

DRAFT PLAN OF SUBDIVISION

PART OF LOT 24, CONCESSION 8
AND PART OF THE ORIGINAL ROAD ALLOWANCE
BETWEEN TOWNSHIPS OF REACH AND CARTWRIGHT
TOWNSHIP OF SCUGOG
REGIONAL MUNICIPALITY OF DURHAM

NOTE: DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND MAY BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

ADDITIONAL INFORMATION

REQUIRED UNDER SECTION 50 OF THE PLANNING
ACT:

- A. AS SHOWN ON DRAFT PLAN
- B. SHOWN ON KEY PLAN
- C. AS SHOWN ON DRAFT PLAN AND KEY PLAN
- D. RESIDENTIAL, SINGLE FAMILY ESTATE LOTS
- E. NORTH: FARMLAND; WEST: SHORELINE RESIDENTIAL
SOUTH: FARMLAND; EAST: VACANT, FARMLAND
- F. DIMENSIONS AND LAYOUT AS SHOWN ON
DRAFT PLAN
- G. NATURAL/ARTIFICIAL FEATURES AS SHOWN
ON DRAFT AND KEY PLANS
- H. INDIVIDUAL WELLS (DRILLED)
- I. SOILS - SILTY SAND
- J. EXISTING CONTOURS AND ELEVATIONS AS
SHOWN ON DRAFT PLAN
- K. SEPTIC TANKS, OPEN DITCHES FOR STORM
DRAINAGE
- L. NO PRESENT EASEMENTS

GENERAL NOTES AND LAND USE

TOTAL HOLDINGS OF APPLICANT.....9.36ha (23.13Ac)
DRAFT PLAN AREA.....9.36ha (23.13Ac)
NUMBER OF LOTS.....14
NUMBER OF HECTARES PER UNIT.....0.669ha (1.652Ac)
POPULATION.....14 x 2.4pp/unit = 40.6
DENSITY.....4.34pp/ha (1.75pp/Ac)
MIN. LOT AREA.....0.549ha (1.36Ac)
MIN. LOT FRONTAGE.....32.10m (105.31ft)
BLOCK A (FUTURE ROAD WIDENING).....0.046ha (0.114Ac)
BLOCK B (VISIBILITY TRIANGLE).....0.001ha (0.003Ac)
BLOCK C (0.30m/1' RESERVE).....0.004ha (0.011Ac)
BLOCK D (STORMWATER POND).....0.616ha (1.52Ac)

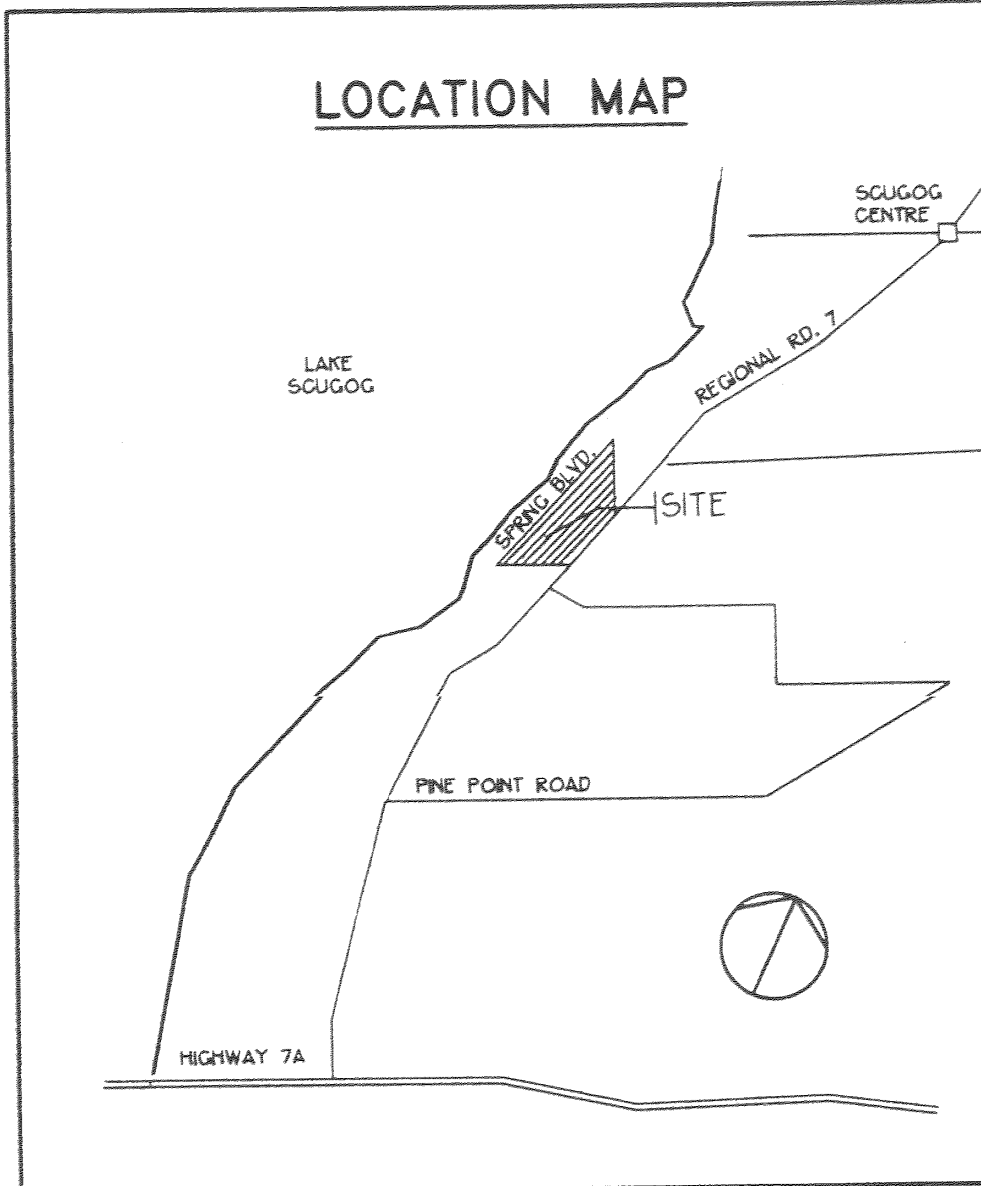
OWNERS CERTIFICATE

I, THE OWNER OF THESE LANDS HEREBY AUTHORIZE HENRY
KORTEKAAS AND ASSOCIATES INC. TO PREPARE AND SUB-
MIT THIS DRAFT PLAN OF SUBDIVISION TO THE REGION OF
DURHAM FOR APPROVAL.

23 ESTATES LTD.
1730 MCPHERSON CRT.
SUITE 18
PICKERING, ONTARIO
L1W 3E6
(416) 839-8087

CYRIL BUNTING
PAUL GOODMAN

LOCATION MAP

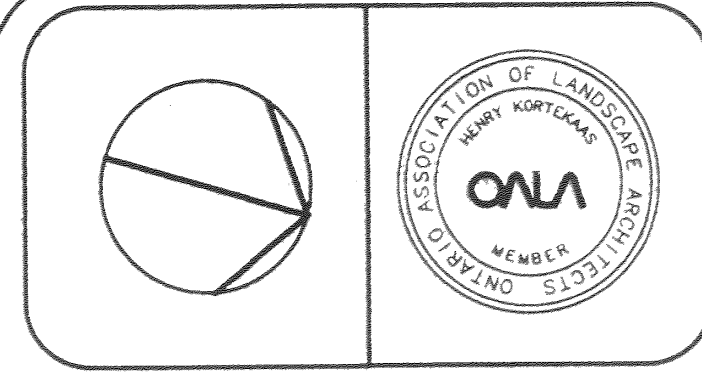


Subject to the conditions set forth in our
letter dated June 16, 1994,
this draft plan is approved under Section
51 of the Planning Act R.S.O. 1990,
c.P.13, this 1st day of June,
1994

Acting
Commissioner of Planning
Regional Municipality of Durham

NO.	DATE	DESCRIPTION
7	04/22/94	INCLUDE STORMWATER PONDS
6	01/15/93	REVISE DRAFT PLAN TO 14 LOTS, ADD OFFSET 0.1m DE-SAC
5	01/11/93	REVISE EXISTING PROPERTY LINES AS PER SURVEY BY DONEVAN FLEISCHMANN PETRICH
4	01/06/93	ADD GRADES TO EXIST 'A'
3	01/04/93	REVISE PROPOSED LOTS AND AREAS
2	01/21/92	FIRST SUBMISSION
1	01/20/92	REMOVE SEVERED PROPERTY FROM DRAFT PLAN

REVISIONS



**HENRY KORTEKAAS &
ASSOCIATES INC.**

LANDSCAPE ARCHITECTURE,
ENVIRONMENTAL & RECREATIONAL
PLANNING

82 SHERWOOD RD. E. AJAX, ONT. L1T 2Z2
427-2782

PROJECT
23 ESTATES LTD.
RESIDENTIAL DEVELOPMENT
SCUGOG ISLAND
18T-90009
REGION OF DURHAM REF # 37577

DRAWING
DRAFT PLAN OF SUBDIVISION

DRAWN BY: F.M.T.	SCALE: 1:1250	FILE NAME: 88620-11
CHECKED BY: H.K.	DATE: 05/09/99	DRAWING NO.:
DESIGNED BY: H.K.	JOB NO.:	188RE5620

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE LIMITS OF THE LANDS TO BE
SUBDIVIDED ARE CORRECTLY SHOWN IN ACCORDANCE WITH
SURVEYS COMPLETED AS INDICATED BELOW.

DATED: April 16, 1994 SIGNED: [Signature]

W. JOHN BURG, O.L.S.
DONEVAN FLEISCHMANN PETRICH LTD.
(FORMERLY DONEVAN + FLEISCHMANN CO. LTD.)
ONTARIO LAND SURVEYORS
11 ONTARIO ST. OSHAWA, ONTARIO.

BASED ON SURVEY WORK
PREPARED BY:
DONEVAN + FLEISCHMANN
SURVEYORS
OSHAWA, ONTARIO
MAR. 26, 1966 JOB#3461
OCT. 26, 1966 JOB#35038
DEC. 4, 1972 JOB#22645
JUN. 19, 1972 JOB#21806
OCT. 24, 1980 JOB#1-6256
FEB. 15, 1986 JOB#1-6426
JAN. 1992 JOB#R1304 PLAN 14047
JAN. 1993 JOB#R1231 PLAN 40R-13488

ARC OF PRACTICE
AGRICULTURAL CODE OF PRACTICE: R=223.4m