

# Shadow Lake 17 Hall's Point Rd



## **WORK COMPLETED**

- Hot water heater 2019
- New deck at waters edge 2018
- New Houston Marine floating dock 2018
- All buildings piers were leveled in 2017
- Shingles replaced in 2011
- Kitchen and bathroom were renovated in 1995

## **SERVICES**

- Shadow Lake Road 4 and Hall Point are privately maintained roads. The road has about 48 cottages who share in the cost of maintenance, via a cottage association (Sunsetview Cottagers Association). The association takes care of grading, gravel, garbage recycling centre management and winter plowing. The dues are \$240 per year.
- 2021 Property taxes \$3,918.96

## **INNER WORKINGS**

- The cottage is built on piers providing for a sturdy and functional three season cottage
- The water is from the lake through a three season line with filtration
- For cool evenings the wood stove in the great room heats the cottage nicely. Space heaters are used in the back rooms
- Wood burning stove does not have a WETT as the sellers insurance company did not require this for insurance purposes
- The 2000 gallon concrete Holding Tank is located beside the laneway (lake side) as you drive in. here is a 45 gallon pump chamber, located under the cottage which sends the sewage up the hill.

## **SHADOW LAKE**

- More information about Shadow Lake can be found at [www.shadowlakes.on.ca](http://www.shadowlakes.on.ca)
- There are yearly dues for the lake association \$30/year. This supports the management of the rock lake markers on the lake and the rivers, annual newsletters, website, fishing derby, local support, FOCA membership, water quality work and so forth

# 17 Hall Point: Details and Information

## Schedule B

### Inclusions

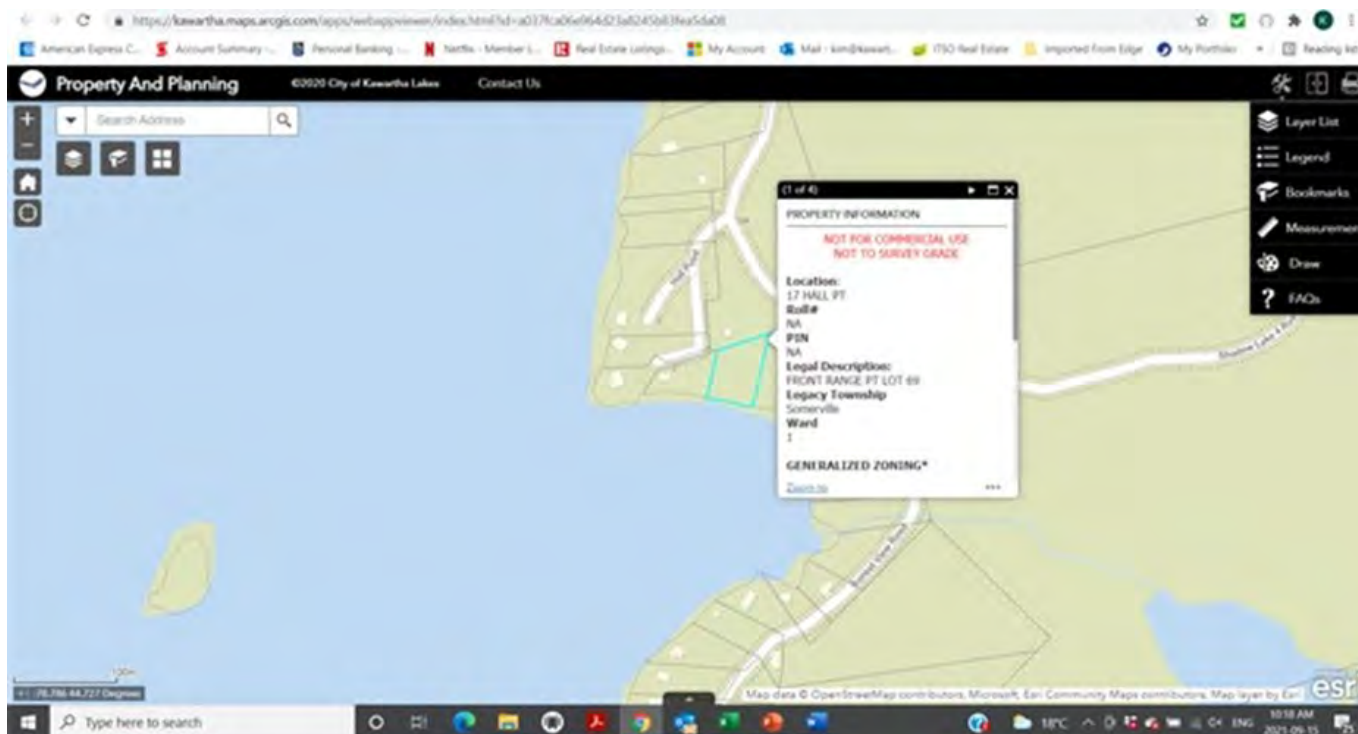
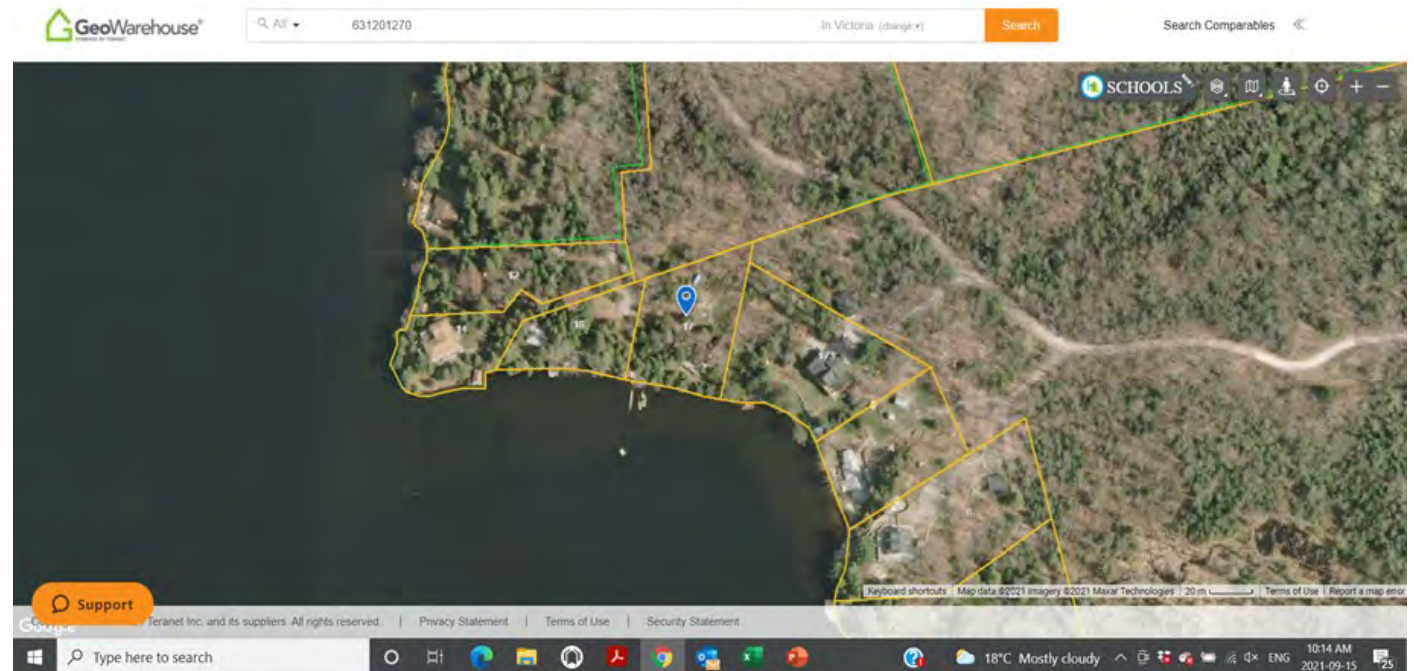
- All furniture and beds except those identified in exclusions
- Stove
- 2x Refrigerator (one fridge is in need of repair and is sold as is)

### Exclusions

- Motor Boat
- Paddle Board and paddle
- Kayaks and paddles
- Life jackets and canoe paddles
- Dresser and rocking chair in living room
- Queen sized bed and headboard in primary bedroom
- Some items in kitchen at seller discretion (for instance a few pots and mugs)
- Various personal items including but not limited to: blankets, towels, kitchen items,



- Assessed Value: \$395,000
- 150ft of Waterfront
- 0.662 Acres
- No Shore Road Allowance
- Zone: LSR



SCHEDULE				
PART	PART OF LOT	CONCESSION	PIN	AREA
1	69 AND 70			1847 sq.m.
2		FRONT RANGE	63120-1272 (LT)	19.1 sq.m.
3	70			19.3 sq.m.
4	69		63120-1271 (LT)	84.1 sq.m.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE Sept 4, 2016

Gerald G. Hickson  
GERALD G. HICKSON  
ONTARIO LAND SURVEYOR

PLAN 57R-10540

RECEIVED AND DEPOSITED

DATE September 2, 2016

B. Hensley  
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND DIVISION OF VICTORIA (No 57)

# PLAN OF SURVEY OF PART OF LOT 69 AND 70 FRONT RANGE CONCESSION GEOGRAPHIC TOWNSHIP OF SOMERVILLE CITY OF KAWARTHA LAKES

SCALE 1 : 400  
0 10 20 30 metres

COE, FISHER, CAMERON

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

## NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS 217 AND 200, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999416.  
FOR BEARING COMPARISONS, A ROTATION OF 1°39'25" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 57R-7699.  
FOR BEARING COMPARISONS, A ROTATION OF 1°38'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P1.  
FOR BEARING COMPARISONS, A ROTATION OF 1°00'25" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS P2 AND P3.

## LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SSB	DENOTES	STANDARD IRON BAR
ISB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
902	DENOTES	COE, FISHER, CAMERON, O.L.S.
SS	DENOTES	SMITH & SMITH, O.L.S.
737	DENOTES	ROBERT B. STINSON, O.L.S.
P	DENOTES	PLAN 57R-7699
P1	DENOTES	PLAN SHOWING CENTRE-LINE OF 16' RIGHT-OF-WAY OVER PART OF LOTS 69 AND 70, FRONT RANGE CONCESSION, BY SMITH & SMITH, O.L.S., DATED JULY 12, 1979
P2	DENOTES	SURVEYOR'S REAL PROPERTY REPORT, ON PART OF LOT 70, FRONT RANGE CONCESSION, BY H.F. GRANDER, O.L.S., DATED JANUARY 14, 2001
P3	DENOTES	PLAN SHOWING SURVEY OF PARTS OF LOTS 69 AND 70, FRONT RANGE CONCESSION, BY ROBT B. STINSON, O.L.S., DATED JUNE 6, 1962
WT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
PROP	DENOTES	PROPORTION


ALL SET SSB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/91.

## SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON JULY 14, 2016

Sept 4, 2016  
DATE

Gerald G. Hickson  
GERALD G. HICKSON  
ONTARIO LAND SURVEYOR

 <b>COE FISHER CAMERON</b> LAND SURVEYORS A wholly owned subsidiary of J.D. Barnes Limited 237 KENT STREET WEST, LINDSAY, ON K9V 3Z3 TF: (800) 752-2704 T: (705) 324-4152 F: (705) 324-8406 www.jdbarnes.com		SURVEYING MAPPING GIS
DRAWN BY: ROW	CHECKED BY: JHW	REFERENCE NO.: 15-17-540-01
FILE: G:\15-17-540\00\Drawing\15-17-540-01.dwg	DATED: 9/02/2016	PLOTTED: 9/02/16

