



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

**356796 Blue Mountains-Euphrasia Townline
Grey Highlands**

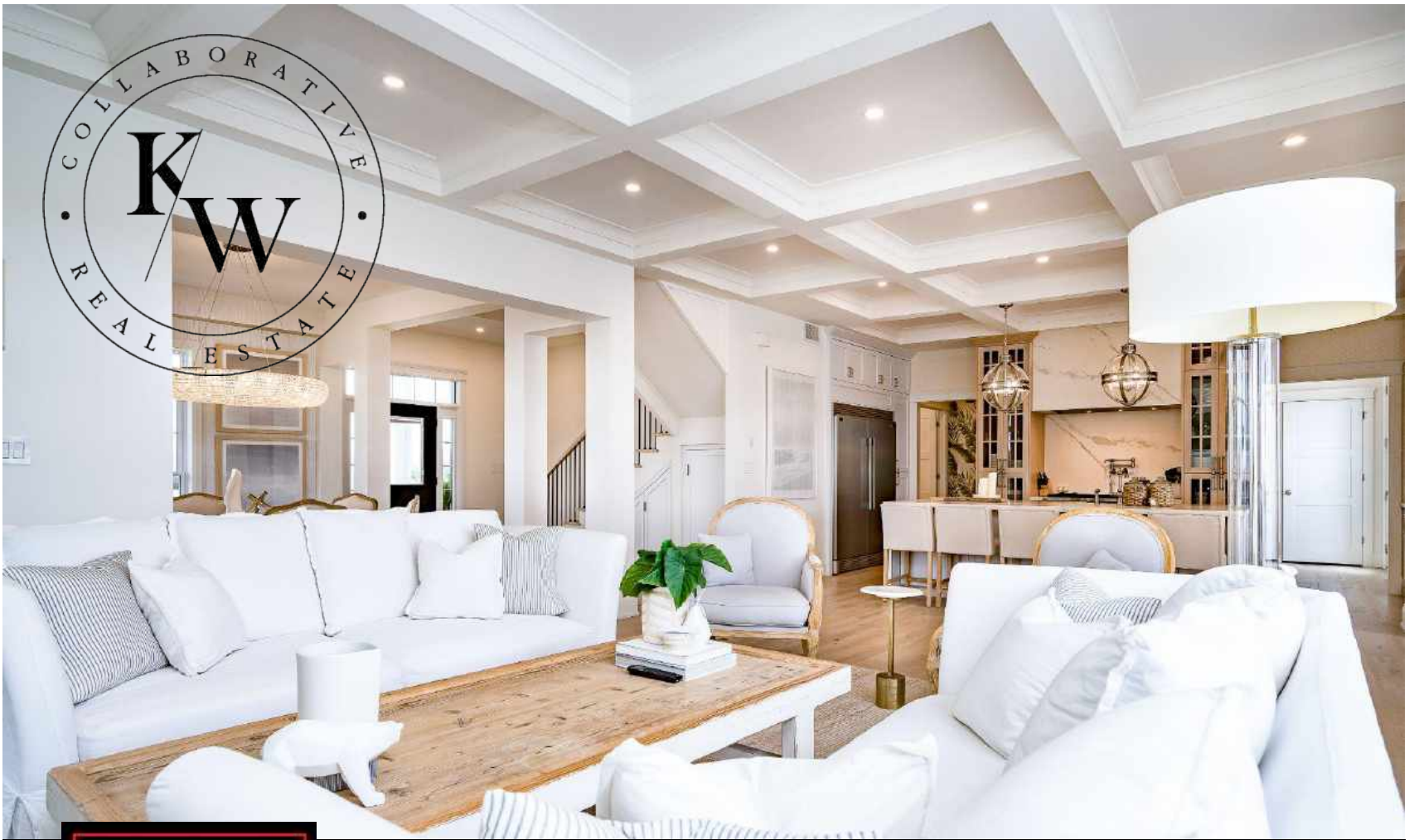


KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royalpage.ca



LOCATIONS **NORTH**





[CollaborativeRealEstate.ca](https://www.collaborativerealestate.ca)



5,863 sq. ft.



5 Bed



6 Bath



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
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356796 THE BLUE MOUNTAINS-EUPHRASIA Townline, Grey Highlands, Ontario N0H 1J0

Client Full

356796 THE BLUE MOUNTAINS-EUPHRASIA Tow Grey Highlands

MLS®#: 40331253

Active / Residential

Price: **\$4,750,000**



Grey/Grey Highlands/Grey Highlands

3 Storey/House

	Beds	Baths	Kitch
Main	1	2	1
Second	4	4	1

Beds (AG+BG): **5 (5 + 0)**
 Baths (F+H): **6 (5 + 1)**
 SF Fin Total: **5,863**
 AG Fin SF Range: **5001 to 6000**
 AG Fin SF: **5,334/Other**
 BG Fin SF: **529/Other**
 DOM/CDOM: **30/30**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$8,124.00/2022**

Remarks/Directions

Public Rmks: **Unique property with next level finishing and exquisite design. The coastal-inspired interior is absolute perfection, equally welcoming as a stylish family home or a four season vacation property. Home is currently in use as \$14,000-20,000/week rental with a high end clientele including multiple international celebrities. You will feel in another space and time entering this grand home, from the romantic covered front porch and the wrap around second floor balcony to the sprawling floor plan that gives it its charm. It is the details in this house that wow: Coffered ceilings, beautiful millwork, a designer kitchen with two separate pantry areas and a coffee centre; an extraordinary games/party room; bleached oak floors everywhere and loads of windows for the panoramic views of the countryside and Georgian Bay in the distance. Enjoy evenings in the relaxing great room with wood burning fireplace and dining spots you will happily linger in. Five bedrooms in total, ensuites and walk in closets in each, gorgeous window coverings and touches like custom wallpaper and stunning lighting throughout. One of the bedrooms is its own self-contained studio with full kitchen and laundry facilities. The primary bedroom has two dressing rooms and a gas fireplace. Cocktail hour is a dream in the third floor observatory with wet bar, where you can enjoy the view from comfy custom seating. Outside is a putting green, a pool area with huge hot tub and gas fire to make a complete resort experience.**

Directions: **Hwy 26 to Grey 40, turn right on The Blue Mtns Euphrasia Townline, house is on the NW corner of Grey 40 & Townline**

Cross St: **Grey 40**

Common Elements

Locker:

Balcony:

Exterior

Exterior Feat:	Balcony, Hot Tub, Landscape Lighting, Patio(s), Porch, Privacy, Recreational Area		
Construct. Material:	Hardboard		Roof: Metal
Shingles Replaced:		Foundation: ICF	Prop Attached: Detached
Year/Desc/Source:	2019//Owner		Apx Age: 0-5 Years
Property Access:	Municipal Road		Rd Acc Fee:
Pool Features:	Inground		
Garage & Parking:	Attached Garage//Private Drive Triple+ Wide//Gravel Driveway		
Parking Spaces:	24	Driveway Spaces: 20.0	Garage Spaces: 3.5
Services:	Cable TV Available, Cell Service, Electricity, Internet Other, Telephone Available		
Water Source:	Drilled Well	Water Tmnt: UV System, Water Softener	Sewer: Septic
Lot Size Area/Units:	2.980/Acres	Acres Range: 2-4.99	Acres Rent:
Lot Front (Ft):	393.99	Lot Depth (Ft): 330.25	Lot Shape: Irregular
Location:	Rural	Lot Irregularities:	Land Lse Fee:
Area Influences:	Golf, Greenbelt/Conservation, Hospital, Open Spaces, Quiet Area, School Bus Route, Shopping Nearby, Skiing, Trails		
View:	Bay, Clear, Hills, Mountains, Panoramic, Pasture, Pool, Skyline, Trees/Woods, Valley		Retire Com:
Topography:	Flat, Open space, Rolling		Fronting On: West
Restrictions:	Conserv. Control		Exposure: East
School District:	Bluewater District School Board, Bruce-Grey Catholic District School Board		
High School:	Georgian Bay Commnity, St. Mary's High, Pretty River Academy		
Elementary School:	Beaver Valley Community School, Georgian Bay Community Elementary (FI), Notre Dame Catholic, Pretty River Academy		

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Ceiling Fans, Central Vacuum, In-Law Suite, Sump Pump, Water Heater Owned, Water Softener, Water Treatment, Wet Bar**
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Monitored, Smoke Detector(s)**
 Basement: **Partial Basement** Basement Fin: **Partially Finished**
 Laundry Feat: **Laundry Closet, Main Level, Upper Level**
 Cooling: **Central Air**
 Heating: **Fireplace-Propane, Fireplace-Wood, Forced Air-Propane**
 Fireplace: **3/Electric, Propane, Wood** FP Stove Op: **Yes**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Pool Equipment, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings, Wine Cooler**
 Exclusions: **Propane Tank (rental)**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 28 CON 1 EUPHRASIA BEING PT 3 PL 16R4482 MUNICIPALITY OF GREY HIGHLANDS**
 Zoning: **RU, H** Survey: **Available/ 1990**
 Assess Val/Year: **\$725,000/2022** Hold Over Days: **120**
 PIN: **371280267** Occupant Type: **Owner**
 ROLL: **420839000205010**
 Possession/Date: **Flexible/** Deposit: **Minimum 5%**

Brokerage Information

List Date: **10/04/2022**
 List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#) 
 Source Board: **The Lakelands Association of REALTORS®**

Prepared By: Karen Willison, Salesperson

Date Prepared: 11/03/2022

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

MLS®#: 40331253

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	20' 9" X 21' 5"	6.32 X 6.53	Coffered Ceiling, Hardwood floor, Open Concept, Walk-in Pantry
Breakfast Room	Main	9' 0" X 14' 6"	2.74 X 4.42	Hardwood floor, Open Concept
Living Room	Main	16' 10" X 17' 4"	5.13 X 5.28	Coffered Ceiling, Fireplace, French doors, Hardwood floor, Open Concept, Sliding doors
Dining Room	Main	16' 1" X 12' 0"	4.90 X 3.66	Hardwood floor, Open Concept
Office	Main	10' 0" X 6' 2"	3.05 X 1.88	Hardwood floor
Family Room	Main	11' 0" X 11' 10"	3.35 X 3.61	Hardwood floor, Open Concept
Recreation Room	Main	15' 6" X 14' 3"	4.72 X 4.34	Beamed ceiling, Cathedral Ceiling, Hardwood floor, Open Concept, Sliding doors
Bedroom	Main	15' 7" X 16' 1"	4.75 X 4.90	Crown Moulding, Fireplace, Hardwood floor, Wainscoting
Bathroom	Main	10' 1" X 8' 4"	3.07 X 2.54	3-Piece, Ensuite, Tile Floors, Walk-in Closet
Bathroom	Main	5' 11" X 3' 11"	1.80 X 1.19	2-Piece, Hardwood floor
Bedroom Primary	Second	16' 10" X 19' 9"	5.13 X 6.02	Crown Moulding, Fireplace, French doors, Hardwood floor, Walk-in Closets - Multiple, Walkout to Balcony/Deck
Primary Ensuite Bathroom	Second	12' 10" X 14' 7"	3.91 X 4.44	5+ Piece, Double sink, Hardwood floor, Tile Floors, Walk-in Closet
Bonus Room	Second	4' 8" X 6' 5"	1.42 X 1.96	
Desc: Day Bed				
Bedroom	Second	17' 0" X 12' 3"	5.18 X 3.73	Hardwood floor, Walk-in Closet
Bathroom	Second	5' 1" X 11' 2"	1.55 X 3.40	4-Piece, Ensuite, Tile Floors
Bedroom	Second	12' 5" X 16' 2"	3.78 X 4.93	Hardwood floor, Walk-in Closet
Bathroom	Second	9' 4" X 5' 0"	2.84 X 1.52	4-Piece, Ensuite, Tile Floors
Loft	Third	10' 11" X 10' 10"	3.33 X 3.30	Hardwood floor, Wet Bar
Media Room	Lower	15' 4" X 30' 6"	4.67 X 9.30	Hardwood floor
Kitchen	Second	12' 9" X 12' 0"	3.89 X 3.66	Hardwood floor, Open Concept, Vaulted Ceiling
Desc: Studio Apartment				
Bedroom	Second	20' 4" X 20' 1"	6.20 X 6.12	Hardwood floor, Open Concept, Sliding doors, Vaulted Ceiling, Walkout to Balcony/Deck
Desc: Studio Apartment - Living / Bedroom				
Bathroom	Second	10' 0" X 7' 9"	3.05 X 2.36	5+ Piece, Double sink, Tile Floors, Vaulted Ceiling
Desc: Studio Apartment				



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Quick Facts

356796 The Blue Mountains-Euphrasia Townline "The White House on the Hill"

- **Licensed STA property (Grey Highlands)**
- **Fantastic location - 7 minutes to Thornbury, 5 minutes to Georgian Peaks, 15 minutes to Beaver Valley, 18 minutes to Blue Mountain and 22 minutes to Collingwood**
- **Amazing views of the Beaver Valley and Georgian Bay via a two level wrap around covered porch, multiple decks and a lookout tower**
- **Outside is a resort style pool & hot tub with lounge deck & fire table, putting green and firepit with seating for 8-10**
- **Huge 3.5 car garage with built-ins, storage and a separate studio apartment with full kitchen, living room, bath and 2nd laundry area**
- **Heated pathway from the living room to the hot tub and heated floor on the front porch for easy winter maintenance**
- **Fantastic cell/wifi service due to nearby cell tower**
- **5 bedroom**
- **6 bath**



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REAL ESTATE

Expense/Utility/House Details

356796 The Blue Mountains-Euphrasia Townline, Grey Highlands

House Details

Item	Year	Notes
Year Home was Built	2019	
Air Conditioners (2)	2019	Rheem
Air Exchanger	2019	LifeBreath
Windows	2019	Northwood Windows
Roof	2019	Metal
Furnace #1	2019	Payne
Furnace #2	2019	Rheem
Boiler	2022	NTI
Generator	2021	Generac - 22KW
Hot Water Tank	2019	Rheem

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$8,124.00	Municipality of Grey Highlands
Insurance Premium	\$3,600.00	Bastow Insurance
Gas	\$14,400.00	Bryan's Fuels
Hydro	\$4,500.00	Hydro One
Water/Sewer	\$200.00 (maintenance & salt)	The Water Shop (Collingwood)
Septic Services	\$600.00 (every 2 years)	Ardiels

Internet/Cable Provider	\$1,700.00 (unlimited)	Bruce Street Technologies
Lawn/Garden Maintenance	\$1,200.00	Dragonfly
Snow Removal	\$300.00	Bob Reid

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Frigidaire / FPRU19F8RF(F)(E)	2019
Dishwasher	Bosch / SHEM78WH5N/51	2019
Stove/Oven	Bertazzoni Range / MAST365DFMXE	2019
Beverage Fridge (Tower Room)	Newair / AB-1200B	2019
Microwave	Bosch / HMC87152UC/05	2021
Washer	LG / WM3700HVA	2019
Dryer	LG / DLEX3700V	2019
Refrigerator (Loft)	Frigidaire / UMV1422US	2019
Stove/Oven (Loft)	Frigidaire / CFEF2422RS	2019
Washer (Loft)	Samsung / DV22K6800EW/AC	2019
Dryer (Loft)	Samsung / WW22K6800AW/A2	2019



Heated Front Porch Floor



Open Floor Plan



Gourmet Kitchen, Coffee Bar, Real Fireplace, Frame TV



Custom High-End Finishes



Indoor Amenities - Gym/Theatre, Games Room



Studio Apartment Kitchen



Studio Apartment



Resort Style - Spa, Pool, Fire Table, Lighting



Outdoor Amenities - Golf, Fire Pit, Sand Box, Inground Trampoline, Soccer



Farmer Fields - View from Back

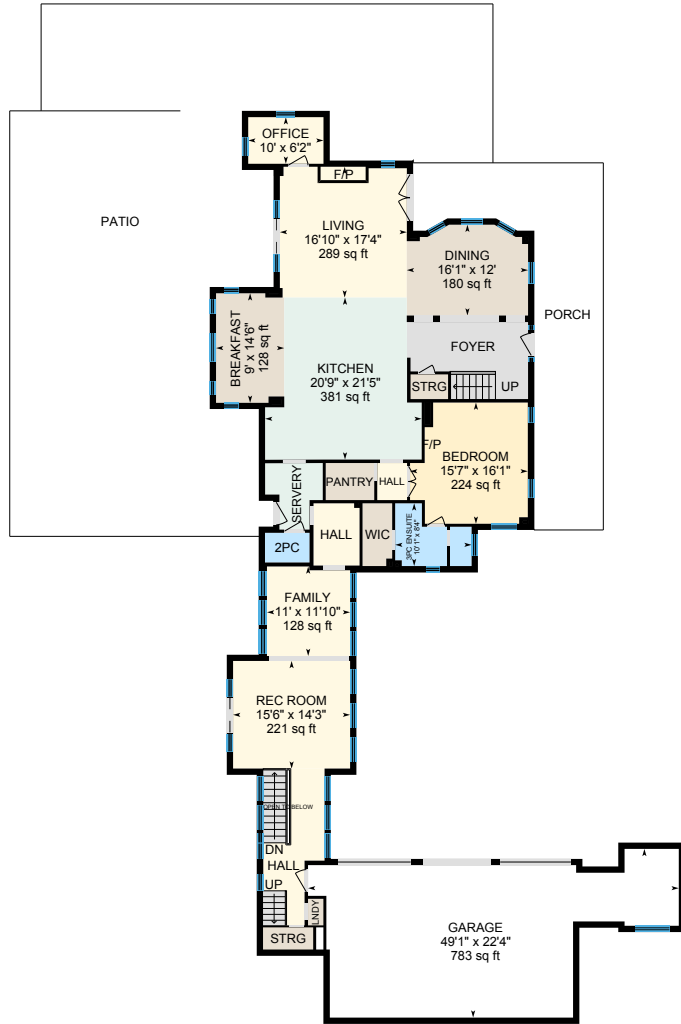


Georgian Bay View from Front Porch

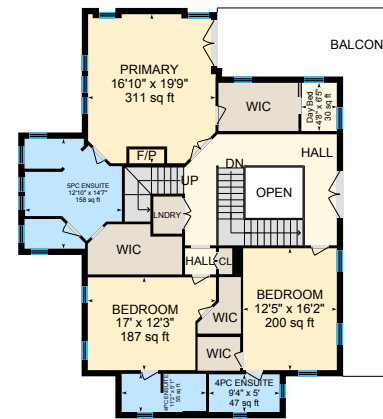


356796 The Blue Mountains Euphrasia Townline, Clarksburg, ON

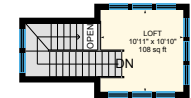
Main Building: Total Exterior Area Above Grade 5333.65 sq ft



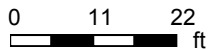
Main Floor
Exterior Area 2580.01 sq ft



2nd Floor
Exterior Area 1743.69 sq ft

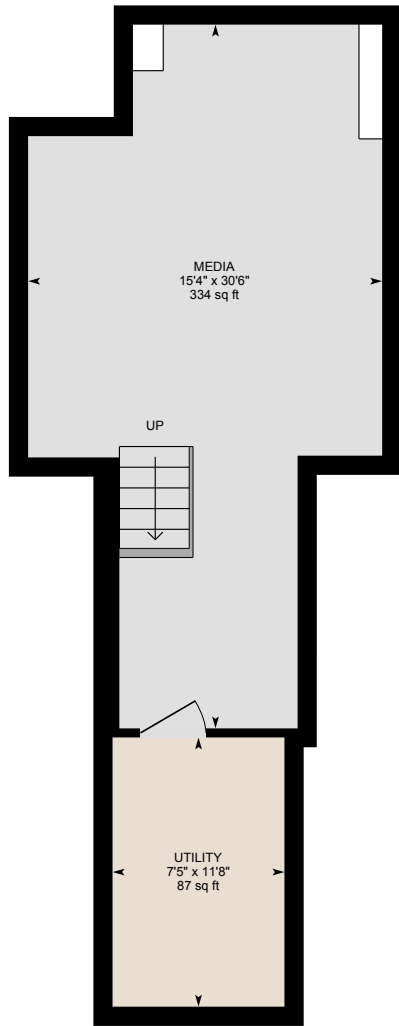


3rd Floor
Exterior Area 236.29 sq ft

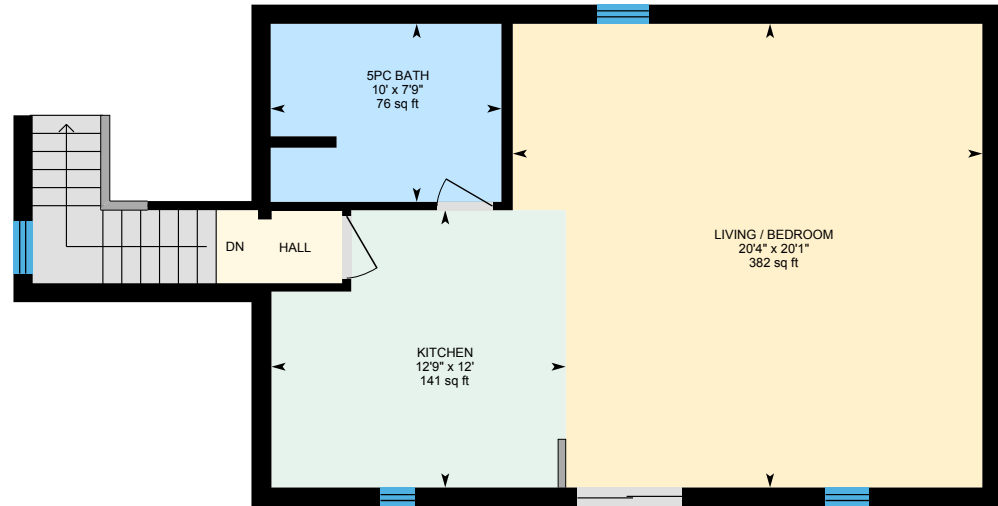


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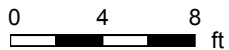
Main Building: Total Exterior Area Above Grade 5333.65 sq ft



Lower Level (Below Grade)
Exterior Area 529.14 sq ft



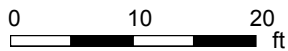
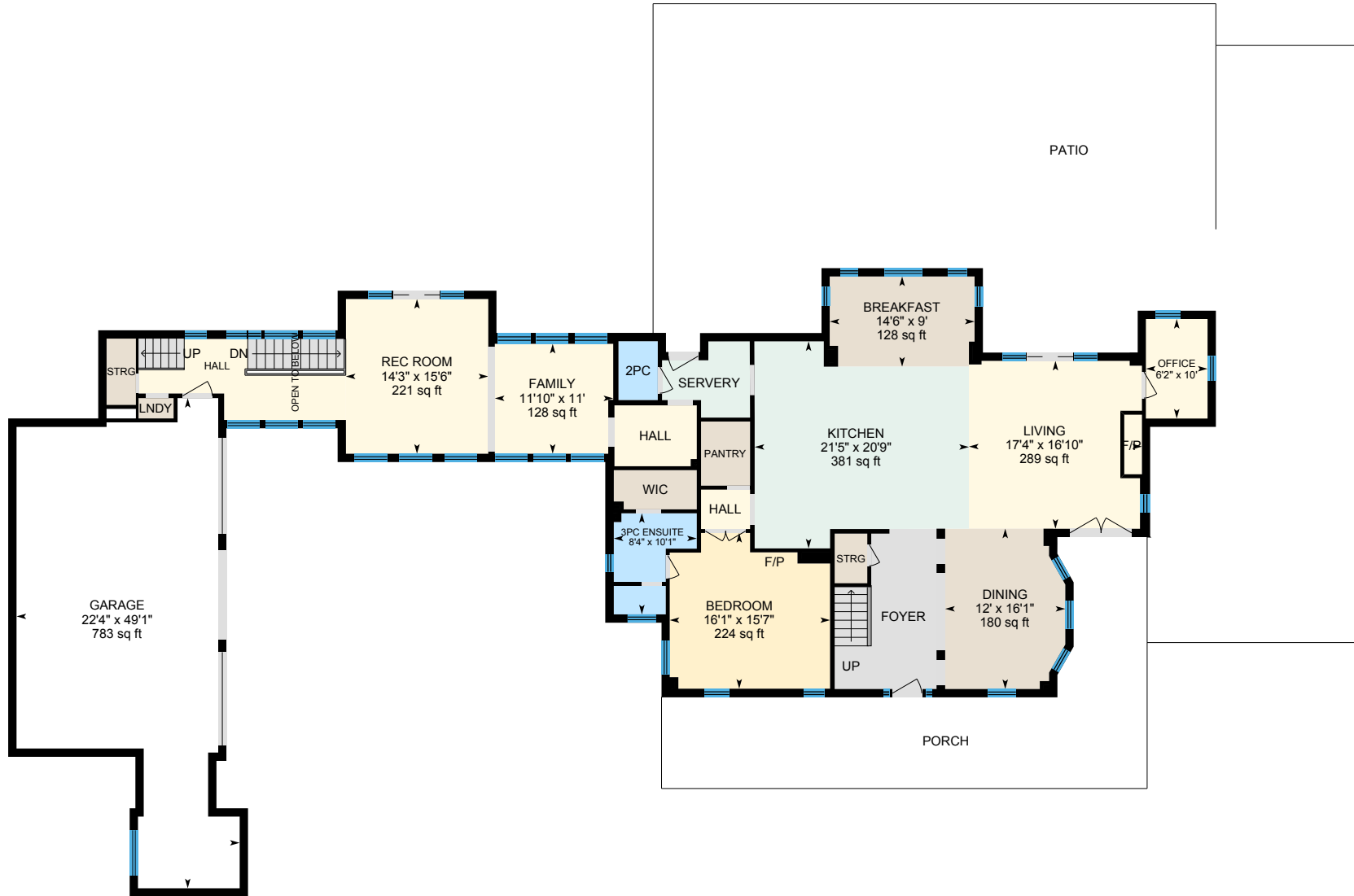
2nd Floor Apartment
Exterior Area 773.65 sq ft



PREPARED: 2022/10/04

356796 The Blue Mountains Euphrasia Townline, Clarksburg, ON

Main Floor Exterior Area 2580.01 sq ft
Interior Area 2310.02 sq ft
Excluded Area 900.71 sq ft

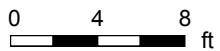
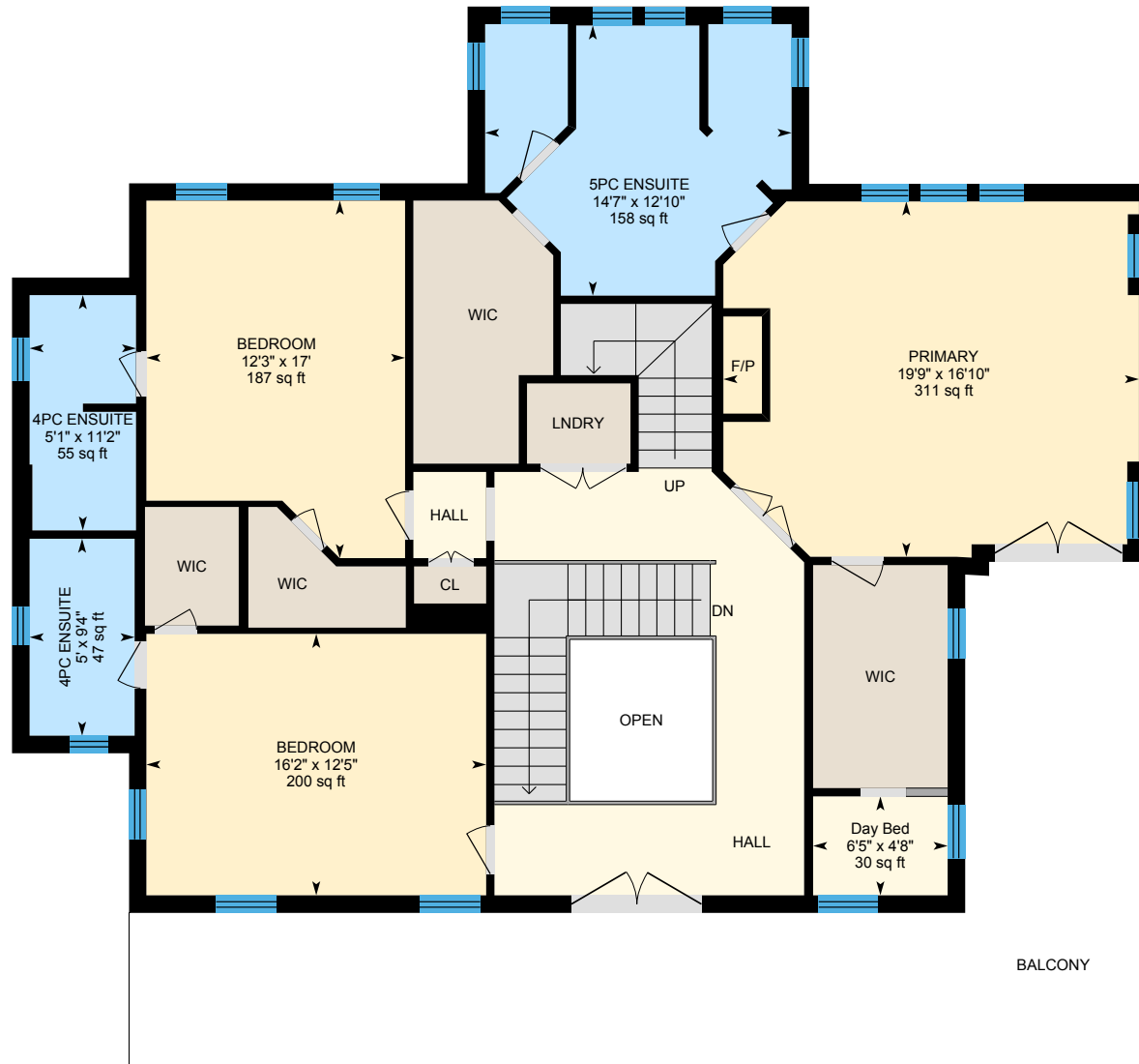


PREPARED: 2022/10/04



356796 The Blue Mountains Euphrasia Townline, Clarksburg, ON

2nd Floor Exterior Area 1743.69 sq ft
Interior Area 1583.30 sq ft
Excluded Area 52.11 sq ft



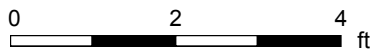
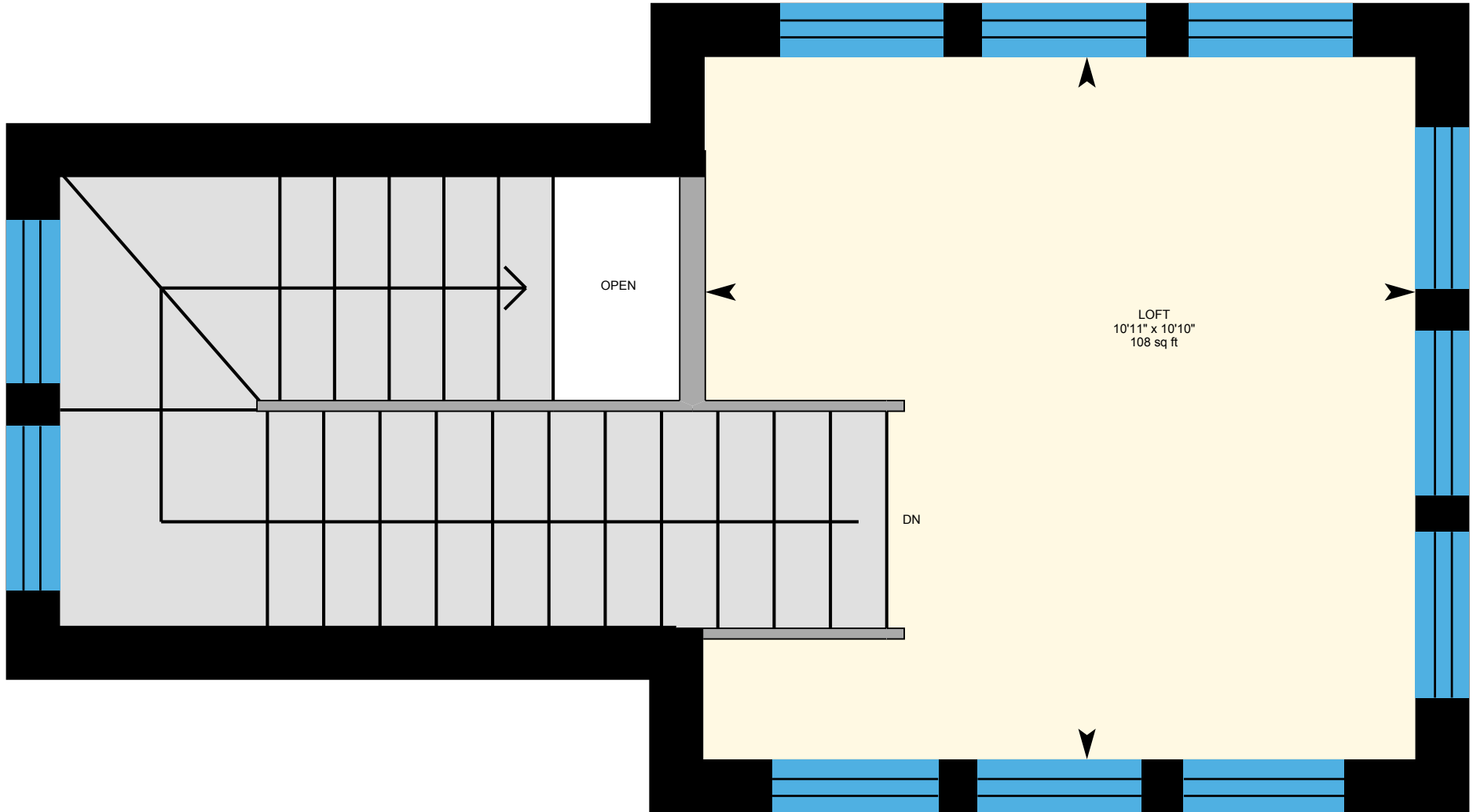
PREPARED: 2022/10/04



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

356796 The Blue Mountains Euphrasia Townline, Clarksburg, ON

3rd Floor Exterior Area 236.29 sq ft
Interior Area 180.67 sq ft
Excluded Area 6.72 sq ft

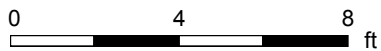
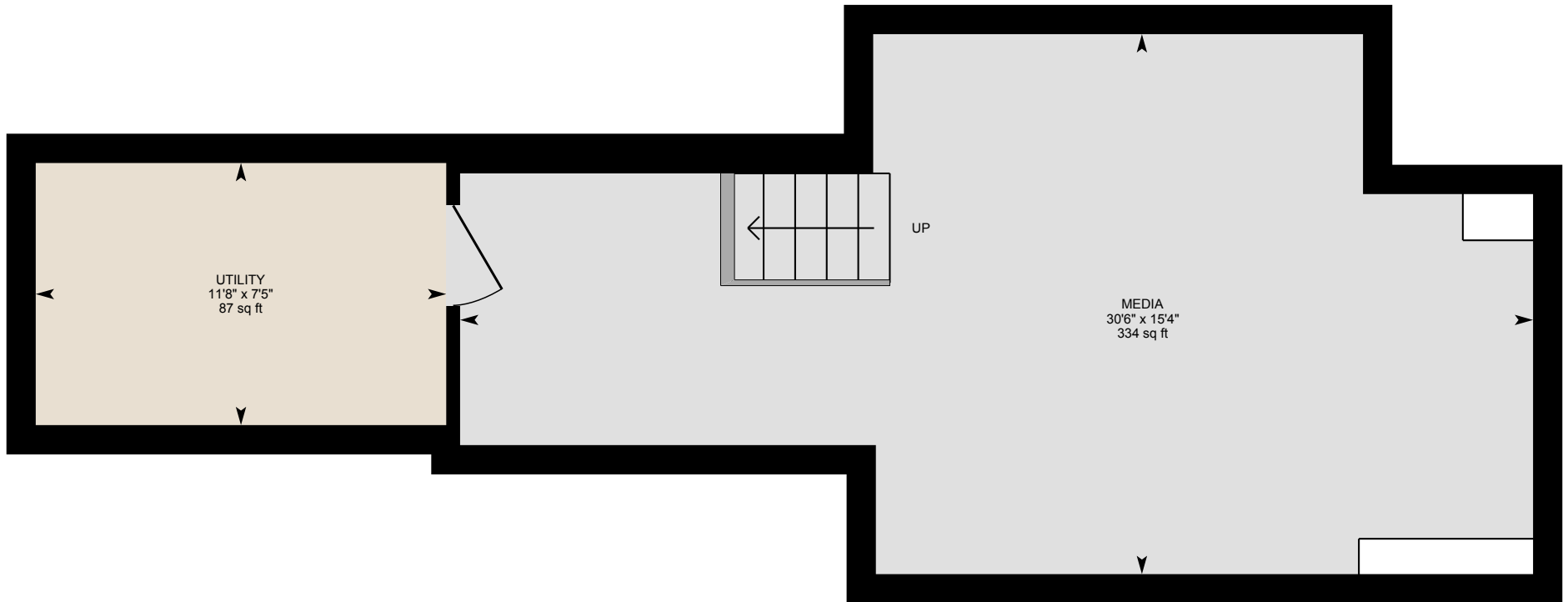


PREPARED: 2022/10/04



356796 The Blue Mountains Euphrasia Townline, Clarksburg, ON

Lower Level (Below Grade) Exterior Area 529.14 sq ft
Interior Area 438.92 sq ft
Excluded Area 16.72 sq ft

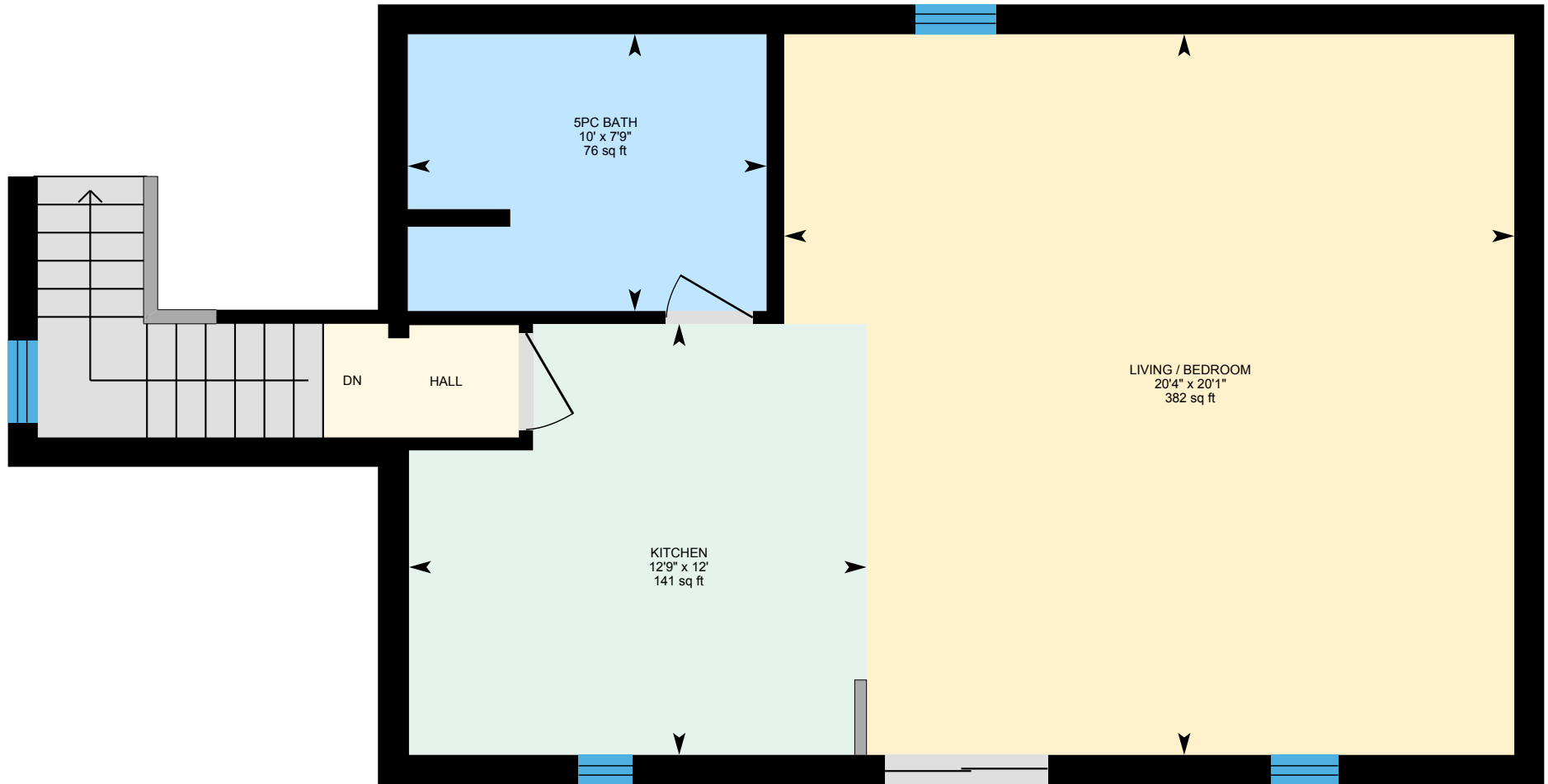


PREPARED: 2022/10/04



356796 The Blue Mountains Euphrasia Townline, Clarksburg, ON

2nd Floor Apartment Exterior Area 773.65 sq ft
Interior Area 665.09 sq ft



0 2 4 ft

PREPARED: 2022/10/04



356796 The Blue Mountains Euphrasia Townline, Clarksburg, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc: 5'11" x 3'11" | 23 sq ft
3pc Ensuite: 10'1" x 8'4" | 63 sq ft
Bedroom: 15'7" x 16'1" | 224 sq ft
Breakfast: 9' x 14'6" | 128 sq ft
Dining: 16'1" x 12' | 180 sq ft
Family: 11' x 11'10" | 128 sq ft
Garage: 49'1" x 22'4" | 783 sq ft
Kitchen: 20'9" x 21'5" | 381 sq ft
Living: 16'10" x 17'4" | 289 sq ft
Office: 10' x 6'2"
Rec Room: 15'6" x 14'3" | 221 sq ft

2ND FLOOR

4pc Ensuite: 11'2" x 5'1" | 55 sq ft
4pc Ensuite: 9'4" x 5' | 47 sq ft
5pc Ensuite: 12'10" x 14'7" | 158 sq ft
Bedroom: 17' x 12'3" | 187 sq ft
Bedroom: 12'5" x 16'2" | 200 sq ft
Day Bed: 4'8" x 6'5" | 30 sq ft
Primary: 16'10" x 19'9" | 311 sq ft

3RD FLOOR

Loft: 10'11" x 10'10" | 108 sq ft

LOWER LEVEL

Media: 15'4" x 30'6" | 334 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 2310.02 sq ft
Excluded Area: 900.71 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 2580.01 sq ft

2ND FLOOR

Interior Area: 1583.30 sq ft
Excluded Area: 52.11 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 1743.69 sq ft

3RD FLOOR

Interior Area: 180.67 sq ft
Excluded Area: 6.72 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 236.29 sq ft

LOWER LEVEL (Below Grade)

Interior Area: 438.92 sq ft
Excluded Area: 16.72 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 529.14 sq ft

356796 The Blue Mountains Euphrasia Townline, Clarksburg, ON

Property Details

Room Measurements

Utility: 7'5" x 11'8" | 87 sq ft

2ND FLOOR APARTMENT

5pc Bath: 10' x 7'9" | 76 sq ft

Kitchen: 12'9" x 12' | 141 sq ft

Living / Bedroom: 20'4" x 20'1" | 382 sq ft

Floor Area Information

2ND FLOOR APARTMENT

Interior Area: 665.09 sq ft

Perimeter Wall Thickness: 10.0 in

Exterior Area: 773.65 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 4739.08 sq ft

Excluded Area: 959.53 sq ft

Exterior Area: 5333.65 sq ft

356796 The Blue Mountains Euphrasia Townline, Clarksburg, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

Roll Number	Address	Assessed Value	Acerage
420839000205010	356796 The Blue Mountains-Euphrasia Townline	\$725000	2.80

Notice: Assessed value may not reflect current market value [MPAC](#)

NEC Designation	Legal Description	Property Use
Outside the Niagara Escarpment Plan Area	CON 1 PT LOT 28 RP 16R4482;PART 3	Single family detached (not on water)

Zoning
Hazard,Rural





Legend

- CA Boundaries
- Wet Areas - GSCA
- Wet Areas - GRCA
- Water Features
- Watercourses
- Floodplains - NVCA
- Floodplains - GRCA
- Approximate Regulated and Screen SVCA
- Approximate Regulated Area
- Approximate Screening Area
- Regulations - GSCA
- Regulations - NVCA
- Large Scale Roads
- Provincial Highway
- County Road
- Township Road
- Seasonal Road
- Parcels - Current
- Grey County Boundary

Notes

222 0 111 222 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© County of Grey



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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Printed August 12, 2022

THIS MAP IS NOT TO BE USED FOR NAVIGATION



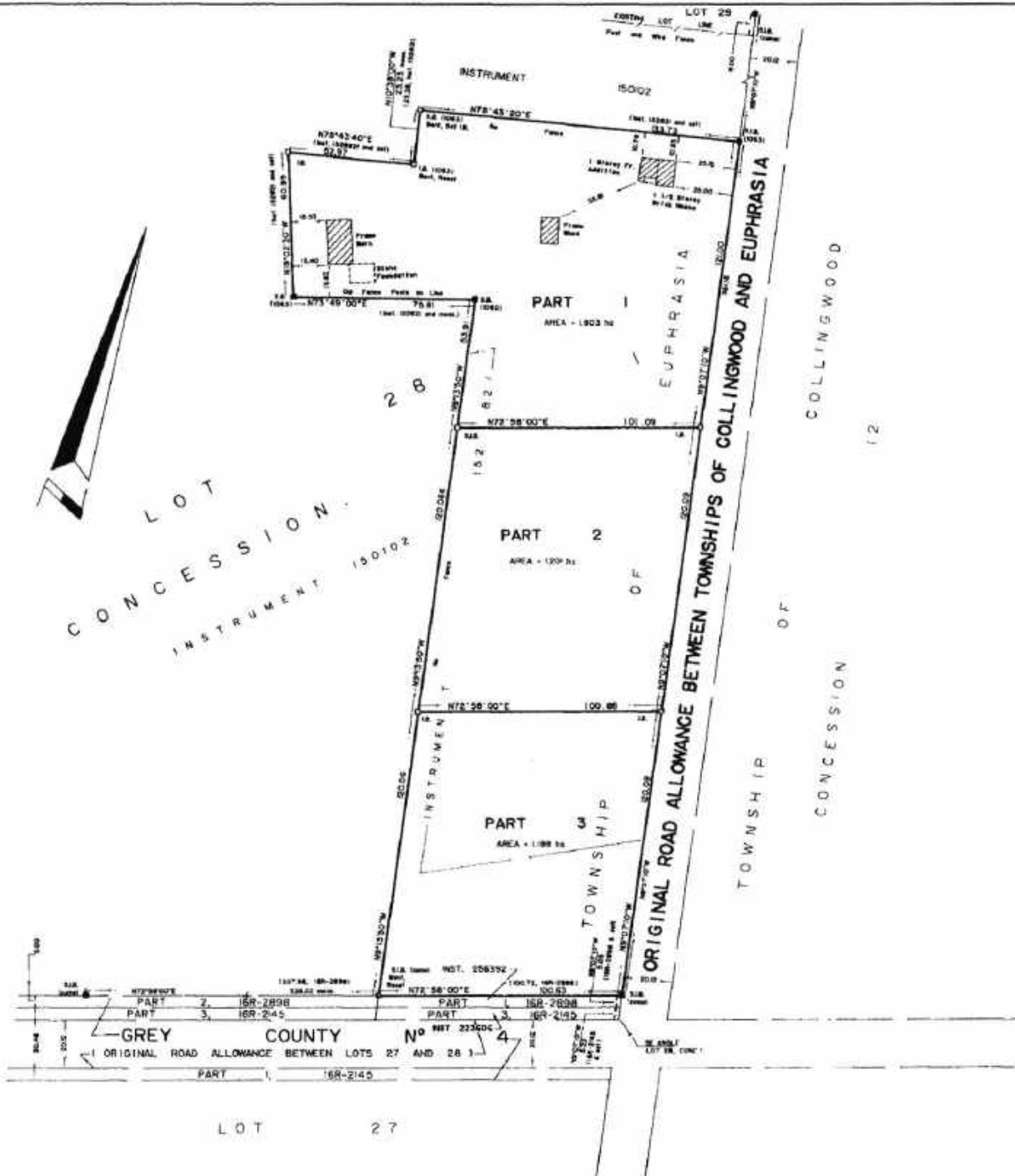
Legend

- Zoning - Grey Highlands**
- A1 Agriculture
 - A2 Restricted Agriculture
 - BE Building Envelope
 - C1 Downtown Commercial
 - C2 Highway and Service Commercial
 - C3 Neighbourhood Convenience
 - C4 Rural Commercial
 - D Development
 - H Hazard
 - I Institutional
 - M1 Light Industrial
 - M2 Heavy Industrial
 - MEX Extractive Industrial
 - ND No Development
 - NEP Niagara Escarpment Commission
 - OS Open Space
 - R Residential
 - REC Recreational Resort
 - RM Residential Multiple
 - RS Residential Shoreline
 - RU Rural
 - RUR Rural Residential
 - W Wetland
- Other Features:**
- CA Boundaries
 - Wet Areas - GSCA
 - Wet Areas - GRCA
 - Water Features
 - Watercourses
 - Floodplains - NVCA
 - Floodplains - GRCA
- Approximate Regulated and Screen SVCA**
- Approximate Regulated Area
 - Approximate Screening Area
 - Regulations - GSCA

Notes

111 0 56 111 Meters





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

PLAN 16R-4482

RECEIVED AND DEPOSITED

DATE 90-07-25

DATE June 24, 1990

Ronald J. EMO

RONALD J. EMO

Ronnie M. Conacher

DEPUTY LAND REGISTRAR FOR THE LAND REGISTRY DIVISION OF GREY NORTH (NO. 16)

PART	LOT	PL. COND.	INSTRUMENT NO.	AREA
1	28	1	1928E	1903 sq
2	28	1	1928E	1207 sq
3	28	1	1928E	1188 sq

PLAN OF SURVEY OF
PART OF LOT 28
CONCESSION 1
TOWNSHIP OF EUPHRASIA
COUNTY OF GREY

SCALE 1:1250

1 2 3 4 5 6 7 8 9 10 METRES

ZUBEK, EMO AND PATTEN LTD.

1990

METRIC

DISTANCES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

NOTES

BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE BEARING OF THE NORTHERLY WIDENED LIMIT OF THE ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 27 AND 28, BEING N72°58'00"E, IN ACCORDANCE WITH PLAN 16R-2898.

- ⊙ DENOTES SET
- ⊕ DENOTES FOUND
- ⊙ 0.025 DENOTES 0.025 X 0.025 X 1.219 IRON SURVEY BAR
- ⊙ 0.016 DENOTES 0.016 X 0.016 X 0.610 IRON SURVEY BAR
- ⊙ 0.025 X 0.025 X 0.610 DENOTES 0.025 X 0.025 X 0.610 IRON SURVEY BAR
- ⊙ DENOTES CUT CROSS
- EMO DENOTES ZUBEK EMO AND PATTEN LIMITED

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 24 DAY OF MAY, 1990

JULY 10, 1990

Ronald J. EMO

RONALD J. EMO
ONTARIO LAND SURVEYOR
COLLINGWOOD