

SUBDIVISION PLAN
DEMPSEY AND WILSON
SUBDIVISION 25-1

CREATING

LOT 25-122 & LOT 25-123

214/218 McKNIGHT 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 1.0000 APPLIED.

THIS PLAN ALSO SERVES AS THE
SURVEYOR'S REAL PROPERTY REPORT.

7. BUILDING TIES SHOWN HEREON ARE TO THE EXTERIOR LIMITS OF THE SIDING.
FOUNDATION AND PERPENDICULAR TO PROPERTY SIDELINES.

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

NBLS SURVEYOR NUMBER

DEED TRACT LINE

PUBLIC UTILITY EASEMENT

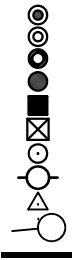
LOCAL GOVERNMENT SERVICES EASEMENT

SQUARE METRES

HECTARE

SNB PARCEL IDENTIFIER

DOCUMENTS ARE FILED IN THE COUNTY REGISTRY OF PROPERTY LOCATION



#356

P.U.E.

L.G.S.E.

sq. m.

Ha.

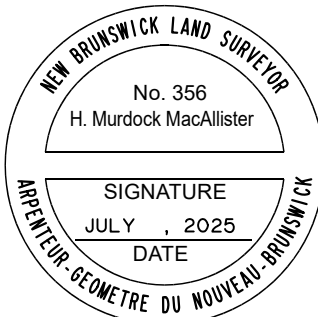
PID 12345678

SURVEYOR'S CERTIFICATE

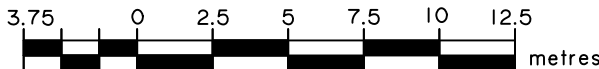
I, H. MURDOCK MacALLISTER, DO
HEREBY CERTIFY THAT THE
INFORMATION SHOWN FOR THE
BOUNDARIES BEING DEALT WITH ON
THIS PLAN IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND
BELIEF.

JULY 15, 2025

DATE SURVEYED



SCALE 1:250



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 : 25353SUB

FILE No : 25353

DRAINAGE EASEMENTS RESTRICTIONS

1. THE LOTS ON THIS SUBDIVISION PLAN THAT ARE BENEFITTED OR BURDENED BY A DRAINAGE EASEMENT ARE SUBJECT TO THE DRAINAGE EASEMENT RESTRICTIVE COVENANT FILED WITH SERVICE NEW BRUNSWICK AS C-961.
2. THE CITY OF FREDERICTON IS NOT RESPONSIBLE FOR THE OPERATION OR MAINTENANCE OF THE DRAINAGE SWALES LOCATED ON THE DRAINAGE EASEMENTS.
3. THE CITY OF FREDERICTON ASSUMES NO OBLIGATION TO ENFORCE COMPLIANCE WITH THE DRAINAGE EASEMENT RESTRICTIVE COVENANT.

ASHLEY CRESCENT
PID 75332791 - PLAN 200452
20.00m WIDE (PUBLIC)

ALEXANDER PHILLIP GREEN

LOT 94-12
PLAN 200452
REG. 1995-06-13
PID 75332650

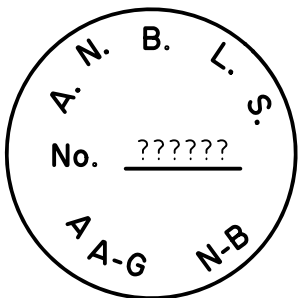
TABLE OF N.B. CO-ORDINATE VALUES

Point	Easting	Northing	Description
85	2487638.995	7443485.841	LOT CORNER
100	2487637.191	7443522.372	LOT CORNER
101	2487645.996	7443522.807	LOT CORNER
103	2487657.611	7443486.416	LOT CORNER
104	2487661.174	7443522.904	LOT CORNER
106	2487649.722	7443486.172	LOT CORNER
107	2487648.750	7443522.923	LOT CORNER
28149	2487601.199	7437047.558	NBHPN MONUMENT

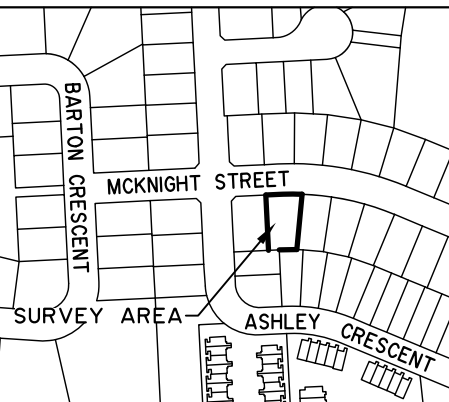
THE COORDINATE VALUES LISTED ARE NAD83 (CSRS)

SURVEYORS SEAL

ASSOC. OF NEW BRUNSWICK LAND
SURVEYORS PLAN VALIDATION No.

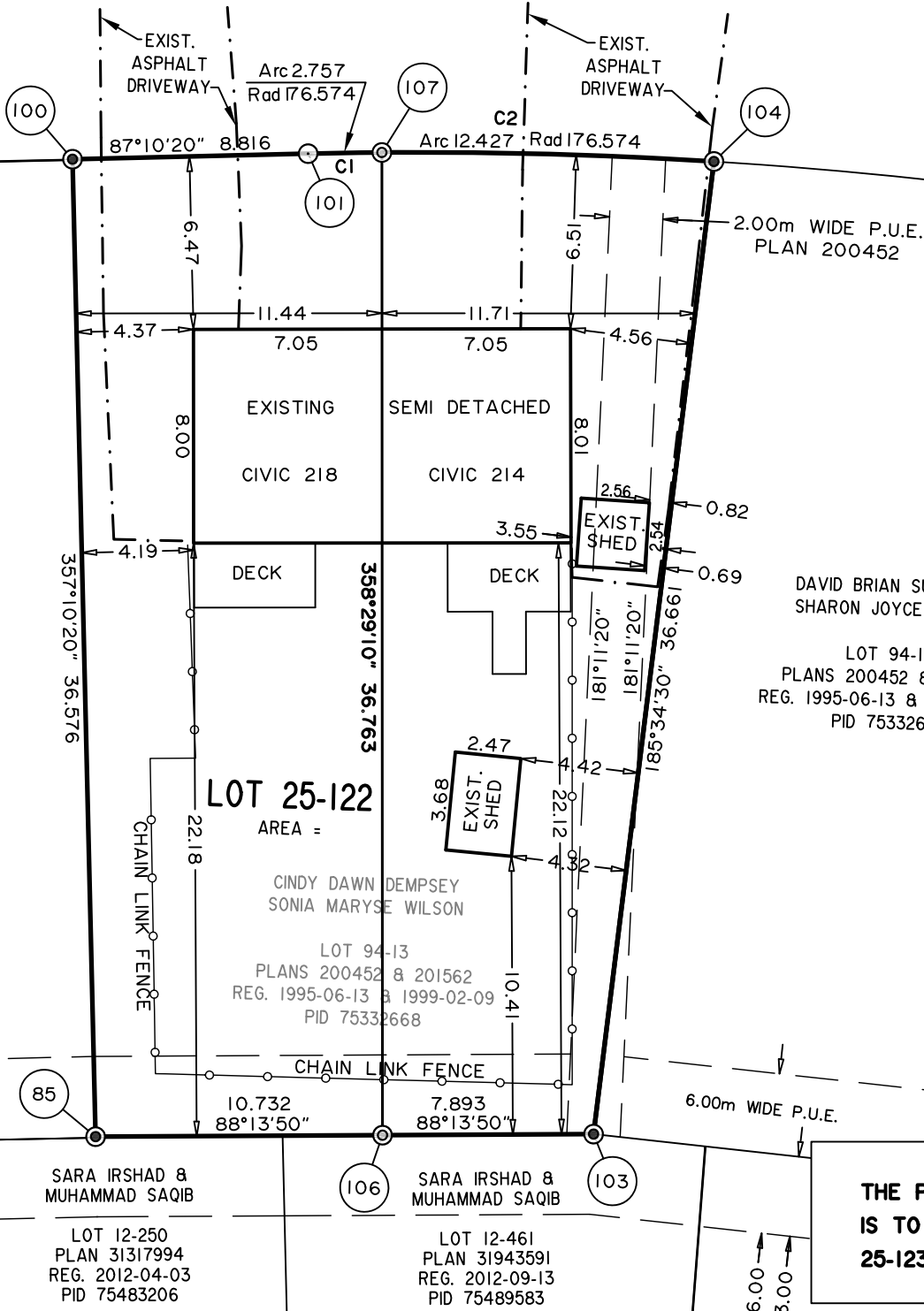


KEY PLAN SCALE 1:500



MCKNIGHT STREET

PID 75332791 - PLAN 200452
20.117m WIDE (PUBLIC)



CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	176.573	2.757	2.757	87°36'10"
C2	176.574	12.427	12.424	90°05'20"

THE PURPOSE OF THIS PLAN
IS TO CREATE LOTS 25-122 &
25-123 FROM PID 75332668.

OWNER'S ENDORSEMENT

CINDY DAWN DEMPSEY

PID 75332668 - DEED/TRANSFER 41555245 - REG. 2021-07-20

SONIA MARYSE WILSON

PLAN REGISTRATION INFORMATION