



PLAN OF SURVEY  
OF LOT 8  
REGISTERED PLAN No. 351  
LOYALIST TOWNSHIP  
COUNTY OF LENNOX & ADDINGTON  
SCALE: 1 : 200



METRIC  
DISTANCES & COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LESLIE M. HIGGINSON SURVEYING Ltd.  
2019

THIS REPORT WAS PREPARED FOR  
JIM GRENIER & THE  
UNDERSIGNED ACCEPTS NO RESPONSIBILITY  
FOR USE BY OTHER PARTIES

**SURVEYOR'S CERTIFICATE:**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 5TH DAY OF DECEMBER, 2019.

LESLIE M. HIGGINSON SURVEYING Ltd.  
ONTARIO LAND SURVEYOR  
KINGSTON, ONTARIO  
JANUARY 24, 2019  
DATE  
LESLIE M. HIGGINSON  
ONTARIO LAND SURVEYOR

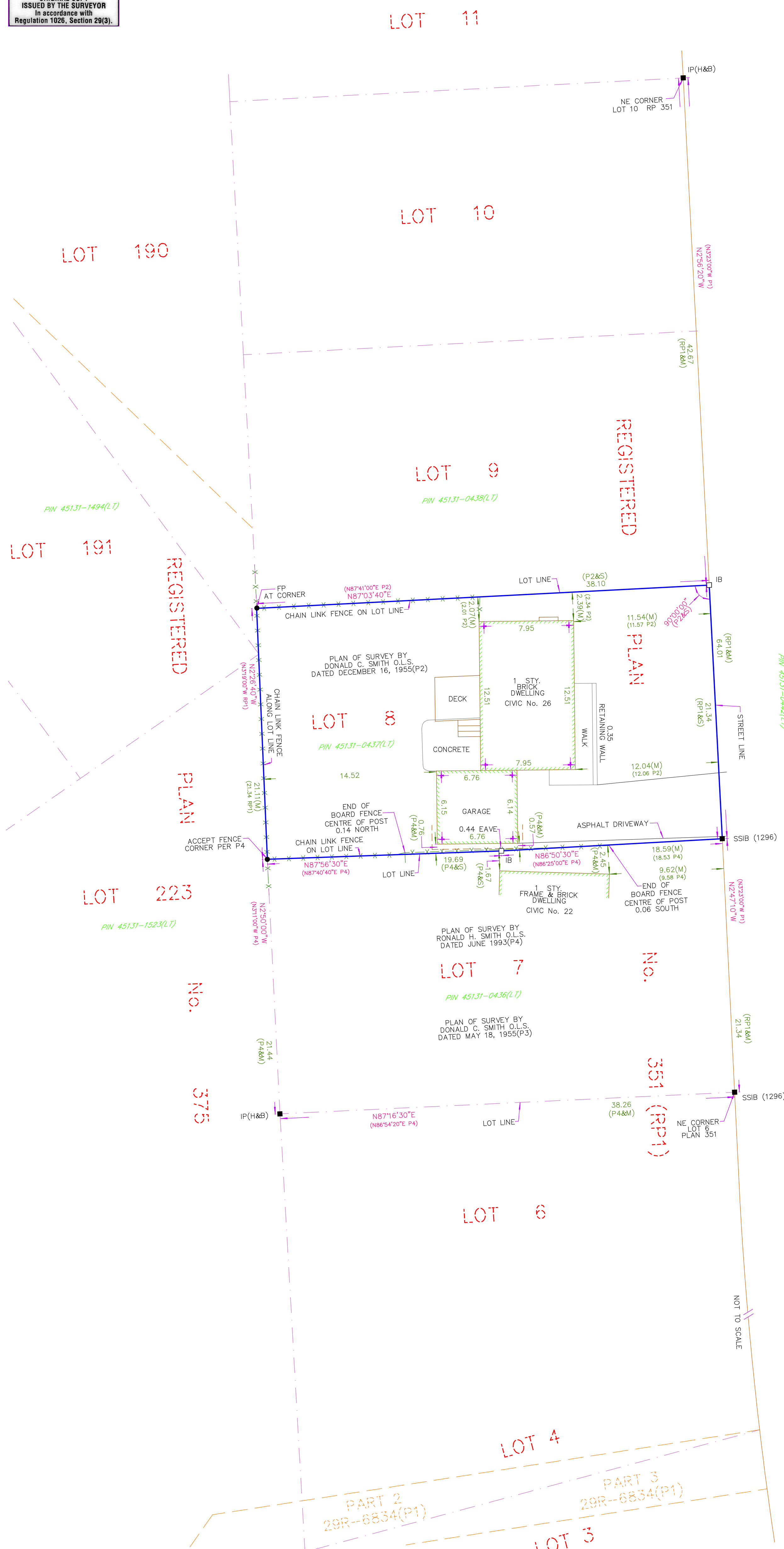
**NOTE & LEGEND:**

BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERRED TO THE CENTRAL MERIDIAN, 75° WEST, ZONE 18, OF NAD 83 (1989 ADJUSTMENT), 6° UTM COORDINATE SYSTEM (GRS80 ELLIPSOID) AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS 0101990201, 00819680616 & 01019840003. COMPARISONS SHOWN IN BRACKETS ARE TO ASTRONOMIC BEARINGS.

NAD 83 UTM COORDINATES (ZONE 18)		
POINT No.	NORTHING (M)	EASTING (M)
0101990201	4897364.995	375546.430
00819680616	4908651.683	393861.806
01019840003	4904874.771	394057.750
COMBINED SCALE FACTOR : 0.999782961.		

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.  
GRID DISTANCES CAN BE CALCULATED BY MULTIPLYING THE GROUND DISTANCES SHOWN ON THE PLAN BY THE COMBINED SCALE FACTOR OF 0.999782961.

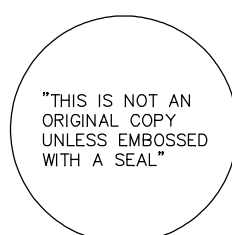
SYMBOL	DENOTES	DESCRIPTION
■	+	SURVEY MONUMENT PLANTED
SSIB	-	SHORT STANDARD IRON BAR
SIB	-	STANDARD IRON BAR
IB	-	IRON BAR
CM	-	CONCRETE MONUMENT
WIT	-	WITNESS
CALC	-	CALCULATED
S	-	SET
M	-	MEASURED
1296	-	RONALD H. SMITH O.L.S.
H&B	-	HUMPHRIES & BURGHAM LTD. O.L.S.
IP	-	IRON PIPE
OU	-	ORIGIN UNKNOWN
BF	-	BOARD FENCE
WF	-	WIRE FENCE
FP	-	FENCE POST
GP	-	GATE POST
P1	-	PLAN 29R-6834
P2	-	PLAN OF SURVEY BY SMITH & SMITH O.L.S. DATED DECEMBER 16, 1955
P3	-	PLAN OF SURVEY BY SMITH & SMITH O.L.S. DATED MAY 18, 1955
P4	-	PLAN OF SURVEY BY RONALD H. SMITH O.L.S. DATED JUNE, 1993
GP	-	GATE POST



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LESLIE M. HIGGINSON O.L.S. 2019

DATED JANUARY 24, 2019  
LESLIE M. HIGGINSON SURVEYING Ltd.  
1064 GARDINERS ROAD  
KINGSTON, ONTARIO K7P 1R7  
(613) 389-7986 (FAX) 389-5578 or leslie@mhigginson.com  
FILE: ER'N RP 351-8 LMH1438GND POS





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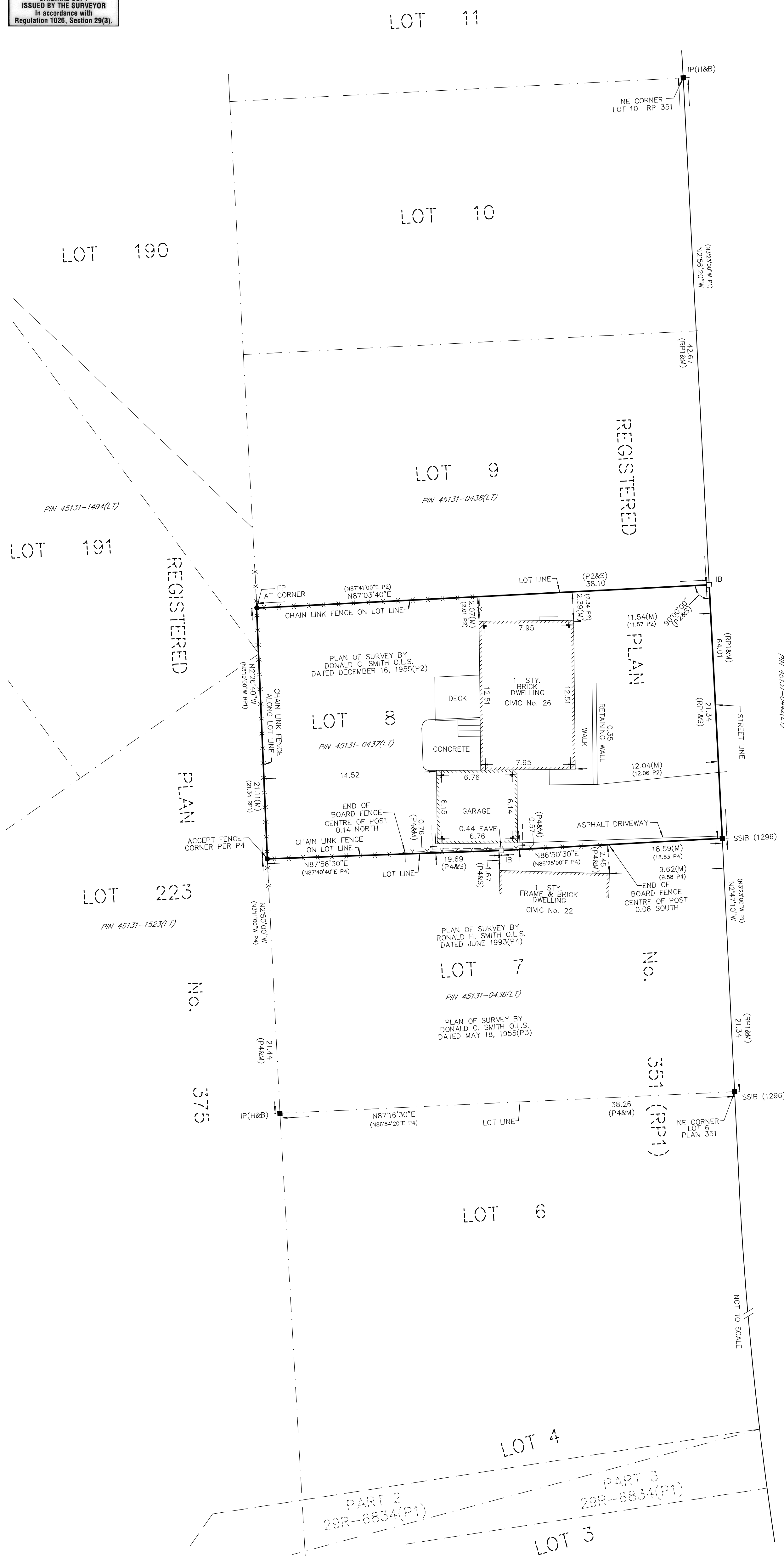
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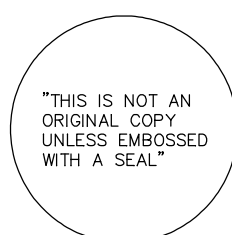
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January 24, 2019

Wood Priorities Unlimited Ltd  
94 Division St N  
Arnprior Ontario  
K7S-3C1

Attention: Jim Grenier

Re: Preparation of a Plan of Survey of  
Lot 8, Registered Plan Number 351  
Civic Numbers 26 & 22 Fairfield Boulevard  
Loyalist Township  
(Geographic Township of Ernestown)  
County of Lennox and Addington

Dear Mr. Grenier:

Further to my letter on September 26, 2018 we are pleased to report that the Plan of Survey we prepared on the above noted lands has been completed.

As previously reported, we found in our Land Registry Office research that these lands have been assigned the Property Identification Number (PIN) 45131-0437(LT) and are described as Lot 8 on Registered Plan No. 351.

In our research we found that plans had been prepared on Lots 7 & 8 in 1955 and a more recent one on Lot 7 in 1993. In the field we found survey bars marking the east limit of Lot 7 and the northeast corner of Lot 10.

We have used the location of the Survey Bars, buildings and information on the plans to help us re-establish the position of the Lot Lines.

The Plan by Ronald H. Smith O.L.S. on Lot 7 in 1993 re-established the limits of Lot 7. He accepted the position of the Chain Link Fencing as the best available evidence of the Lot Lines. We have used information on this plan to re-establish the south limit of your lot and the north limit of Lot 7.

We have found that Chain Link Fencing lies along the westerly limit and westerly portion of the northerly and southerly Lot Lines. Steel Fence Posts mark the southwest and northwest corners of the Lot.



The center of the Board Fence along the easterly portion of the southerly limit lies 0.14 m north at the west end of the fence and is 0.06 m south of the Lot Line at the east end.

We have shown perpendicular ties from the buildings to the Lot Lines.

We have set survey bars marking the Bend in the south limit and at the northeast corner of Lot 8.

Neither this report nor our plan is meant to in any way comment on zoning by-laws or building restrictions as they relate to this property.

If you have any questions or require additional information please let me know.

Yours truly,

Leslie M. Higginson  
Ontario Land Surveyor