

TENTATIVE SUBDIVISION PLAN

CITY OF FREDERICTON SUBDIVISION 2023-1

CREATING

PROPOSED LOT

CLIFFE STREET
CITY OF FREDERICTON
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK

NOTES

1. AZIMUTHS ROUNDED TO NEAREST 10 SECONDS.
2. ALL DIMENSIONS ARE EXPRESSED IN METRES AND DECIMALS THEREOF AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
3. ALL DISTANCES AND DIRECTIONS ARE CALCULATED UNLESS NOTED OTHERWISE.
4. AZIMUTHS ARE N.B. GRID NORTH DERIVED FROM GPS OBSERVATIONS.
5. COMBINED SCALE FACTOR OF 1.00000 APPLIED.
6. EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" ARE VESTED IN THE THE NEW BRUNSWICK POWER CORPORATION, BELL CANADA AND ROGERS COMMUNICATIONS, AS INDICATED PURSUANT TO REGULATION 2021-83, SECTION 5, UNDER THE COMMUNITY PLANNING ACT.

LEGEND

- STANDARD SURVEY MARKER FOUND
- STANDARD SURVEY MARKER PLACED
- IRON PIPE FOUND
- ROUND IRON BAR FOUND
- SQUARE IRON BAR FOUND
- WOODEN SURVEYOR'S POST
- CALCULATED POINT
- UTILITY POLE
- SURVEY SYSTEM COORDINATE MONUMENT
- TABULATED COORDINATE VALUE
- BOUNDARIES DEALT WITH BY THIS PLAN
- EASEMENT
- DEED TRACT LINE
- PUBLIC UTILITY EASEMENT
- LOCAL GOVERNMENT SERVICES EASEMENT
- SQUARE METRES
- HECTARE
- SNB PARCEL IDENTIFIER
- DOCUMENTS ARE FILED IN THE COUNTY REGISTRY OF PROPERTY LOCATION

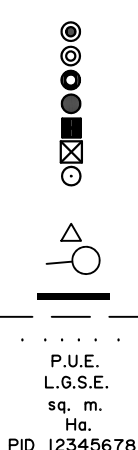


TABLE OF N.B. CO-ORDINATE VALUES

THE COORDINATE VALUES LISTED ARE NAD83 (CSRS)

| Point | Easting | Northing | Description |
|-------|-------------|-------------|----------------|
| 28149 | 2487601.199 | 7437047.558 | NBHPN MONUMENT |

SIGNATURE OF OWNER OR AGENT

KATE ROGERS (MAYOR) - CITY OF FREDERICTON

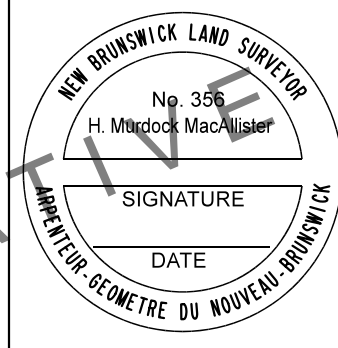
JENNIFER LAWSON (CLERK) - CITY OF FREDERICTON
PID 75458430 - DEED/TRANSFER 42690033 - REG 2022-05-31

SCALE 1:500



SURVEYOR'S CERTIFICATE

I, H. MURDOCK MacALLISTER, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN FOR THE BOUNDARIES BEING DEALT WITH ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



JUNE 15, 2023
DATE DRAWN

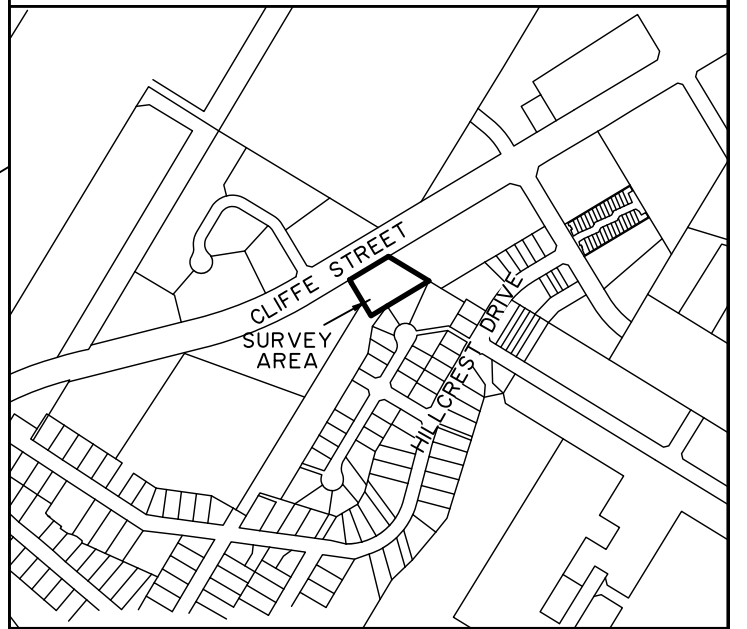
CONSULTING ENGINEERS & SURVEYORS
SURTEK GROUP LTD.

101-411 St. Mary's Street
Fredericton, NB E3A 8H4
Phone: 454-7044
Fax: 454-1147
Email: Office@SurTek.ca

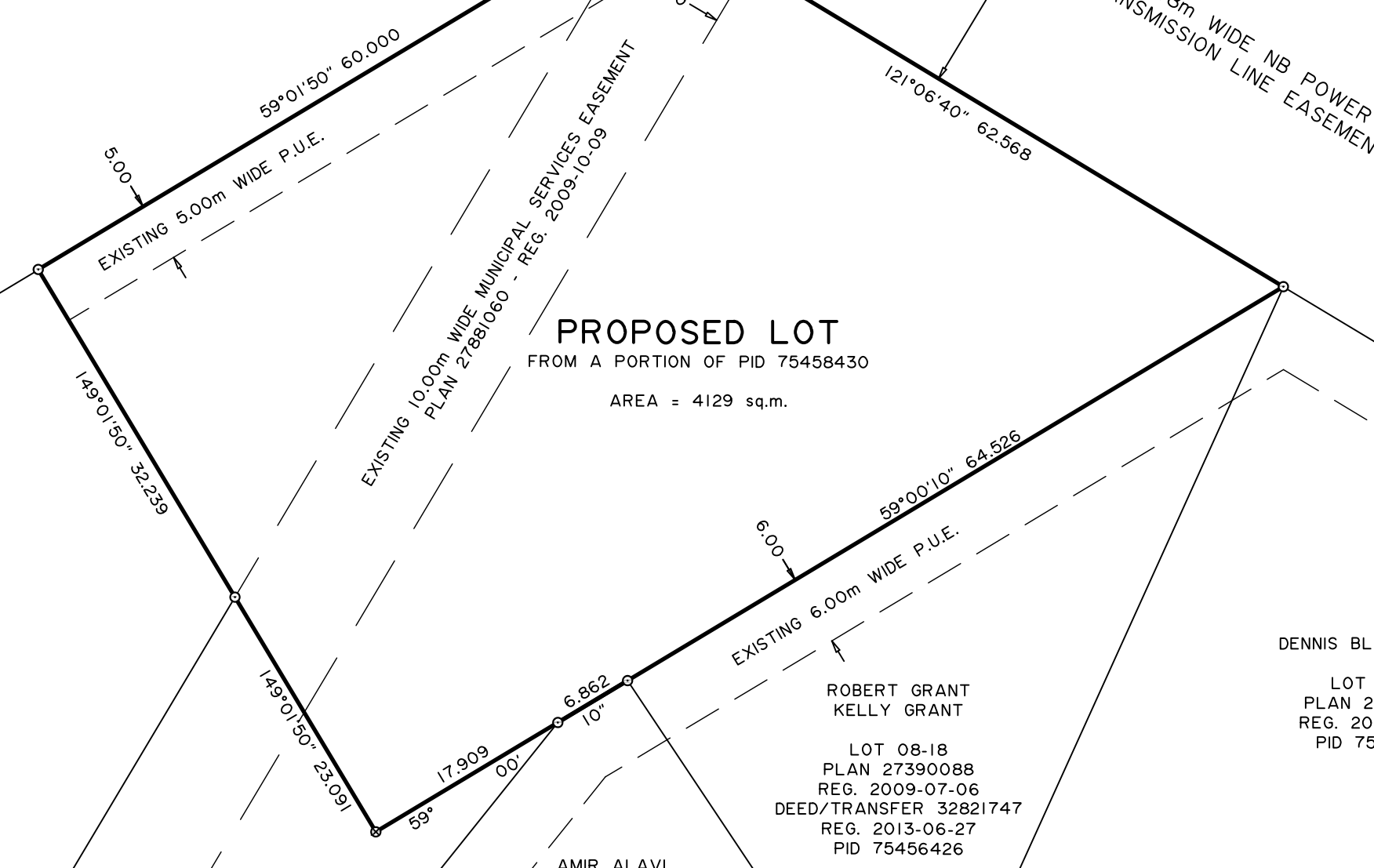
DRAWING : 23306 TENT FILE No : 23306



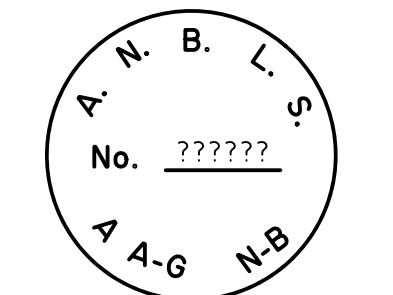
KEY PLAN SCALE 1:10,000



CLIFFE STREET
PLAN 27881060 - REG. 2009-10-09 - PID 75358267
40.00m WIDE (PUBLIC)



SURVEYORS SEAL
ASSOC. OF NEW BRUNSWICK LAND SURVEYORS PLAN VALIDATION No.



APPROVED/APPROUVÉ

DEVELOPMENT OFFICER/
AGENT D'AMÉNAGEMENT
THE CITY OF FREDERICTON

DATE
This approval shall be null and void after twelve months of the date of the Development Officer's approval if plan has not in the meantime been filed in the Registry Office.

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO CREATE LOT 2023-1 FROM A PORTION OF PID 75458430.