

PURPOSE OF PLAN:
1. TO CREATE PATIENCE LANE (PUBLIC) FROM A PORTION OF THE LANDS OF J. HANSON RENTALS LTD. (PID 75538355) AND VEST IN THE CITY OF FREDERICTON PURSUANT SECTION 88(6)(a) OF THE COMMUNITY PLANNING ACT, RSNB 2017 c.19.

APPROVALS & ENDORSEMENTS:

PROPERTY OWNER SIGNATURE:

PID 75538355
TRANSFER N°. 40072424 REG. 2020-05-15

TO BE DETERMINED
J. HANSON RENTALS, PRESIDENT

DEVELOPMENT OFFICER CERTIFICATION:

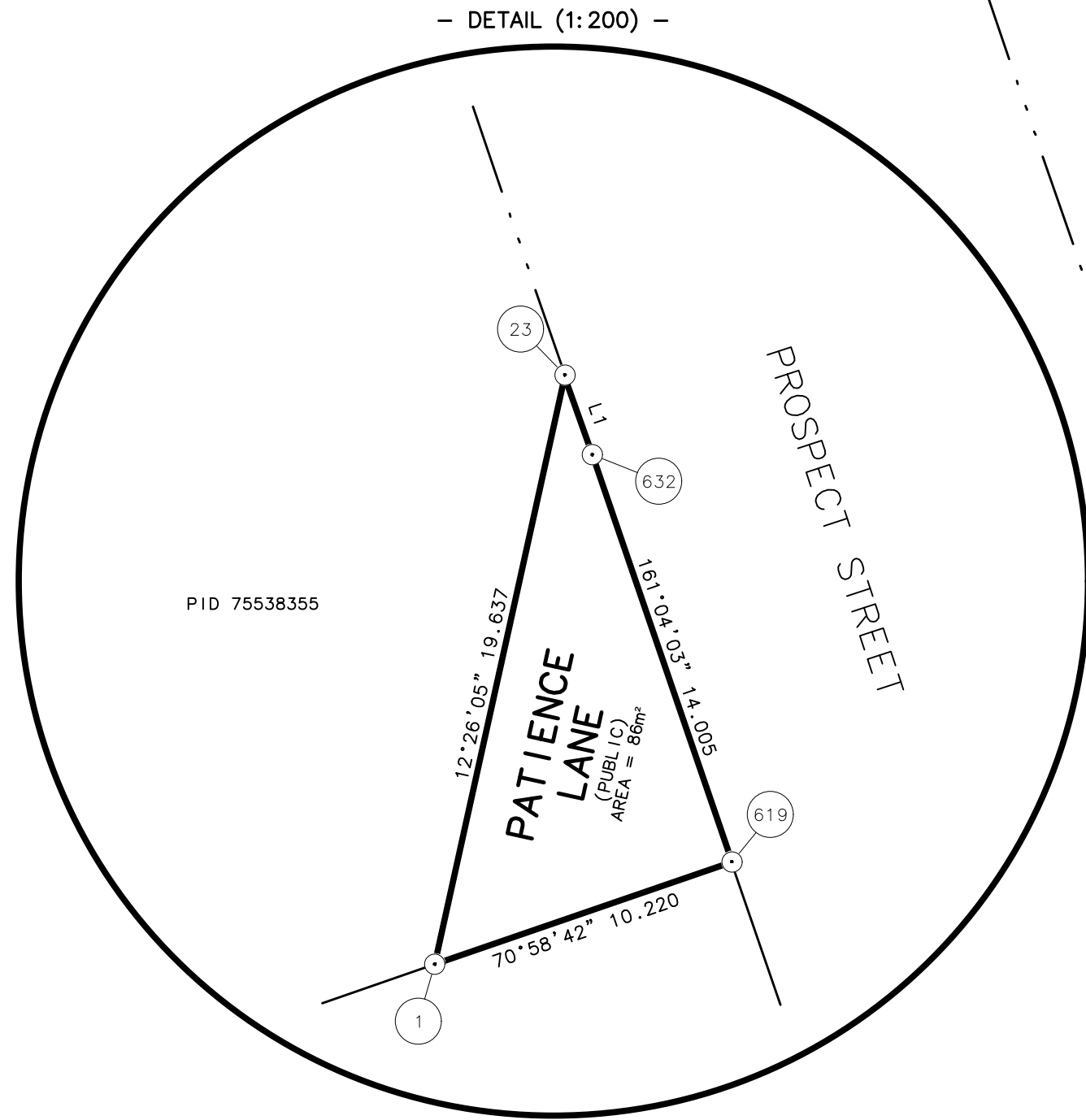
APPROVED

For: Development Officer
CITY OF FREDERICTON

Date

APPROVAL VALID FOR
ONE YEAR ONLY
UNLESS FILED

LAND REGISTRY ENDORSEMENT:



J. HANSON RENTALS LTD.
TRANSFER N°. 40072424
REG. 2020-05-15
PID 75538355

REFERENCE PLAN N°. 32872187
REG. 2013-07-12
& PLAN N°. 40061369
REG. 2020-05-11

REFERENCE DISCONTINUANCE N°. 40061401
REG. 2020-05-11

PATIENCE LANE
DEED N°. 25115149
2008-01-24
PID 75538355

REFERENCE PLAN N°. 201203
REG. 1997-11-21

HIS MAJESTY THE KING IN RIGHT OF THE
PROVINCE OF NEW BRUNSWICK AS REPRESENTED
BY THE MINISTER OF TRANSPORTATION
DEED N°. 25115149
2008-01-24
PID 75538355

ASSENT OF COUNCIL:

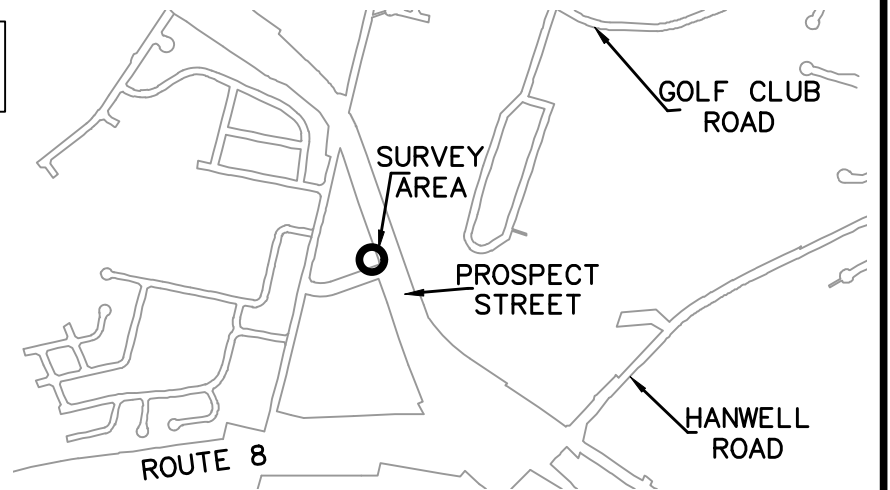
PURSUANT TO SECTION 88, COMMUNITY PLANNING ACT,
COUNCIL ASSENTED TO THIS SUBDIVISION PLAN ON:

DATE

CITY CLERK

COURSE TABLE

COURSE	AZIMUTH	DISTANCE
L1	161°06'07"	2.747
L2	161°04'03"	14.005
L3	70°58'42"	10.220



KEY PLAN SCALE 1:20,000

TENTATIVE SUBDIVISION PLAN

J. HANSON RENTALS LTD. SUBDIVISION PHASE 24-1

ON LANDS DESIGNATED AS PID 75538355

LOCATED AT THE CORNER OF PROSPECT STREET AND
PATIENCE LANE, PARISH OF KINGSCLEAR, COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK

NOTES

- THIS IS A TENTATIVE PLAN. LOT DIMENSIONS AND AREA ARE SUBJECT TO CHANGE UPON FINAL SURVEY.
- ALL DISTANCES AND COORDINATES ARE IN METRES AND DECIMALS THEREOF AND HAVE BEEN REDUCED TO HORIZONTAL GRID VALUES ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION OF THE NAD83(CSRS) ELLIPSOID USING A COMBINED SCALE FACTOR DERIVED WITH GEOD MODEL HT2.0.
- AZIMUTHS WERE ESTABLISHED USING GNSS TECHNOLOGY AND THE PRECISE POINT POSITIONING (PPP) APPLICATION AVAILABLE THROUGH NATURAL RESOURCES CANADA. PPP SOLUTION VERIFIED AGAINST HIGH PRECISION MONUMENT N°. 941007 IN FREDERICTON.
- AREAS ARE ROUNDED TO THE NEAREST SQUARE METRE (m²) UNLESS OTHERWISE NOTED.
- DOCUMENT AND PLAN NUMBERS REFERRED TO HEREON ARE THOSE OF THE COUNTY REGISTRY OFFICE OR LAND TITLES OFFICE FOR THE DISTRICT OF NEW BRUNSWICK.
- PERIPHERAL INFORMATION IS DERIVED FROM A VARIETY OF SOURCES AND IS NOT CERTIFIED CORRECT.
- CERTIFICATION IS NOT MADE AS TO:
 - TITLE, BEING THE DOMAIN OF A LAWYER;
 - ZONING BY-LAWS OR REGULATIONS, BEING THE DOMAIN OF A DEVELOPMENT OFFICER;
 - COVENANTS;
 - THE LOCATION OF ANY UNDERGROUND SERVICES OR FIXTURES, PERMANENT OR OTHERWISE; OR
 - THE PRESENCE OR LOCATION OF ENVIRONMENTALLY REGULATED FEATURES.

LEGEND

LANDS DEALT WITH BY THIS PLAN	Ha HECTARES
PERIPHERAL PROPERTY LINES	m METRES
FENCE	m² SQUARE METRES
EASEMENT	FD, FOUND
OVERHEAD UTILITY LINES	NFD, NOT FOUND
CALCULATED COORDINATE POINT	NPD, NOT PLACED
SURVEY MARKER FOUND (SMFD)	PG, PAGE
SURVEY MARKER PLACED (SMPL)	REG, REGISTERED
IRON BAR FOUND (IBFD)	N°, NUMBER
UTILITY POLE	PID PARCEL IDENTIFIER
QUY ANCHOR	(D) DERIVED FROM A SOURCE OTHER THAN FIELD MEASUREMENTS
COORDINATE REFERENCE NUMBER	(C) CALCULATED
WETLAND	O.H.W.M. ORDINARY HIGH WATER MARK
CIVIC ADDRESS	P.U.E. PUBLIC UTILITY EASEMENT
	M.S.E. MUNICIPAL SERVICES EASEMENT
	L.G.S.E. LOCAL GOVERNMENT SERVICES EASEMENT
	△ COORDINATE MONUMENT



TENTATIVE

MARCH 17, 2025



FILE: 24-085

DWG: 24-0855.dwg