

Property Address: 4952 MANSON AVE**Legal Description:** LT D DL 5731 BLK 5 NWD GRP1 PL 488562L

| Service Type | Size | Material | Location |
|---------------------|-------------|-----------------|-----------------|
| WATER | NA | NA | 10.3M N OF S PL |
| SANITARY | 4" | NA | 17' S OF NPL |
| SANITARY | 4" | NA | DIRECTLY OFF MH |

ALTHOUGH CITY STAFF STRIVE FOR ACCURACY, THE CITY OF POWELL RIVER CANNOT GUARANTEE THE CORRECTNESS OF ITS RECORDED DATA. IT IS FOR THIS REASON THAT INFRASTRUCTURE MUST BE EXPOSED AND LOCATIONS AND INVERTS MEASURED PRIOR TO PROCEEDING WITH DESIGN OR CONSTRUCTION.

NA = information not available

Folio: 3680-000
Civic: 4952 MANSON AVE
Size: 75.00 125.00 WIDTH/DEPTH

Pid: 010-929-355
Legal: LT D DL 5731 BLK 5 NWD GRP1 PL 488562L

Owner: VEENHOF CORNELIUS
 VEENHOF LINDA
 4952 MANSON AVE
 POWELL RIVER BC V8A 3N7
 (BK349290)

| <u>Attribute</u> | <u>Value</u> | <u>Description</u> |
|-------------------------------------|--------------|-------------------------------|
| ACTUAL FRONTAGE | 75.00 | |
| AGE OF DWELLING/BUILDING | 1950 | |
| BCAA-ACTUAL USE | 000 | SINGLE FAMILY DWELLING |
| BCAA-MANUAL CLASS | 0140 | 1 STY SFD-AFTER 1960-MOD. STD |
| BCAA-NEIGHBOURHOOD CODE | 005 | |
| FRONTAGE FOR DISP. TREATMENT 848 | 75.00 | |
| FRONTAGE FOR SEWER 752 | 75.00 | |
| SITING/SURVEY CERTIFICATE ON FILE | YES | |
| SQUARE FOOTAGE OF DWELLING/BUILDING | 828 | |
| START YEAR | 1999 | |

Disclaimer for Property Report
 ALTHOUGH CITY STAFF STRIVE FOR ACCURACY, THE CITY OF POWELL RIVER CANNOT GUARANTEE THE CORRECTNESS OF RECORDED DATA. ANYONE USING THIS MATERIAL SHOULD CONFIRM ALL CONTENT BY REFERENCE TO TITLE SEARCHES AND LEGAL LOT PLANS.

