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TOWN OF GRAND VALLEY

Per _____

AMARANTH AGGREGATES

173395 County Rd. 25 Grand Valley, On.

TEL: 519-928-5556

Fax: 519-928-9657

Re: Lot line adjustments from 173399 to 173395 and to 173405

From 173399 To 173405

The lot was severed to Robert Hastilow from William Tovell. The lot was 40 ft. wide, and did not go to the river. The house size meant that the lot lines were less than 9 ft. from the house wall on the north and south sides. The owners before Tyler had to replace their septic and found out it was too close to the lot line on the south side, they also paved a turnaround, placed a shed and a coverall on the north side, not realizing the extent of their boundaries. They came to me and asked for some land and we agreed to help.

When we formed 173413 to make an existing lot bigger, we left approximately 55 ft. between it and 173405 which was to be added to 173405. We also agreed to adding 15 ft. to the south side so their septic was conforming. It just made sense to extend the lines to the river as to leave the small area.

55' x 455' = 25,025 sq. ft.

40' x 95' = 3,800 sq. ft.

15' x 455' = 6,825 sq. ft.

35,650 sq. ft. or 0.818 acres

From 173399 to 173395

In 1972 when my Wife and I built on what is now 173395 we had to move the house to the north side of the lot. This was done to alleviate removing some mature trees and to put the house on a more level site. To do this we had to put the septic and leach field on land we owned but was not part of 173395. With mortality staring us in the eye we have decided to make a lot line adjustment from 173399 to 173395 so the septic system will be part of the lot and allow any future buyer to obtain a mortgage.

75' x 455' = 34,125 sq. ft or 0.783 acres

173399 balance

435 ft frontage – 55ft – 15ft – 75ft = 290ft

290 ft X 455FT = 131,950 squ. Ft. or 3.033 acres

Remaining land is a right of way to Gravel Pit

Robert Greenwood