



Lake District Realty

CORPORATION, BROKERAGE

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THE WATERFRONT COMPANY™ PRESENTS

Beautiful
Builders Lot



521 Fagan Lake Road,
Maberly

\$129,900.00

LakeDistrictRealty.com
MLS® 40444936



LOT SIZE	TAXES	WATER FRONT	FINISH	ACCESS	SURVEY
3.54 Acres		N/A	Partial	Municipal Road	On File

Welcome to 521 Fagan Lake Road, Maberly ON; Builders choice lot in beautiful rural setting. Recently created 3.54-acre lot. Close to major routes, 20 minutes west of Perth, 10 minutes to the village of Sharbot Lake, telephone at the road, hydro on the lot.

DIRECTIONS From Highway 7 at Maberly, head north on Maberly Elphin Road, right on Fagan Lake Road.

INCLUSIONS Contact Brokerage for Full List.

EXCLUSIONS Contact Brokerage for Full List.

LEGAL DESCRIPTION PART OF LOT 16, CON 9, TWP SOUTH SHERBROOKE, NOW TAY VALLEY TOWNSHIP; PART 1 ON 27R-12028

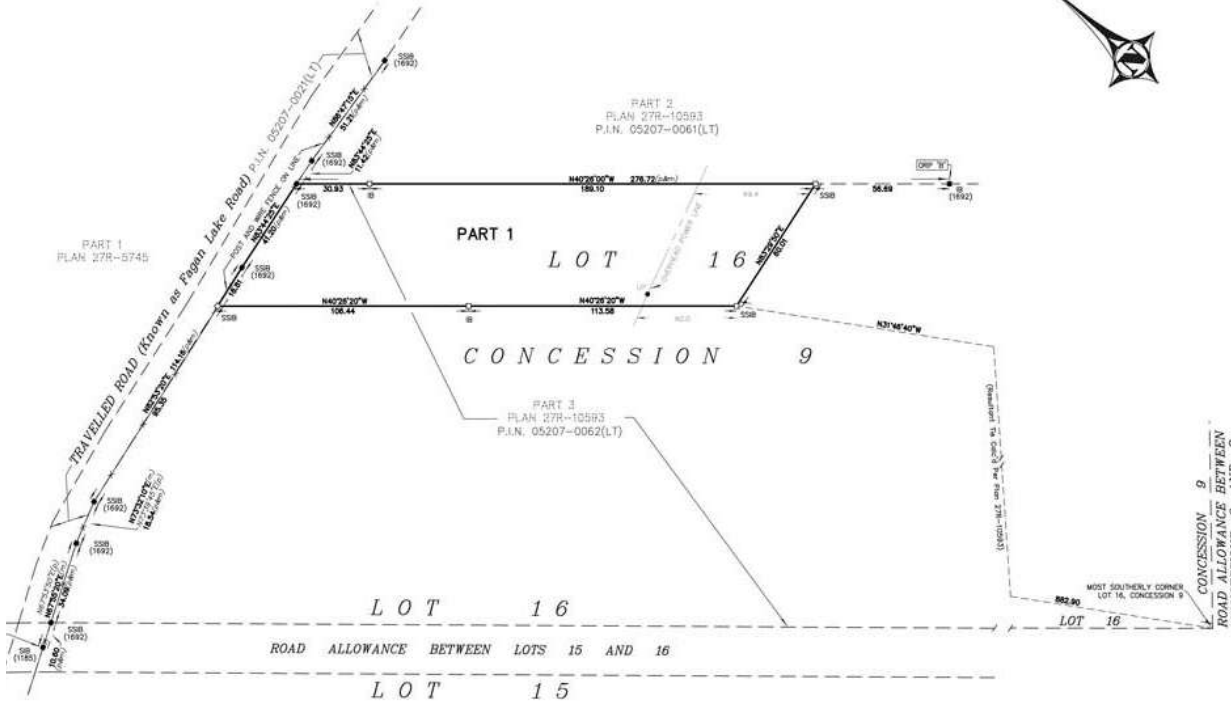
LISTING Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™

SALESPERSON Joel Gray SB COMM 2%

Lake District Realty Corporation gathers data from Vendors Disclosure Forms and other public sources for your information. Purchasers should satisfy themselves on any details they consider important. We encourage you to commission experts to examine a property for you prior to your submitting an Offer of Purchase and Sale.



Survey



SCHEDULE			
PART	LOT	CON	P.I.N.
1	Pl of 16	9	Pl of 05207-0

PLAN OF SURVEY OF P
LOT 16, CONCESSION
GEOGRAPHIC TOWNSHIP
OF SOUTH SHERBROOK
TAX VALLEY TOWNSHIP
COUNTY OF LANARK
McINTOSH PERRY SURVEYING INC

SCALE 1 : 1000

THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm x 1067mm WHEN PLOTTED AT A SCALE OF 1 : 1000.

METRIC :
DISTANCES AND COORDINATES SHOWN ON THIS PLAN CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. HECTARES CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.47105.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 23RD DAY OF

DATE: **JOHN G**
ONTARIO LA

THIS PLAN OF SURVEY RELATES TO ADSL PLAN 508 NUMBER XXXXXXXX.

LEGEND AND NOTES

■	DENOTES	MONUMENT PLANTED
■	DENOTES	MONUMENT FOUND
■	DENOTES	IRON BAR
■	DENOTES	STANDARD IRON BAR
■	DENOTES	SHORT STANDARD IRON BAR
(M)	DENOTES	MEASURED
(P)	DENOTES	PLAN 278-10583
(1883)	DENOTES	J.F. GOULD, O.S.
(1892)	DENOTES	FAIRLEY, SMITH & DENIS S.L.
UP	DENOTES	UTILITY POLE
ORP	DENOTES	OBSERVED REFERENCE POINT

JOB No. 23-3407 DRAWING # D23-3407

PREPARED FOR: ENGLAND BUILDING

McINTOSH PERRY
SURVEYING INC
2248 Drummond Cir. SA, R.R. #7, Perth
Tel: 613-267-6524 Fax: 613-267-6525
www.mcintoshperry.com

EXAMINED: CAD: DL

DATA:
POINTS (ORP) DERIVED FROM GNSS OBSERVATIONS
LOCAL TIME NETWORK (LTM) SERVICE. COORDINATES ARE
FROM STK COMPLIANCE AGREEMENT.
NAD83 CRS (2011), WTM ZONE 9
AL ACCURACY PER SEC. 14 (2) OF O. REG. 216/10

NORTHING	EASTING
4968088.4	301530.0
4967928.4	301522.8

NOTE: BY THEMSELVES, BE USED TO
Determine OR BOUNDARIES SHOWN ON THIS

MONUMENTATION:
SSBS HAVE BEEN SET IN LIEU OF SBBS DUE TO SHALLOW OVERBURDEN
AND/OR THE PRESENCE OF SUBSURFACE UTILITIES.

DISTANCES:
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE
USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE
FACTOR OF 0.999874.

BEARINGS:
BEARINGS ARE WTM GRID BEARINGS, DERIVED BY REAL TIME NETWORK GNSS
OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B' SHOWN
HEREON, AND ARE REFERRED TO THE NAD83 CRS (2011) WTM ZONE 9
COORDINATE SYSTEM.

