

F.B. 39218



**Survey Report of Lots 20-1, 20-2, and 20-3,
The Tyendinaga Industrial Park, Concession 1**

**Tyendinaga Mohawk Territory
Township of Tyendinaga,
County of Hastings
Province of Ontario**

Surveyor: Ronald H. Smith, O.L.S., C.L.S.

File: SM8206-06217

Project: 2011-14-168

CANADA LANDS SURVEYS RECORDS

F.B. 39218

March 20, 2012



**SURVEY REPORT
OF
LOTS 20-1, 20-2, AND 20-3, THE TYENDINAGA
INDUSTRIAL PARK, CONCESSION 1
TYENDINAGA MOHAWK TERRITORY
Township of Tyendinaga, County of Hastings
Province of Ontario**

Surveyed by Ronald H. Smith, O.L.S., C.L.S., O.L.I.P.

Report date: March 14, 2012

Your File No. SM8206-06217

Your Project No. 2011-14-168

Ronald H. Smith Ltd. File No. 11-078

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Description

Plan and Field Notes of Survey of Lots 20-1, 20-2, 20-3, The Tyendinaga Industrial Park, Concession 1, Tyendinaga Mohawk Territory, Township of Tyendinaga, County of Hastings, Province of Ontario.

Project Overview

Todd Kring of the Mohawks of the Bay of Quinte instructed me to proceed with survey work on the subject parcel.

Arnold Clayton Sager private citizen did enter into an agreement (circa 2002) with the Band to buy land which is now part of Lot 20, Concession 1. At that time he bought a parcel 164 feet deep by 300 feet wide. I have a copy of R.S.O. 6096R signed by Kenneth W. Brant, Donald Maracle and said Arnold Sager. This is the only description prepared at that time.

It is agreed and understood that Mr. Sager did buy the said parcel and paid the Band. It is also agreed and understood that Mr. Sager had, circa 2002 expressed an interest in buying additional land to the North.

No document has been registered for the said transaction.

Plan 95029 CLSR shows Lot 20 being both the allotment and the additional land that Mr. Sager has desired. Two posts were set on the sidelines of this lot where the North limit of the 164 X 300 foot allotment is located. However the fact that Mr. Sager bought the said allotment was not recognized on the said plan.

Mr. Sage does occupy this land with two substantial buildings and many trailers for storage.

Todd Kring instructed me to retrace Lot 20 and locate the relevant occupation. I produced a sketch showing the results.

Mr. Kring said that although Mr. Sager wants to buy the said additional land he needs it separated into two parcels such that each building is on its own parcel.

Mr. Kring then instructed me to strike a line between the two buildings in order to create two lots. I suggested that the original allotment be included as a separate lot to avoid confusion during the process of buying the additional land. Mr. Kring concurred.

I requested instructions from the Ontario CLU and I received survey instructions dated December 19, 2011.

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Field Report

I did retrace said Lot 20. I found all the posts except one in good condition and measurements agreed well with the prior plan.

The missing post was removed during the installation of a large culvert with shallow overburden. Since this marks an old line that is no longer significant to Mr. Sager I elected not to set a witness bar.

Our coordinates were about 1 metre different from the underlying plan. We did not investigate this.

Posts 1.6 cm² by 60 cm long were set with unique numbering.

No lines were cut or blazed.

I was in my own proper person present on the ground during the progress of this survey.

Office Report

No adjustment of observations was performed.

Items under Section 28 of Appendix E5 – Digital File Specifications

28. a) The survey was geo-referenced using the Belleville station of the Can-Net RTK network as a base station in conjunction with a Trimble R8 rover. The Belleville station is a privately operated control station that provides real-time GPS data over a cellular phone system.

The base station receiver is a Trimble NetRS geodetic receiver with a Zephyr antenna. The NAD83 CSRS coordinates of the base station have been determined through adjusted static GPS measurements (3 – 24 hour sessions) to the Canadian Active Control Stations.

The NAD83 (CSRS)(1997.0 epoch) coordinates for the base station at the time of survey were:

| Name | Geographic Coordinates | | UTM Zone 18N Coordinates | | Elevation |
|------|------------------------|----------------|--------------------------|-----------|-----------|
| | Latitude | Longitude | Northing | Easting | |
| BLVL | 44 11 32.2461 | -77 24 31.7132 | 4896052.05 | 307499.00 | 106.13 |

We observed on Natural Resources Canada control markers M2 & M4 (see FB 35255 CLSR) with a 30-second occupation on each point. The residuals were 0.01 metres. Based on these observations we have used the vector between M2 & M4 as the bearing reference for the project. Much of the legal evidence and control was observed with RTK. Repeat RTK observations had residuals of 0.01 to 0.02 metres.

b) An average combined scale factor of **.999992** was used for the project area to allow conversion of distances between grid and ground values.

[Handwritten signature]

c) Calculated bearing correction = $0^{\circ}00'00''$

d) The precision of the rover positions is 10 millimetres plus 1 ppm linear error from the base station. The base station is 10 km from this project. Therefore the absolute positional accuracies of the points positioned during the survey are estimated at **0.04** metres at a 95% confidence interval. I hereby certify that accuracy of the geo-referenced coordinates exceeds the proposed standard of 0.2 metres absolute at a 95% confidence interval.

Access

There were no issues to address with regard to access.

Summary

Twila Brant, Lands Manager, approved the plan on February 15, 2012.

I was in my own proper person present on the ground during the progress of this survey.

Amendment (3/12/2012)

Further to my recent message, I confirm that we found a difference between our coordinates and those of NRCan. A representative vector from our coordinates to NRCan is 0.86 metres at $341^{\circ}01'40''$.



CERTIFIED CORRECT

March 14, 2012
Ronald H. Smith, O.L.S., C.L.S., C.L.S.
Kingston, Ontario

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