

TENTATIVE SUBDIVISION PLAN

CITY OF FREDERICTON SUBDIVISION 2024

CREATING

CLIFFE STREET (PUBLIC)

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

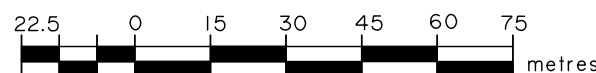
STANDARD SURVEY MARKER FOUND	
STANDARD SURVEY MARKER PLACED	
IRON PIPE FOUND	
ROUND IRON BAR FOUND	
SQUARE IRON BAR FOUND	
WOODEN SURVEYOR'S POST	
CALCULATED POINT	
UTILITY POLE	
SURVEY SYSTEM COORDINATE MONUMENT	
TABULATED COORDINATE VALUE	
BOUNDARIES DEALT WITH BY THIS PLAN	
EASEMENT	
DEED TRACT LINE	
PUBLIC UTILITY EASEMENT	
LOCAL GOVERNMENT SERVICES EASEMENT	
SQUARE METRES	m ²
HECTARE	Ha.
SNB PARCEL IDENTIFIER	PID 12345678
DOCUMENTS ARE FILED IN THE COUNTY REGISTRY OF PROPERTY LOCATION	

SIGNATURE OF OWNER OR AGENT

JENNIFER LAWSON (CLERK) - CITY OF FREDERICTON
PID 75563809 - DEED/TRANSFER 29571180 REG. 2010-12-07
DEED/TRANSFER 29571289 REG. 2010-12-07
CROWN GRANT 127259 BOOK 334 PAGE 74 REG. 1958-11-25

KATE ROGERS (MAYOR) - CITY OF FREDERICTON
PID 75563809 - DEED/TRANSFER 29571180 REG. 2010-12-07
DEED/TRANSFER 29571289 REG. 2010-12-07
CROWN GRANT 127259 BOOK 334 PAGE 74 REG. 1958-11-25

SCALE 1:1500



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.

SEPTEMBER 4, 2024
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 : 22229 STRIP SEPT4 FILE No : 22229

PURPOSE OF PLAN:

1. TO CREATE CLIFFE STREET (PUBLIC) FROM A PORTION OF PID 75563809 AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88(6)(A) OF THE COMMUNITY PLANNING ACT.

ASSENT OF COUNCIL ASSENTIMENT DU CONSEIL

Pursuant to Section 88, *Community Planning Act*, Council assented to this subdivision plan on:
Conformément à l'article 88 la *Loi sur l'urbanisme*, plan de lotissement a reçu l'assentiment du conseil le:

CLÉRK/SECRETARÉ MUNICIPALE

CITY OF FREDERICTON
75563809

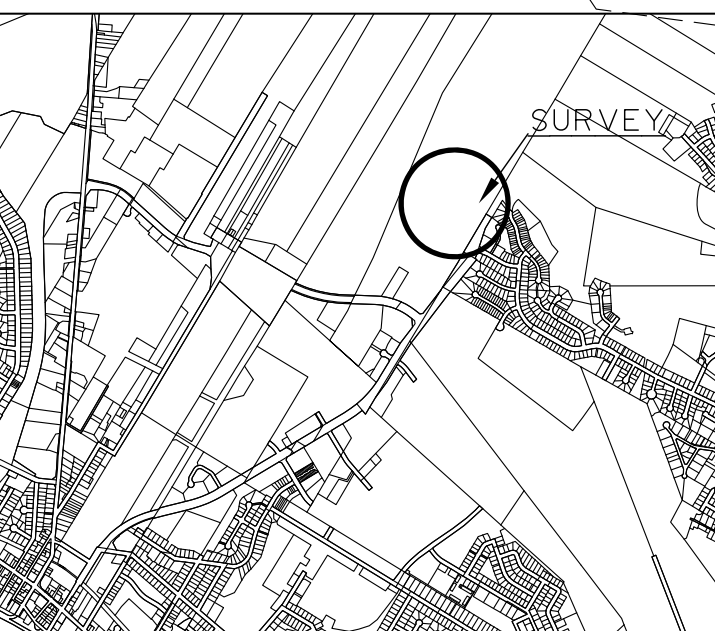
BROWN BOULEVARD
PUBLIC
20.000m WIDE

SUBDIVISION IN PROCESS

CIVIC #85
(BROWN BLVD)
LOT 24-174
AREA = 5435sq. m.
1.3± acres

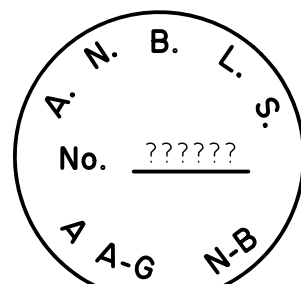
CIVIC #75
(BROWN BLVD)
LOT 24-173
AREA = 31214sq. m.
7.7± acres

KEY PLAN SNB MAPPING



SURVEYORS SEAL

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



APPROVED/APPROUVÉ

DEVELOPMENT OFFICER/
AGENT D'AMENAGEMENT
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.

REGISTRY OFFICE

120°37'20"

10.00m

10.00m

10.00m

10.00m

A 13.585

Rod 32.874

CLIFFE STREET
PUBLIC

CLIFFE STREET

CLIFFE STREET

BROWN BOULEVARD

MILLRIDGE LANE

LIGHT

CITY OF FREDERICTON
CLIFFE STREET (PUBLIC)
PLAN 2219110
REG. 2006-05-18
PID 75426577

CITY OF FREDERICTON
75563809

CENTRELINE OF KAINE CREEK SURVEYED AUGUST 25, 2022