed to be cancelled and void.

N.B.

See print of Sections 288 and 289 on back hereof.  
Fee for this notice, \$10.00.

TO:

Taylor Newcomb  
122 Station Street  
Duncan, B.C.  
V9L 3Y2

**FILM**

*conclusion*

**Duty of Registrar to Notify  
Applicant of Refusal of  
Registration**

288. (1) Where the registrar refuses to proceed with an application under this Act, he shall forthwith serve a notice in writing on the applicant, or the solicitor or agent of the applicant, of his refusal, stating briefly his reasons and his requirements, and where a subsequent application is affected by his refusal he shall similarly serve a notice on the subsequent applicant.

(2) Where

- (a) the requirements of the registrar are fulfilled, and
- (b) the fee for the notice is paid

within 21 days after service of the notice, the application shall be proceeded with.

(3) Where

- (a) the requirements of the registrar are not fulfilled, or
- (b) the fee for this notice is not paid

within the period referred to in subsection (2), the refusal of the registrar is final, and the application shall, at the end of that period, become void and be cancelled by the registrar unless the applicant applies under section 289.

(4) The registrar may, in his discretion, on request at any time before the lapse of the period referred to in subsection (2), extend the time for making the application under Section 289 or for fulfilling his requirements, as the case may be.

(5) Where the registrar refuses to grant an extension of time, an application in the nature of an appeal may be made to the Supreme Court, ex parte or on such terms as to notice or otherwise as the court may consider proper.

(6) During an extension of time ordered by the court under subsection (5), the application to the registrar remains in full force and effect.

Appeal to Court

289. (1) The application may, within 21 days after service on him of a notice under section 288, make an application in the nature of an appeal to the Supreme Court, supported by an affidavit of the applicant and of other persons if necessary, stating

- (a) the material facts of the case, and

(b) that to the best of the information, knowledge and belief of the deponents, all facts and things material to the title have been fully and fairly disclosed.

(2) All parties affected or interested, including the Registrar and a person directed to be served by the court, shall be served with the court application, together with the copies of all material and exhibits proposed to be used on the hearing.

(3) At least 10 days' notice shall be given of the time and place of hearing and at that time and place all interested parties, whether served with the court application or not, may appear and be heard.

(4) The place of hearing shall be the city in which the land title office is situated.

(5) The court may make any order it considers proper as to the notification of other parties, and on the hearing may make such order proper as to costs in respect of the parties appearing.

(6) Where the refusal of the registrar to effect registration in accordance with the application made to him is stated to be on the ground that the applicant's title must be declared under the *Land Title Inquiry Act*, the court may order that the proceedings under this section be governed by that Act.

# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: October 28 2023

The following is a statement made by the Seller concerning the premises located at:

**ADDRESS:** 5900 Durfield Place Duncan

BC V9L 5M4 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

## 1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>NO</i>		
B. Are you aware of any existing tenancies, written or oral?		<i>NO</i>		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>NO</i>		
D. Is there a survey certificate available?	<i>NO</i>			
E. Are you aware of any current or pending local improvement levies/charges?		<i>NO</i>		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>NO</i>		

## 2. SERVICES

A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				<i>NO</i>
(ii) Have you applied for a water licence and are awaiting response?				<i>NO</i>
C. Are you aware of any problems with the water system?				<i>NO</i>
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?			<i>NO</i>	

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BUYER'S INITIALS

<i>NO</i>	<i>NO</i>	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 5900 *Dunfield* Place

Duncan

BC V9L 5M4

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			<i>PSD</i>	
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		<i>PSD</i>		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				<i>PSD</i>
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				<i>PSD</i>

## 3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	<i>PSD</i>			
B. To the best of your knowledge, is the ceiling insulated?	<i>PSD</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>PSD</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			<i>PSD</i>	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector? <i>Do not use FPin LVRM - Buyer should inspect it. Pellet stove not used.</i>			<i>PSD</i>	
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<i>PSD</i>		
G. Are you aware of any structural problems with any of the buildings?		<i>PSD</i>		
H. Are you aware of any additions or alterations made in the last 60 days?		<i>PSD</i>		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<i>PSD</i>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<i>PSD</i>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<i>PSD</i>		
L. Are you aware of any damage due to wind, fire or water?		<i>PSD</i>		

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BUYER'S INITIALS

<i>PSD</i>	<i>RO</i>	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 5900 *Deerfield* Place

Duncan

BC

V9L 5M4

**3. BUILDING** (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <i>13-15</i> years)		<i>PSO</i>		
N. Are you aware of any problems with the electrical or gas system?		<i>PSO</i>		
O. Are you aware of any problems with the plumbing system?		<i>PSO</i>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<i>PSO</i>
Q. Do the Premises contain unauthorized accommodation?		<i>PSO</i>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<i>PSO</i>		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)			<i>PSO</i>	
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?			<i>PSO</i>	
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)			<i>PSO</i>	
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		<i>PSO</i>		
W. Is there a radon mitigation system on the Premises?		<i>PSO</i>		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				

**4. GENERAL**

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		<i>PSO</i>		
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BUYER'S INITIALS

<i>PSO</i>	<i>PSO</i>	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 5900 Deerfield Place

Duncan

BC

V9L 5M4

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		<i>PSO</i>		
C. Are you aware if the property, or any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		<i>PSO</i>		

## 5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be

----- Signed copy available thru L.A. if writing offer -----

The Buyer acknowledges that the Buyer has received, read and understood the Property Disclosure Statement from the Seller or the Seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr \_\_\_\_\_.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

**The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.**

**The Buyer acknowledges that all measurements are approximate.**

\_\_\_\_\_  
BUYER(S)\_\_\_\_\_  
BUYER(S)\_\_\_\_\_  
BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

\*PREC represents Personal Real Estate Corporation

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BC1002 REV. JAN 2023

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**5900 DEERFIELD PL DUNCAN V9L 5M4**

Area-Jurisdiction-Roll: 04-315-00006.260



04-315-00006260 10/30/2015

**Total value                    \$851,000**

2023 assessment as of July 1, 2022

Land                                \$403,000

Buildings                        \$448,000

Previous year value            \$731,000

Land                                \$299,000

Buildings                        \$432,000

**Property information**

Year built                        1989

Description                      2 STY house - Semi-Custom

Bedrooms                       3

Baths                             3

Carports

Garages                         G

Land size                        .25 Acres

First floor area                1,415

Second floor area              668

Basement finish area

Strata area

Building storeys                2

Gross leasable area

Net leasable area

No.of apartment units

**Legal description and parcel ID**LOT 7, PLAN VIP45968, SECTION 19, RANGE 1, COWICHAN  
LAND DISTRICT

PID: 009-096-264

**Sales history (last 3 full calendar years)**

No sales history for the last 3 full calendar years

**Manufactured home**

Width

Length

Total area

## Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

# PROPERTY INFORMATION

## General Property Information

**Civic Address:** 5900 DEERFIELD PLC  
**Folio:** 00006-260  
**LTO Number:** EF37817  
**PID:** 009-096-264  
**MHR Number:**  
**Status:** Active  
**Property No:** 100031  
**Legal:** LOT 7 SECTION 19 RANGE 1 COWICHAN PLAN 45968

## Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0152	2 STY SFD-AFTER 1930-S. CUSTOM
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	RED B	RED B SCHEDULE
ZONING	R2	RESIDENTIAL RESTRICTED ZONE

## Property Tax Levies and Assessments Summary

Notice Year Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2023 May 10, 2023	Reg	4,621.57	1	403,000	448,000	851,000	851,000
2022 May 05, 2022	Reg	4,773.04	1	299,000	432,000	731,000	731,000
2021 May 19, 2021	Reg	4,495.63	1	205,000	329,000	534,000	534,000

## Licensing Information

There is no licensing account information for this property.

## Community Development

There is no community development information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.

[Contact](#) | [Privacy Statement](#) | [Legal Disclaimer](#)

## **Residential Restricted Zone (R2)**

### **Permitted Uses**

- 57 (1) The permitted uses for the R2 zone are as follows:
- Assisted Living
  - Bed and Breakfast
  - Community Care Facility
  - Home-based Business
  - Secondary Suite
  - Single-Family Dwelling
  - Supportive Housing [BL3302, BL3323, BL3674]

### **Minimum Lot Size**

- (2) The minimum permitted lot size for the R2 zone is 890 m<sup>2</sup> (9,580 sq. ft.).

### **Minimum Frontage**

- (3) The minimum permitted frontage for the R2 zone is 21.0 m (68.90').

### **Density**

- (4) The maximum permitted density for the R2 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
  - (b) The maximum permitted floor space ratio for the R2 zone is 0.5:1. [BL3383]

### **Maximum Lot Coverage**

- (5) The maximum permitted lot coverage of the R2 zone is 30% of the lot area.

### **Minimum Setbacks**

- (6) The minimum permitted setbacks for the R2 zone are as follows:
- (a) Principal Buildings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 8.0 m (26.25')
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 1.0 m (3.28')
    - Yard, Rear, 1.5 m (4.92')
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

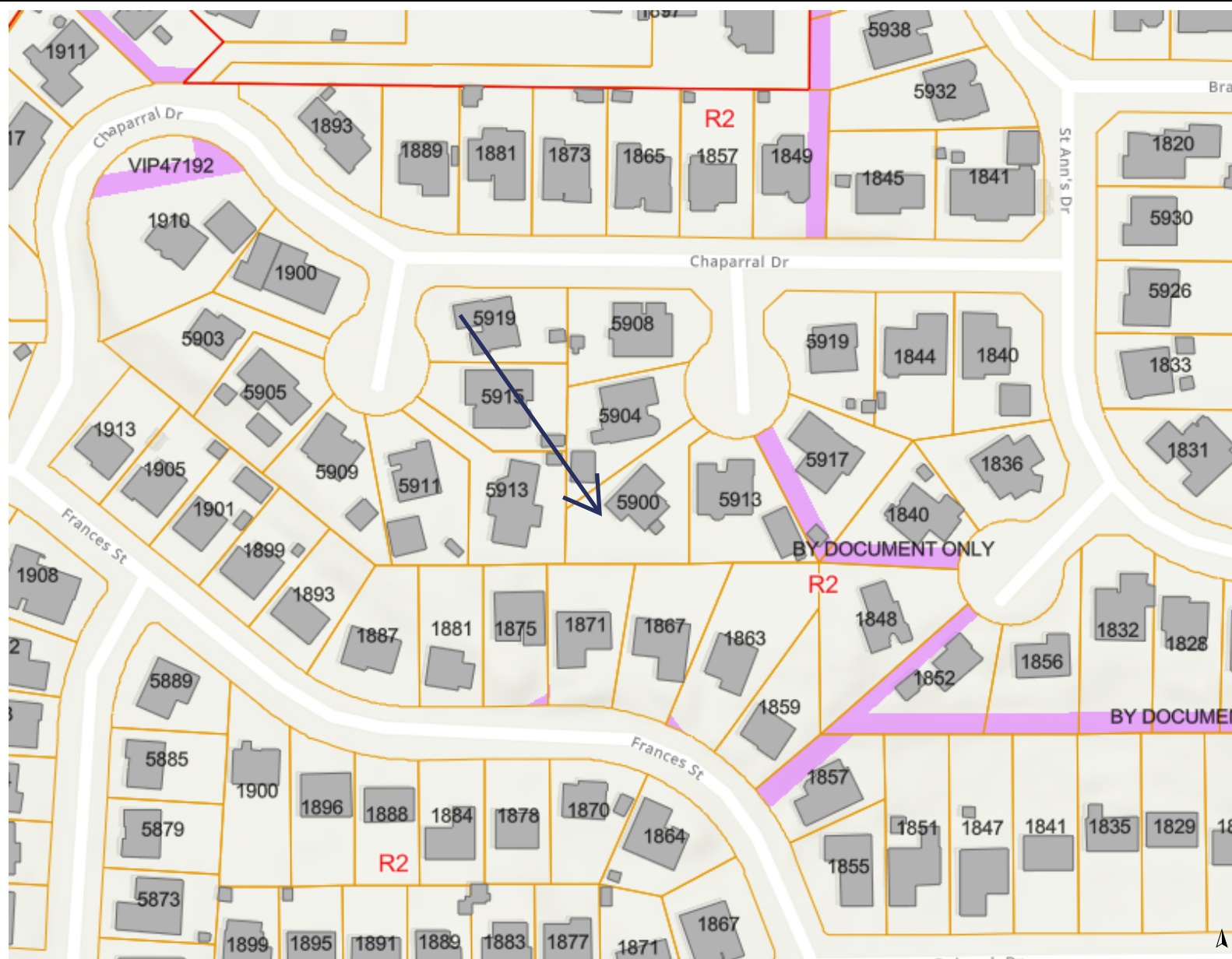
### **Maximum Building Height**

- (7) The maximum permitted building heights for the R2 zone are as follows:
- (a) Principal Buildings, 9.0 m (29.53')
  - (b) Accessory Buildings, 5.0 m (16.40')

### **Conditions of Use**

- (8) The conditions of use for the R2 zone are as follows:
- (a) [Repealed. BL3891]
  - (b) [Repealed. BL3891]
  - (c) [Repealed. BL3891]

- (d) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
  - (i) the number of residents does not exceed three, and
  - (ii) the use is within a single-family dwelling unit only. [BL3302]
- (e) Bed and Breakfast uses may have no more than three sleeping units. [BL3323]
- (f) Bed and Breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use. [BL3302; BL3323]



## Legend

Boundaries and Place Names

North Cowichan Boundary



Land Use and Planning

Managing Growth

Buildings



Urban Containment

Boundary



Zoning

Zoning Labels

Zoning Boundaries



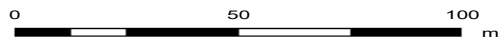
Property Information

Foreshore Lots



Civic Address Labels

Strata Parcels



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

# Choose School

School(s) that serve 5900 - 5908 DEERFIELD PL, DUNCAN [New Search](#)

Click on a school below to display that school's information on the right.

## Elementary

K - 7 Maple Bay Elementary

## Secondary

8 - 9 Quamichan School

10 - 12 Cowichan Secondary

# School Information

## Maple Bay Elementary



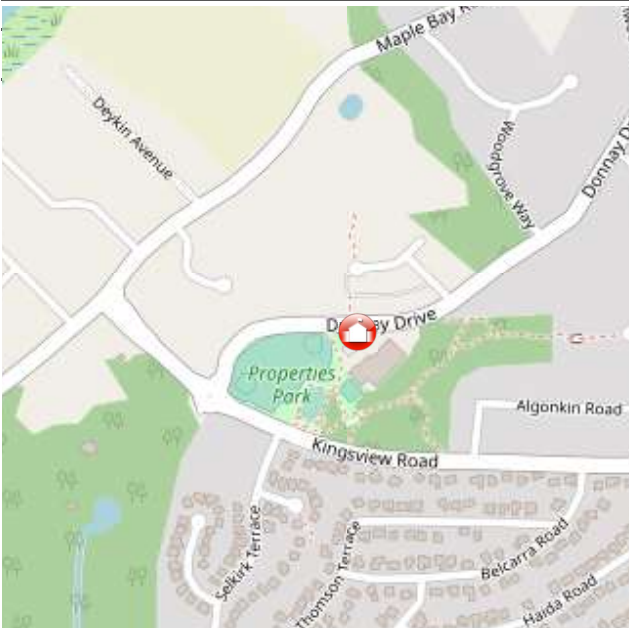
**Name** Maple Bay Elementary  
**Address** 1500 Donnay Drive. Duncan, BC - V9L 5R4  
**Principal** Venessa MacDowell  
**Phone** (250) 746-7541  
**Fax** 250-746-8351  
**Web page** [Maple Bay Elementary](#)  
**Capacity** 430  
**Enrolment** 0  
**Start time** 08:25 AM  
**Closing time** 02:13 PM  
**Portables** 0  
**Wheelchair** Yes

### LEGEND

Maple Bay Elementary

[Get Walking Directions](#)

[//maps.google.com/maps?&addr=5900+DEERFIELD+PL,+DUNCAN,BC&daddr=5908+](#)  
[Get Driving Directions](#)



## Choose School

School(s) that serve 5900 - 5908 DEERFIELD PL, DUNCAN [New Search](#)

Click on a school below to display that school's information on the right.

### Elementary

K - 7 Maple Bay Elementary

### Secondary

8 - 9 Quamichan School

10 - 12 Cowichan Secondary

## School Information

Quamichan School

**Name** Quamichan School

**Address** 2515 Beverly St., Duncan, BC, V9L 3A5

**Principal** Claire Whitney

**Vice Principal** Darren Hart

**Phone** (250) 746-6168

**Fax** (250) 746-4539

**Web page** [Quamichan School](#)

**Capacity** 0

**Enrolment** 0

**Start time** 08:55 AM

**Closing time** 03:14 PM

**Wheelchair** Yes

### LEGEND



Quamichan School



[Get Walking Directions](#)



<https://maps.google.com/maps?>

[Get Driving Directions](#)

[saddr=5900+DEERFIELD+PL,+DUNCAN,BC&daddr=5908+](#)



While every effort has been made to provide accurate and current information, should there be any discrepancy, the School District has the final word.

## Choose School

School(s) that serve 5900 - 5908 DEERFIELD PL, DUNCAN [New Search](#)

Click on a school below to display that school's information on the right.

### Elementary

K - 7 Maple Bay Elementary

### Secondary

8 - 9 Quamichan School

10 - 12 Cowichan Secondary

## School Information

### Cowichan Secondary



**Name** Cowichan Secondary

**Address** 2652 James St., Duncan, BC - V9L 2X2

**Principal** Darcy Hoff

**Vice Principal** Jennifer Merrett/Penny Butler

**Phone** (250) 746-4435

**Fax** (250) 746-6168

**Web page** [Cowichan Secondary](#)

**Capacity** 1000

**Start time** 08:55 AM

**Closing time** 03:15 PM

**Portables** 10

**Wheelchair** Yes

### Comments

Dual track French Immersion

### LEGEND



Cowichan Secondary



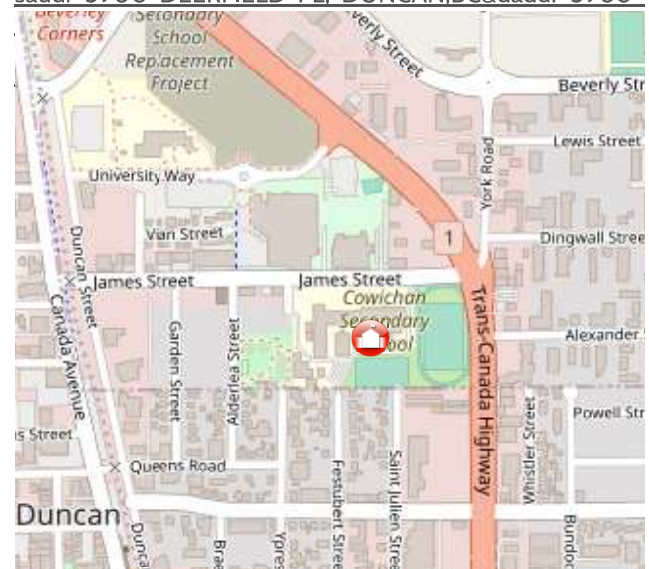
[Get Walking Directions](#)



<https://maps.google.com/maps?>

[Get Driving Directions](#)

[saddr=5900+DEERFIELD+PL,+DUNCAN,BC&daddr=5908+](#)



The Corporation of the District of North Cowichan  
P.O. Box 278,  
Building Dept.  
Phone 746-7101

Duncan, B.C.  
Folio No. 6260

## BUILDING PERMIT

DEPT. FILE COPY

7425

VALIDATION

APPLICANT N.B. WOYNITKA DATE NOV 30 1988 PERMIT NO. 539  
ADDRESS \_\_\_\_\_ (NO.) (STREET)  
PERMIT TO CONSTRUCT (TYPE OF IMPROVEMENT) ( ) STORY RESIDENCE (PROPOSED USE) NUMBER OF DWELLING UNITS 1  
AT (LOCATION) 5900 DEERFIELD PLACE (NO.) (STREET) ZONING DISTRICT R2

SUBDIVISION Cow 45968 R1S19 LOT 7 BLOCK \_\_\_\_\_ LOT SIZE \_\_\_\_\_

BUILDING IS TO BE \_\_\_\_\_ FT. WIDE BY \_\_\_\_\_ FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: \_\_\_\_\_

AREA 10615 APP (SQUARE FEET) ESTIMATED VALUE \$ 60000 PERMIT FEE \$ 180

OWNER \_\_\_\_\_ ADDRESS \_\_\_\_\_ BUILDING DEPT. BY MB Shup

The Corporation of the District of North Cowichan  
P.O. Box 278,  
Building Dept.  
Phone 746-7101

Duncan, B.C. 260  
Folio No. 6260

CERTIFICATE ISSUED  
DATE APRIL 25/89

# BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

APPLICANT N.B. WOYNITKA DATE NOV 30 1988 PERMIT NO. 539  
ADDRESS [REDACTED]  
PERMIT TO CONSTRUCT (TYPE OF IMPROVEMENT) NO. 1 STORY RESIDENCE (PROPOSED USE) NUMBER OF DWELLING UNITS 1  
AT (LOCATION) 5900 (NO.) DEERFIELD PLACE (STREET) ZONING DISTRICT R2

SUBDIVISION Cow 45968 R1S19 LOT 7 BLOCK        LOT SIZE       

BUILDING IS TO BE        FT. WIDE BY        FT. LONG BY        FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: [REDACTED]

The inspection on which this certificate is based is made to further municipal interests, and not for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for the effectiveness of the inspection, and they make no representation by this certificate.

AREA 10615 APP (SQUARE FEET) [REDACTED]

OWNER         
ADDRESS

FOLIO NO.	6-260
LEGAL DESCRIPTION	
Lot, Blk, Rge, Sec,	Plan, District
7	45968 can

THE CORPORATION OF THE

DISTRICT OF NORTH COWICHAN

ADDRESS
5900 DEERFIELD PLACE

MUNICIPAL SERVICES RECORD

	WATER	SAN. SEWER	STORM DRAIN
APPLICATION DATE			
INSTALLATION DATE			
SIZE OF SERVICE	26mm	100mm	100mm
TYPE OF PIPE	POLY	SDR 28 PVC	SDR 28 PVC
CONNECTION LENGTH	24mm		
METER SIZE & TYPE	16mm ROCKWELL		
METER SERIAL NO.	37563726		
DEPTH AT P.L.		1.50	1.50
DEPTH OF MAIN			
LOCATION AT P.L.	0.8 SE OF NE I.P.	1.2 SE OF NE IP	1.6 SE OF NE IP
LOCATION AT MAIN			

WATER PRESSURE 75 PSI

CULVERT INSTALLATIONS			
APPLICATION DATE	INSTALLATION DATE	SIZE & TYPE	LENGTH

