

Andy Duncan email – 7/5/2022 – Boundary Map

Bill,

Hot off the press, I just finished the approximate boundary map for your leaseholds (51 and 52). Also included is the approximate boundaries (white shade) for the PLP lot 50, located between your lease and that of Mr. Barnum (Leasehold 49). I hope the map isn't too "busy" with labels and such, but wanted to show you points of interest (your home, the Amick home, driveways, the powerline, etc) that you can relate to on the land in respect to the approximate boundaries. As discussed before, I am not a licensed surveyor nor have the powerful equipment they use to closely decipher boundary lines. Surveyors also can set property corner pins and physically mark boundary lines with hash marks. I am not licensed to do that type of work. However, I can use flagging and other temporary means (paint) to assess line proximities. Based on all information gathered prior to and during my visit, I feel the mapped information is a reasonably accurate assessment of where the boundaries are.

Again, you have lots 51 (Orange Shade) and 52 (Green Shade). The boundary lines flagged are done so with a single wrap of pink flagging along the line. The back corners south of the powerline have a triple wrap of pink flagging to indicate an approximate "corner" location. I did not find any old survey pins, stone markers, or tree hash marks during my assessment. It does appear that your easternmost line between your lot (52), and that of Amick (Lot 53) runs across their driveway, terminating on South Shore road to the east of the driveway. It appears their driveway was constructed on a portion of your property. Further evidence of such is that there are several planted non-native Norway Spruce and Red Pine planted within the bounds of this eastern boundary. The corner location on south shore between Lots 52 and 53 appears to be located right where the Amick footpath crosses down onto South Shore (coming from the Amick house), and progresses further down towards the lake. You'll see my flagged line paralleling their walking path to the lake, located mostly west of their path. In my neck of the woods, people that cross boundary lines with construction tend to fight about such things, getting surveyors and lawyers involved. Such disagreements can much more easily be settled with craft beer, a short discussion, and a handshake or two. If it becomes an issue between the two of you, hire a surveyor to do a thorough assessment.

I invoiced PLP today for this work. In total, I had 6 hours of field work and 1 hour of mapping, for a total of \$350. Thanks again Bill. It's been great working with you thusfar, and I anticipate the updated plan is going to be an enjoyable effort and working, useful document for you and the family. Should you have further questions along the way, don't hesitate to ask.

Andrew