

# TROY/AUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$1,195,900**

*Welcome to* 1036 Snowshoe Road  
on Wenona Lake, Haliburton



*Troy Austen*  
Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca









Welcome to your newly crafted custom cottage overlooking the scenic Wenona Lake. This impeccably designed property showcases a blend of contemporary craftsmanship and style. The low-maintenance exterior, boasting resilient vinyl siding, aluminum frame windows, and a metal roof, guarantees enduring beauty and tranquility for years to come. Inside, discover four generously-sized bedrooms and two bathrooms, catering to both family and guests alike.

The open-concept main floor offers panoramic lake views, seamlessly connecting you to the natural surroundings. The heart of the home lies in the custom kitchen, a haven for culinary enthusiasts, combining style with functionality. Soaring 24-foot cathedral ceilings enhance the grandeur, creating an ideal space for relaxation and entertaining. Main floor laundry adds practical convenience, while the unfinished basement presents endless possibilities for your personal touch, whether transforming it into a recreational haven or additional living space.

Step outside onto the expansive deck, perfect for hosting gatherings and relishing Western exposure sunsets over the water. With an impressive 112 feet of pristine shoreline, this property is a family-friendly haven, featuring a shallow entry point and convenient lake access. Lakeside living is enhanced by a maintenance-free deck and raft, adding to the allure of the outdoors. Enjoy privacy as you unwind, and explore the potential of the unfinished 200-square-foot bunkie with a patio door, offering versatility for guest accommodations.

Wenona Lake is renowned for exceptional fishing, and a nearby public boat launch ensures easy access to explore the lake at your leisure. Only a short 15-minute drive away, you'll find the essentials and the charming village of Haliburton. Welcome to a haven where modern comfort meets the tranquility of lakeside living.





# Interior Home Features

Four spacious bedrooms

Two convenient bathrooms

Open concept design with stunning lake views

Impressive 24-foot cathedral ceilings

Custom kitchen for culinary delights

Main floor laundry for added convenience

Unfinished basement offers endless possibilities

Fully winterized



# Exterior Features

112ft of shoreline with easy shallow entry

West-facing views for breathtaking sunsets

Maintenance-free dock and raft for leisurely lake enjoyment

Unfinished 200sq ft bunkie with patio door, ready for personalization

Convenient public boat launch nearby for easy water access

Wenona Lake renowned for excellent fishing experiences

Just a 15-minute drive to the charming village of Haliburton





# 1036 SNOWSHOE Road, Haliburton, Ontario K0M 1S0

Listing

Client Full  
**Active / Residential**

**1036 SNOWSHOE Rd Haliburton**

Listing ID: 40533188

Price: \$1,195,900



## Haliburton/Dysart et al/Dudley 2 Storey/House



Water Body: **Wenona Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1
Second	3	1	

Beds (AG+BG): **4 (4 + 0)**  
Baths (F+H): **2 (2 + 0)**  
SF Fin Total: **1,900**  
AG Fin SF Range: **1501 to 2000**  
AG Fin SF: **1,900/LBO provide**  
DOM: **0**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$916.38/2023**

## Remarks/Directions

Public Rmks: **Welcome to your newly crafted custom cottage overlooking the scenic Wenona Lake. This impeccably designed property showcases a blend of contemporary craftsmanship and style. The low-maintenance exterior, boasting resilient vinyl siding, aluminum frame windows, and a metal roof, guarantees enduring beauty and tranquility for years to come. Inside, discover four generously-sized bedrooms and two bathrooms, catering to both family and guests alike. The open-concept main floor offers panoramic lake views, seamlessly connecting you to the natural surroundings. The heart of the home lies in the custom kitchen, a haven for culinary enthusiasts, combining style with functionality. Soaring 24-foot cathedral ceilings enhance the grandeur, creating an ideal space for relaxation and entertaining. Main floor laundry adds practical convenience, while the unfinished basement presents endless possibilities for your personal touch, whether transforming it into a recreational haven or additional living space. Step outside onto the expansive deck, perfect for hosting gatherings and relishing Western exposure sunsets over the water. With an impressive 112 feet of pristine shoreline, this property is a family-friendly haven, featuring a shallow entry point and convenient lake access. Lakeside living is enhanced by a maintenance-free deck and raft, adding to the allure of the outdoors. Enjoy privacy as you unwind, and explore the potential of the unfinished 200-square-foot bunkie with a patio door, offering versatility for guest accommodations. Wenona Lake is renowned for exceptional fishing, and a nearby public boat launch ensures easy access to explore the lake at your leisure. Only a short 15-minute drive away, you'll find the essentials and the charming village of Haliburton. Welcome to a haven where modern comfort meets the tranquility of lakeside living.**

Directions: **HWY 118 east to Trappers Trail to Wenona Lake Road to Snowshoe Road**

## Waterfront

Waterfront Type: **Direct Waterfront**  
Waterfront Features: **Beach Front**  
Dock Type: **Private Docking**  
Shoreline: **Not Owned**  
Shore Rd Allow: **Not Owned**  
Channel Name:

Water View: **Direct Water View**  
Boat House:  
Frontage: **112.00**  
Exposure:  
Island Y/N: **No**

## Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
<b>Bunkhouse</b>	<b>1</b>			<b>No</b>

## Exterior

Exterior Feat:	<b>Deck(s), Porch</b>	Foundation:	<b>Poured Concrete</b>	Roof:	<b>Metal</b>
Construct. Material:	<b>Vinyl Siding</b>			Prop Attached:	<b>Detached</b>
Shingles Replaced:				Apx Age:	<b>New</b>
Year/Desc/Source:	<b>//</b>			Rd Acc Fee:	
Property Access:	<b>Municipal Road, Year Round Road, Other</b>			Winterized:	
Other Structures:	<b>Other</b>			Garage Spaces:	
Garage & Parking:	<b>Outside/Surface/Open, Private Drive Single Wide</b>				
Parking Spaces:	<b>3</b>	Driveway Spaces:	<b>3.0</b>		
Services:	<b>Cell Service, Electricity, High Speed Internet</b>	Water Tmnt:	<b>Heated Water Line, Yes</b>	Sewer:	<b>Septic</b>
Water Source:	<b>Lake/River</b>	Acres Range:	<b>&lt; 0.5</b>	Acres Rent:	
Lot Size Area/Units:	<b>/</b>	Lot Depth (Ft):		Lot Shape:	
Lot Front (Ft):	<b>112.00</b>	Lot Irregularities:		Land Lse Fee:	
Location:	<b>Rural</b>			Retire Com:	
Area Influences:	<b>Hospital, Lake Access, Lake/Pond, Open Spaces, Park, Place of Worship, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby</b>			Fronting On:	<b>West</b>
View:	<b>Lake, Trees/Woods</b>				
Topography:	<b>Sloping</b>				
School District:	<b>Trillium Lakelands District School Board</b>				

## Interior

Interior Feat: **Water Heater**  
 Basement: **Full Basement**      Basement Fin: **Unfinished**  
 Laundry Feat: **Main Level**  
 Cooling: **None**  
 Heating: **Baseboard, Electric**  
 Fireplace: **1/Wood**  
 Inclusions: **Other**  
 Add Inclusions: **Light Fixtures, Large Appliances**  
 Exclusions: **All furnishings and Household Items, Personal Items**

FP Stove Op:

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **LT 61 PL 482; DYSART ET AL**  
 Zoning: **WR4L**  
 Assess Val/Year: **\$130,000/2023**  
 PIN: **391630220**  
 ROLL: **462402000021600**  
 Possession/Date: **Other/**

Local Improvements Fee:

Survey: **Available/ 1968**  
 Hold Over Days:  
 Occupant Type: **Owner**

Deposit: **min 5%**

### Brokerage Information

List Date: **02/01/2024**  
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Troy Austen, Salesperson  
 Date Prepared: 02/01/2024

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

### Listing ID: 40533188

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Utility Room	Basement	13' 0" X 12' 0"	3.96 X 3.66	4-Piece
Recreation Room	Basement	22' 0" X 10' 0"	6.71 X 3.05	
Storage	Basement	25' 0" X 14' 0"	7.62 X 4.27	
Storage	Basement	19' 0" X 15' 0"	5.79 X 4.57	
Foyer	Main	7' 0" X 5' 11"	2.13 X 1.80	
Kitchen	Main	18' 9" X 10' 0"	5.72 X 3.05	
Living Room	Main	17' 0" X 15' 6"	5.18 X 4.72	
Dining Room	Main	9' 0" X 9' 3"	2.74 X 2.82	
Laundry	Main	12' 0" X 5' 2"	3.66 X 1.57	
Bathroom	Main	12' 0" X 6' 0"	3.66 X 1.83	
Bedroom Primary	Main	12' 0" X 14' 6"	3.66 X 4.42	
Porch	Main	13' 4" X 11' 8"	4.06 X 3.56	4-Piece
Desc: screened porch				
Porch	Main	12' 0" X 12' 0"	3.66 X 3.66	
Desc: covered porch				
Bedroom	Second	18' 6" X 9' 6"	5.64 X 2.90	
Bedroom	Second	10' 7" X 9' 6"	3.23 X 2.90	
Bedroom	Second	12' 0" X 8' 10"	3.66 X 2.69	
Bathroom	Second	9' 5" X 5' 0"	2.87 X 1.52	

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# Chattels

## Included

- All Large Appliances
- Light Fixtures

## Excluded

- Personal Items
- All Furnishings
- All Household items



Seller



Buyer



# Additional Information

- Internet Provider – Starlink (highspeed)
- Cell Service – Yes
- Septic Installer – Blair sand and gravel (new)
- Lake Water with heated lines and full water treatment
- Winterized – Yes
- Age of Building – New Build
- Insurance Company – Vasey
- Road – Municipal, seasonally maintained with year round via private plowing in the winter
- Lake Associate Dues - \$60/yr





Your account number is:

2002 9313 4876

This statement is issued on:

August 30, 2023

## Your Electricity Statement

For the period of: July 18, 2023 - August 18, 2023

### What is my balance?

**\$56.<sup>97</sup> CR**

See reverse for a summary

### How much did I use?

You powered your home with



**482 kWh**

of electricity this period

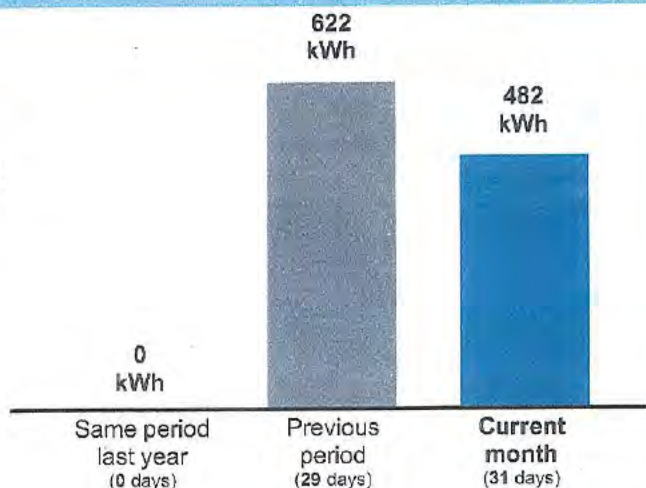
### How do I get my credit?

Your credit will be applied on your next statement

### What does my electricity usage look like?

Your average daily usage has **decreased by 28%** compared to the previous period.

Find out more by logging into **myAccount** at [www.HydroOne.com](http://www.HydroOne.com)



### What do I need to know?

Total Ontario support: \$35.30. To learn more about the province's electricity support programs, visit [Ontario.ca/yourelectricitybill](http://Ontario.ca/yourelectricitybill).



For billing, quick answers and much more, visit [www.HydroOne.com](http://www.HydroOne.com)



For emergencies or reporting outages  
**1-800-434-1235** (24 hrs)



For service inquiries and payment  
**1-888-664-9376**  
Mon to Fri 7:30 a.m. - 8 p.m.



Hydro One Networks Inc.  
PO Box 5700  
Markham, ON L3R 1C8

Your account number: **2002 9313 4876**







## What am I paying for?

<b>Balance carried forward from previous statement</b>	<b>-\$155.46</b>
Amount from your previous period	\$272.20
Amount we received on Jul 28/23	-\$155.46
Amount we received on Aug 18/23	-\$272.20
<b>Your electricity charges</b>	<b>\$98.49</b>
<b>Total credit in your account</b>	<b>-\$56.97</b>

There is no outstanding balance owing on your account.



## Powering 1036 SNOWSHOE RD

Point of Delivery: 93495330

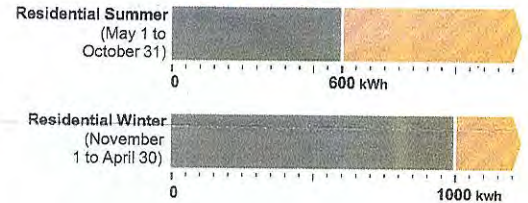
Residential - Medium Density

<b>Electricity</b>	<b>\$41.93</b>
This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.	
<b>Delivery</b>	<b>\$52.34</b>
This is the cost of ensuring you have reliable power when you need it. <b>Hydro One collects this money</b> to build, maintain and operate the electricity infrastructure, which includes power lines, steel towers and wood poles covering 960,000 sq. km. A portion of this cost is fixed and a portion varies depending on the amount of electricity used.	
<b>Regulatory Charges</b>	<b>\$2.95</b>
The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.	
<b>HST (87086-5821-RT0001)</b>	<b>\$12.64</b>
<b>Ontario Electricity Rebate</b>	<b>-\$11.37</b>
<b>Total of your electricity charges</b>	<b>\$98.49</b>

## What is my Tiered breakdown?

Jul 18/23 to Aug 18/23	Usage (kWh)	Rate (¢)	Amount
Tier 1	482	8.7	\$41.93

## Tiered Price Plan



**Go paperless!**

## Save time and trees with paperless billing

Convenient, secure online access to your account 24/7 – and it's better for the environment.

[HydroOne.com/myAccount](https://hydroone.com/myAccount)

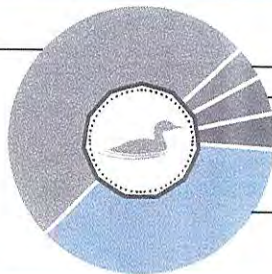


Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J4019503	Aug 18/23 26578	Jul 18/23 26096	482	(x1) = 482

## Shedding light on your electricity statement

### To the electricity generators for the electricity you use

Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the IESO. These charges are used to cover the cost of electricity generation.



Regulatory costs  
Taxes  
Other delivery costs  
Hydro One's delivery costs

## Energy Saving Tip

### Phantom Power

Electronics use energy even when off. Plug them into power bars with timers or auto-shutoff to lower energy use.







# Municipality of Dysart et al

P.O. Box 389  
135 Maple Ave  
Haliburton ON K0M 1S0  
(705) 457-1740  
Email: tax@dysartetal.ca

Group Code:

## TAX NOTICE

Final	2023
Billing Date	May 10, 2023

Mortgage Company					Bill No.		467194		
Roll No. 020-000-21600-0000					Mortgage No.				
Name and Address 1623					Municipal Address/Legal Description				
<div></div>					1036 SNOWSHOE RD CON 2 PT LOT 12 PLAN 482 LOT 61				
Assessment			Municipal Levy		County Levy		Education Levy		
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount	
RTEP	\$ 130,000.00	Res/Farm Tx:Full - EPubSup	0.00316071	\$ 410.89	0.00235833	\$ 306.58	0.00153000	\$ 198.90	
Sub Totals >>>			Municipal Levy	\$ 410.89	County Levy	\$ 306.58	Education Levy	\$ 198.90	
Special Charges		Exp Year	Installments		Summary				
By Law #	Description		Amt	Due Date	Amount				
				7/12/2023	\$ 80.91	Sub-Total - Tax Levy			\$ 916.37
				9/13/2023	\$ 136.00	Special Charges/Credits			\$ 0.00
			2023 Tax Cap Adjustment			\$ 0.00			
			Final 2023 Levies			\$ 916.37			
			Less Interim Tax Notice			\$ 642.88			
Past Due Taxes/Credit			-\$ 56.58						
Total Special Charges			\$ 0.00	Total Amount Due			\$ 216.91		

### Schedule 2

#### Explanation of Tax Changes 2022 to 2023

Final 2022 Levies	Final 2023 Levies	Total Year Over Year Change
\$ 1,285.77	\$ 916.37	-\$ 369.40

Final 2022 Levies	\$ 1,285.77
* 2022 Annualized Taxes	\$ 1,285.77
2023 Local Municipal Levy Change	\$ 9.39
2023 County Levy Change	\$ 53.61
2023 Provincial Education Levy Change	-\$ 10.40
2023 Tax Change Due to Reassessment	-\$ 422.00
** Final 2023 Levies	\$ 916.37

\*\* Adjusted and final tax amounts apply only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

### Schedule 3

#### Explanation of Property Tax Calculations

	Commercial	Industrial	Multi-Res.
2023 CVA Taxes			
* 2022 Annualized Taxes			
2023 Tax Cap Amount			
2023 Provincial Education Levy Change			
2023 Municipal Levy Change			
** 2023 Adjusted Taxes			

\* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments the annualized taxes should equal the Final tax amount listed above.


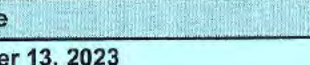
### Municipality of Dysart et al

P.O. Box 389  
135 Maple Ave  
Haliburton ON K0M 1S0  
(705) 457-1740

PLEASE DETACH AND SUBMIT WITH PAYMENT

### SECOND INSTALLMENT

THANK YOU

Received from:	
Roll #	020-000-21600-0000
Name	
Address	
Due Date	Total Due
September 13, 2023	\$ 136.00







**Excavating – Trucking**

1017546 Ontario Inc.  
HST# 135924264

November 28, 2023

Dear Rose,

We are pleased to provide you with the budget cost pricing to install a more functional driveway and parking area at your Snowshoe Trail cottage as discussed and as follows:

**Driveway/Parking:**

- Mobilize excavator
- Hammer existing driveway to allow for better turning radius
- Build up existing driveway
- Limestone retaining walls
- Limestone steps approx. 10-15
- Screened soil and erosion blankets will be used on the slopes

Budget Cost: \$60,000.00

All the above budget costs are based on what we can see at this time. We usually perform work on a “time and material” basis which is most fair to both parties.

Above prices do not include:

- Applicable taxes

We thank you for the opportunity to quote and look forward to hearing from you.

Sincerely

Zach Boice



PLAN OF SUBDIVISION  
OF  
THE LEGEND OF MISKWABINISH  
BEING PART OF  
LOTS 9, 10, 11, 12, 13, & 14, CONCESSION 1  
AND PART OF  
LOTS 12, 14, & 15, CONCESSION 2  
AND PART OF  
LOTS 12, 13, & 14, CONCESSION 3  
TOWNSHIP OF DUDLEY  
PROVISIONAL COUNTY OF HALIBURTON  
SCALE 1 INCH = 200 FEET

PART 1 OF 2 PARTS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:




1. This survey and plan are correct and in accordance with *The Surveyors Act* and *The Registry Act* and the regulations made there-under.
2. The survey was completed on the 10th day of January, 1968.

February 19, 1968

E. W. PETZOLD  
Ontario Land Surveyor

NOTES

Bearings hereon are astronomic and are referred to the Meridian 78°20'30" West Longitude.

1"x1" x 4' long Standard Iron Bars planted shown thus:   
1"x1" x 2' long Short Standard Iron Bars planted shown thus:   
1/2"x1/2" x 2' long Subdivision Bars planted shown thus:   
Distances shown on curves are chord distances

LAKE  
WENONA

CURVE DATA

LOT	RADIUS	ARC	CHORD	BEARING
14	238.89'	120.26'	118.99'	N53°02'50"E
15	238.89'	106.92'	106.03'	N26°14'50"E
27	50.00'	62.25'	58.30'	N60°23'05"W
28	50.00'	78.54'	70.71'	N20°17'E
29	50.00'	78.54'	70.71'	N69°43'W
35	50.00'	55.07'	52.33'	N4°05'50"W
36	50.00'	65.97'	61.29'	N27°29'10"E
37	50.00'	62.24'	58.30'	N79°03'25"W
38	50.00'	58.80'	55.47'	N9°42'25"W
53	22.53'	51.70'	41.08'	N32°17'15"E
56	50.00'	88.33'	77.25'	N74°10'40"W
57	50.00'	52.34'	50.00'	N6°25'50"E
58	50.00'	78.54'	70.71'	N81°25'50"E
66	227.06'	59.68'	59.50'	N74°26'35"W
67	227.06'	99.15'	98.36'	N54°24'45"W
68	227.06'	57.25'	57.10'	N34°40'45"W
BLK. C	137.91'	168.84'	158.49'	N46°35'55"E

OWNER'S CERTIFICATE

1. This is to certify that:  
Lots 1 to 167 both inclusive, Blocks A to N, both inclusive, the streets, namely Trappers' Trail, Miskwabinish Road South, Portage Road, Manitou Road, Snowshoe Road, Bear Paw Road, Lookout Road and Wenona Road East as designated within the area of survey outlined have been laid out in accordance with my instructions.
2. The streets are hereby dedicated as public highways.  
Dated the 22 day of FEBRUARY 1968

HASLEY DEVELOPMENTS LIMITED

*Louis A. Rice*  
LOUIS A. RICE  
President  
*E. A. Mitchell*  
E. A. MITCHELL  
Treasurer

CONSENT OF MORTGAGEE

The mortgagee under mortgage registered as No. 34212 hereby consents to the registration of this plan.  
Dated the 5th day of March 1968  
HALIBURTON LAKESHORE LIMITED

*Neil Gregory*  
NEIL GREGORY  
President  
*E. Neill Gregory*  
E. NEILL GREGORY  
Sec. - Treas.

CONSENT OF MORTGAGEE

The mortgagee under mortgage registered as No. 34256 hereby consents to the registration of this plan.  
Dated the 6th day of March 1968  
ARMRO DEVELOPMENTS LIMITED

*J. Elgin Armstrong*  
J. ELGIN ARMSTRONG  
President  
*H. Charles Armstrong*  
H. CHARLES ARMSTRONG  
Secretary

CERTIFICATE OF REGISTRATION  
OF PLAN OF SUBDIVISION

I certify that this Plan is duly registered in the Registry Office for the Registry Division of the Provisional County of Haliburton at 11 o'clock on the 26 day of March 1968 as No. 482.

*Jean A. Jackson*  
JEAN A. JACKSON  
Deputy Registrar

CONSENT OF MORTGAGEE

The mortgagee under mortgage registered as No. 34256 hereby consents to the registration of this plan.  
Dated the 17th day of March 1968  
RICE DEVELOPMENT CO.  
BY WILLOWBROOK ESTATES LIMITED

*Louis A. Rice*  
LOUIS A. RICE  
President

BY PARKEND ESTATES LIMITED

*M. C. Rice*  
M. C. RICE  
President

Approved under Section 28 of  
THE PLANNING ACT.  
This 18th day of March 1968  
W. DARCY McKEOUGH  
MINISTER OF MUNICIPAL AFFAIRS

e. w. petzold

CONSULTING ENGINEER, ONTARIO LAND SURVEYOR

242 A SHEPPARD AVENUE WEST,  
WILLOWDALE, ONTARIO  
225-5631

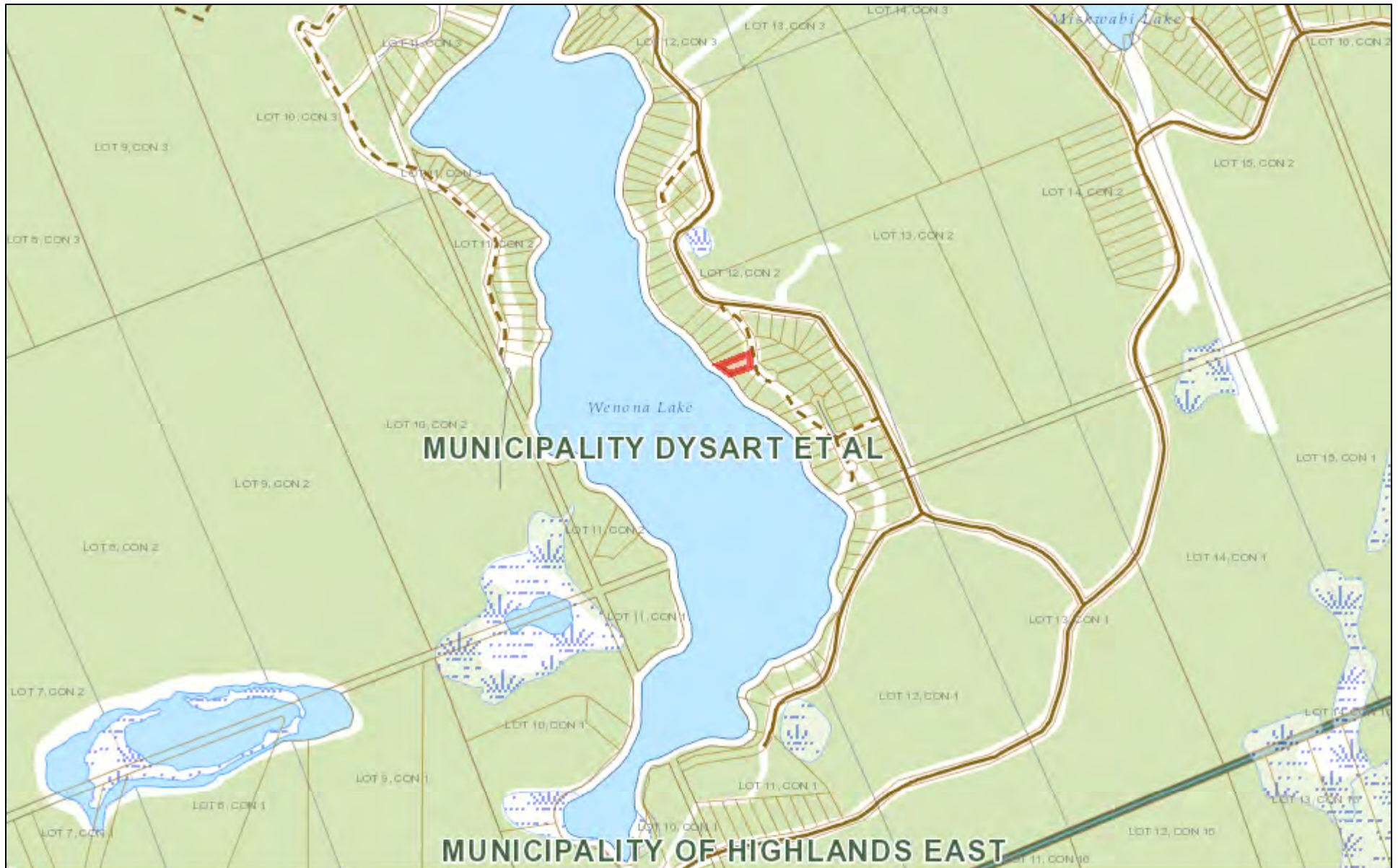
482 B.L.







# 1036 Snowshoe Road, Wenona Lake



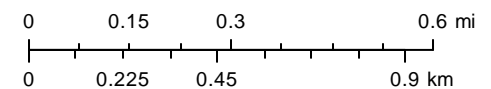
September 6, 2023

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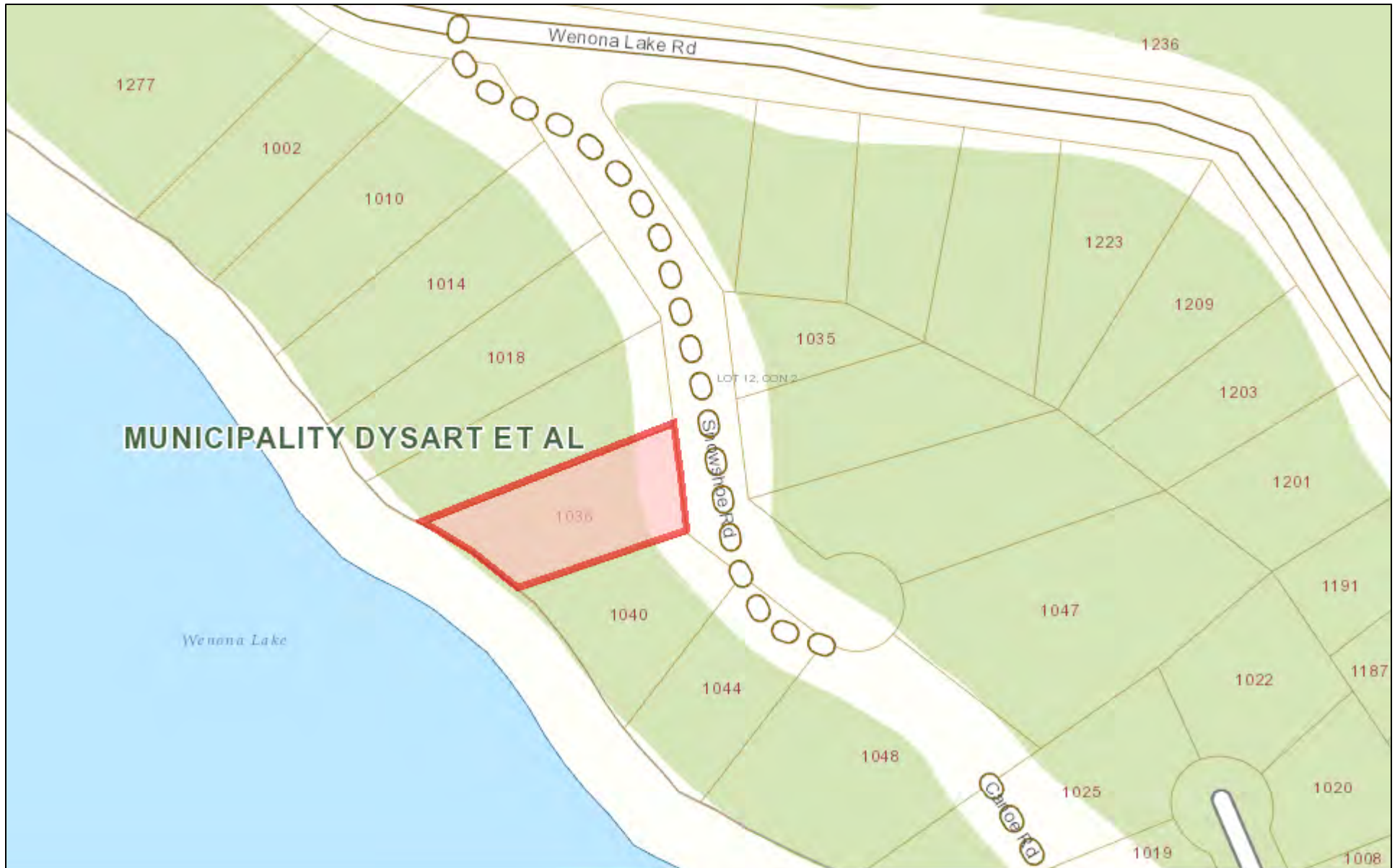


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# 1036 Snowshoe Road, Wenona Lake



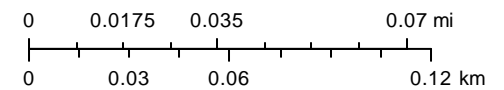
September 6, 2023

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Published by the County of Haliburton, 2022.



1:2,257













## Little Dudman

(Wenona)

Haliburton County

Dudley Township

### Physical Data

Latitude - 45°02'

Longitude -78°21'

Maximum Depth - 69 ft

Mean Depth - 21'

Surface Area - 59.1 ha

% Littoral Area - 39.42

### Lake Characteristics

Acid Level 5 according to 1989 survey. Not sensitive to acid loadings and contains sufficient buffering capacity to neutralize acid rain for an indefinite period of time.

TDS - 68    MEI - 9.6

pH -7.9    Alk - 38

### Fish Species Present

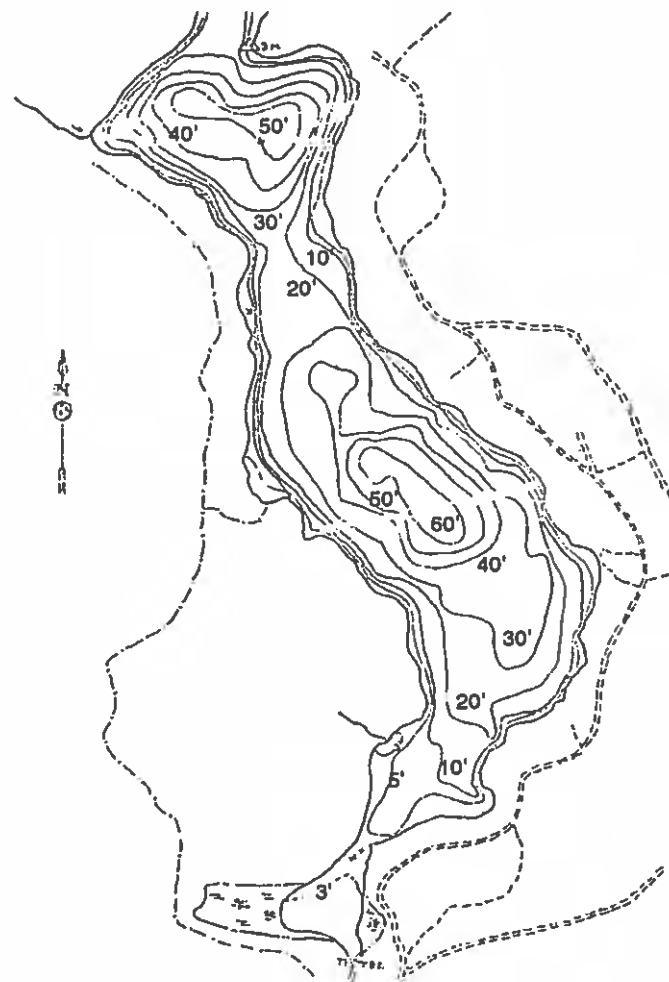
Stocked with lake trout in 1999, and 2000. Rainbow trout and largemouth bass.

### Access

Take Hwy 121, 8 miles northeast from Haliburton, and turn left at Trappers Trail. Continue on Trappers Trail and take the first left (Wenona Rd) and follow it to the next intersection.

Survey Date - June 4 1971

(water chemistry updated - 79,80,83,84.)



(Refer to Dudley Township map - page 213)