

31 Mar
1826

Dalhousie
Comms

Province of
Lower Canada

That
Enrolled in
the Registers
Office of Enrol-
ments at Quebec
on Tuesday
the First day of
June 1824.

J. Montgomerie
Clerk of the Reg.

That
Recorded in
the Registers
Office of the
Records at
Quebec the
1st day of June
1824. In the
Book Register
of Letters Patent
of Land.
Letter No.

Page 427.

J. Montgomerie
Clerk of the Reg.

Entered in the
Auditors Office
the twentieth day
of July 1824
in Pocket Book
B. Folio 313-
Saml. Upshur
Acting Auditor

George the Fourth by the Grace of God of the United Kingdom of Great Britain and Ireland King Defender of the Faith.

To all to whom these Presents shall come or may in any wise Concern. Greeting.

Whereas our trusty and Well beloved George Earl of Dalhousie Captain General and Governor in Chief in and over our Province of Lower Canada and our Executive Council of our said Province of Lower Canada, upon the Petition of Mathew Bell Esquire in behalf of himself and David Munro Esquire that they may obtain an Extension to their Water Lot in the Lower Town of Quebec of a Front into deep Water of two hundred feet from the Line of Saint James Street which said Street divides their property from that of Henry Atkinson have adjudged it to be reasonable and advisable that We should grant unto the said Mathew Bell and David Munro and to their Heirs and assigns for ever the said Lot or Extension of Ground as prayed for on the usual Feudal Tenure paying a Rent of five Shillings per annum for the said Lot and further an Annual Rent proportional to the Extent of the Front of the same of one shilling per foot of such Front. And Whereas the Members of the Trinity Board of Quebec to whom the said Petition had been referred have reported that they have maturely and Carefully examined a Plan of the Premises and that they are of opinion no inconvenience can arise to the Navigation of the River Saint Lawrence by granting the Prayer of the said Petition; And further Whereas by virtue of a certain Warrant of Survey to him for that purpose directed, under the Hand and Seal of our said Governor in Chief of our said Province Joseph Bouchette Esquire our Surveyor General of and for our said Province hath made a faithful and exact Survey of the said Lot of Ground and the same laid out for the said Mathew Bell and David Munro according to the aforesaid Warrant of Survey. Now therefore know ye that We having taken the Premises into our Royal Consideration and Judging it to be reasonable and advisable that We should grant to the said Mathew Bell and David Munro the said Lot of Ground so as aforesaid Surveyed and laid out by our said Surveyor General of our Especial Grace Certain knowledge and mere Motion have given granted and Confirmed and by these Presents do give grant and Confirm for ourselves our Heirs and Successors unto the said Mathew Bell and David Munro their Heirs and assigns for ever the said Lot of Ground so as aforesaid Surveyed and laid out being situate in the Lower Town of the City of Quebec and bounded on the West by the property of the said Mathew Bell and David Munro at low Water Mark, on the East by the Deep Water of the River Saint Lawrence on the North also by the Deep Water of the said River and on the South by the north side line of Saint James Street hereinafter described, Beginning on the North side of said Street of thirty feet wide separating the property of Henry Atkinson from that of the said Mathew Bell and David Munro which point of Departure is in the alignment of the East Gable of the said Henry Atkinson's new Store (as A) upon the plan hereunto Annexed running from thence along the said Street North Eighty four Degrees fifteen Minutes East one hundred and sixteen feet to low water Mark which point commences the bounds of the Water Lot of the said Mathew Bell and David Munro which is running from said low water Mark or point represented upon the said Annexed Plan by the Letter (B) North Eighty four Degrees fifteen Minutes East one hundred and nineteen feet into deep Water to the Point C thence at right angles North five Degrees forty five Minutes West two hundred feet to the Point D being the front of the said Lot thence South Eighty four Degrees fifteen Minutes West one hundred and nineteen feet to the Point E and from thence South five Degrees forty five Minutes East two hundred feet to the place of beginning B containing about twenty three thousand eight hundred Superficial feet. To Have and to Hold the said Lot of Ground hereby granted and every part and parcel thereof with all its Appurtenances unto the said Mathew Bell and David Munro their Heirs and assigns for ever to the use and behoof of them the said Mathew Bell and David Munro their Heirs and assigns for ever in the usual

Feudal

Seigneurial Tenure to wit by fealty and the Annual Cens of five Shillings
per Annum of lawful Money of Great Britain and the Annual Rent of
Ten Pounds like lawful Money which said Sum of ten pounds is the
Amount of the Extent of the front of the said Lot being two hundred
feet at one shilling per foot to be paid yearly and every year on the first
day of January to Our Receiver General of Our Revenue of Our said Province
of Lower Canada for the use of Us Our Heirs and Successors. And We
do hereby grant for Us Our Heirs and Successors unto the said Mathew
Bile and David Munro their Heirs and assigns for ever full liberty to
use occupy and enjoy the said piece or parcel of ground hereby granted
in any manner which they shall think fit by erecting a Wharf Store
or Stores or other buildings thereon, and to apply the produce and profits
thereof arising to their own use and benefit paying only to Us Our Heirs and
Successors the Rent aforesaid of Ten pounds five Shillings lawful Money
of Great Britain yearly and every year. Provided always nevertheless
and We do hereby reserve to Us Our Heirs and Successors full power
and Authority to erect and build a Battery or any other Work of military
defence upon the said piece or parcel of Land hereby granted or any
part thereof whenever Our or their service may require the same
And We do hereby direct and appoint that within Six Months from
the day of the date of these Presents a Copy of this Grant shall be Registered
in Our Registrar office in Our City of Quebec in Our said Province and that
a Docket thereof shall be also entered in Our Auditors office in Our said
City of Quebec in Our said Province, and that in default thereof the whole
premises hereby granted shall revert and escheat to Us Our Heirs and
Successors and become the absolute property of Us or them in the same
manner as if the present Grant had never been made, any thing therein
contained to the contrary in any wise notwithstanding. And We do Moun-
of Our Especial Grace Certain knowledge and meer Motion Consent and
agree that these Our present Letters being Registered and a Docket
thereof made as before directed and appointed shall be good and
effectual in Law to all Intents Constructions and purposes whatsoever
against Us, Our Heirs and Successors notwithstanding any misreciting
misbounding, misnaming, or other Imperfection or Omission of or in any
wise Concerning the above granted or hereby mentioned, or intended
to be granted Lot of ground and premises or any part thereof. In
Testimony whereof We have caused these Our Letters to be made
Patent, And the Great Seal of Our said Province of Lower Canada to be
hereunto affixed, Witness Our Trusty and Well Beloved Senechal of the
Palais, Our Captain General and Governor in Chief in and over Our said Province
of Lower Canada, Vice Admiral of the same &c. &c. at Our Castle of Saint
Lewis in Our City of Quebec in Our said Province the Thirty first day of
May In the year of Our Lord one thousand eight hundred and twenty four and
in the fifth year of our Reign -

L^d Montizambert
Acty. in. Secy.