

1 Locke Bay

LISTING HIGHLIGHTS



FILE 8144

Winnipeg River Water Access

Selling Features:

- 3.98 Acres
- North frontage totalling 402 feet
- Private shoreline

Access: Directly across from the Oldford road sub division on Locke Bay

Taxes: \$528.00 in 2024

PIN: 42137-0097



Comments: Four and Four! 4 acres and 400 feet of frontage await you on Locke Bay. Unparalleled privacy and shoreline makes this property special; many different options for build sites to capture the south view and still remain private to any neighbors. The profile of this land has many gradual slopes to the water and the rocky point gives you options for a swim dock and also gives you a buffer to the neighboring 3 lots to the west. This size of vacant land is hard to come by these days...Build, Fish, and relax!

\$219,000

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
July 6, 1990
RECEIVED AND DEPOSITED July 26, 1990
PLAN 23R-8

Ross M. Johnson
ROSS JOHNSON O.L.S.
LAND REGISTRAR FOR THE LAND DIVISION OF KENORA.

PART 1 - Part of Parcel 24595 D.K.F. PART 1 subject to Flooding Rights to contour of elevation 318.516 G.S.C datum, 1923 adjustment

PLAN OF SURVEY OF
PART OF THE SOUTH PART OF
BROKEN LOT 5,
CONCESSION 1
TOWNSHIP OF UMBACH
DISTRICT OF KENORA

SCALE 1:1000

ROSS M. JOHNSON SURVEYING LTD.
1990

BEARING REFERENCE
Bearings are astronomic, referred to the east limit of Part 3,
Plan 23R-4970, having a bearing of NORTH.

SURVEYOR'S CERTIFICATE

I certify that:
(1) This survey and plan are correct and in accordance with The Survey and the Land Titles Act and the regulations made thereunder,
(2) The survey was completed on the 1st day of June, 1990.

Ross M. Johnson
Ross M. Johnson
Ontario Land Surveyor

Kenora, Ontario
July 6, 1990

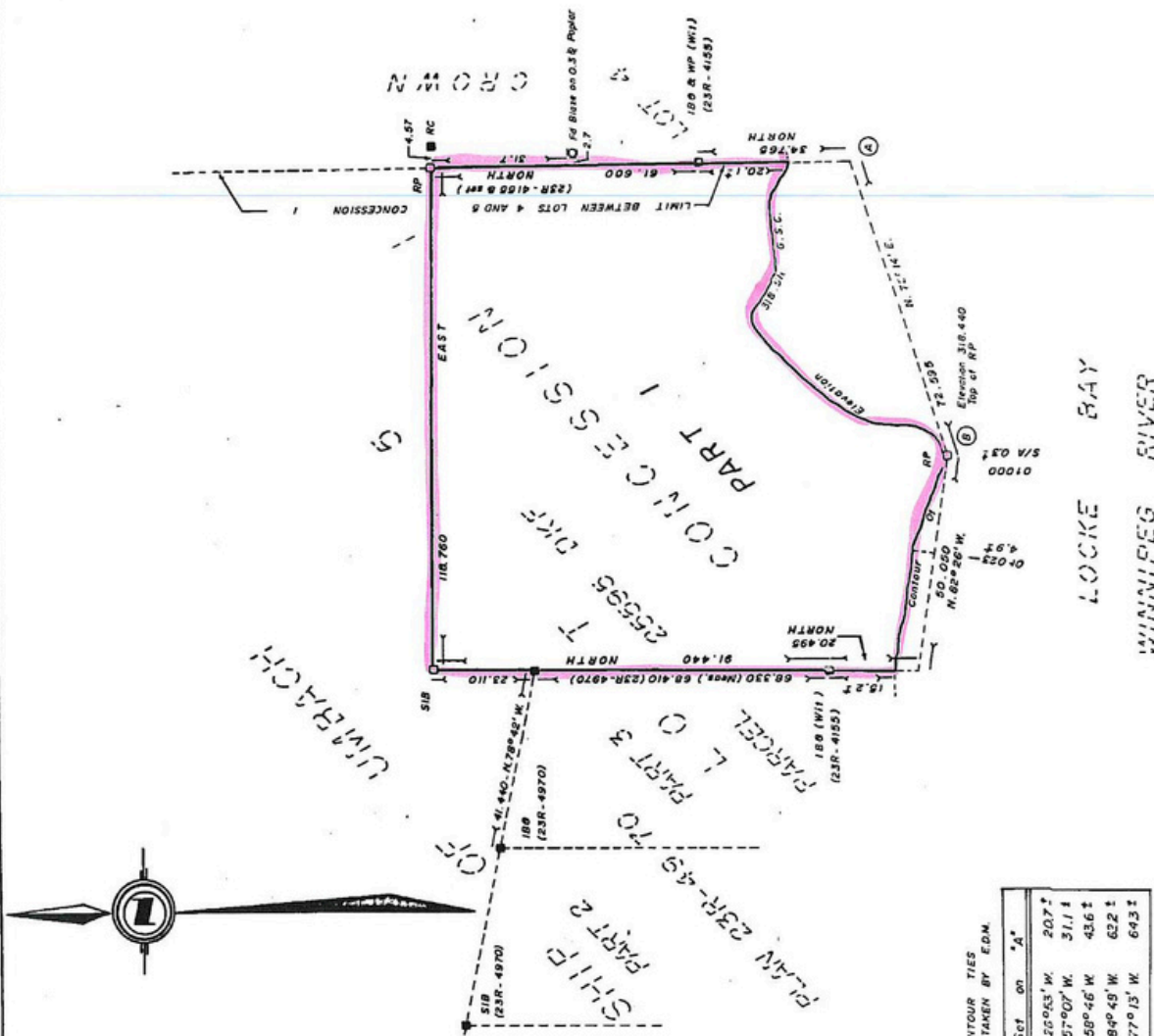
CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

LEGEND

- Denotes Found Survey Monuments
- Denotes Set Survey Monuments
- Denotes Standard Iron Bar
- Denotes Short Standard Iron Bar
- Denotes Iron Bar
- Denotes Iron Bar round
- Denotes Rock Bar
- Denotes Rock Post
- Denotes Cut Grass
- WP Denotes Wooden Guide Post
- RC Denotes Rock Cairn
- NTD Denotes Ministry Of Transportation Ontario

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ROSS M. JOHNSON SURVEYING
ONTARIO LAND SURVEYOR
P.O. BOX 593 KENORA, ONTARIO
P6N-3X5 (807) 465-1111



NOTE
Carefully check this section is referred to M.T.O. plan 1-11-11 mark 117-11-11 on each side of the east side of Highway 503 south of the town of Endeavour, Kenora having a distance of 22.504 G.S.C datum.

INTOUR TIES TAKEN BY EDM.

SET ON	"A"
1.25° 03' W	20.7 ±
57° 07' W	31.1 ±
58° 46' W	43.6 ±
84° 45' W	62.2 ±
77° 15' W	64.3 ±