

PURPOSE OF PLAN:

1. TO CREATE LOTS 25-1 TO 25-4 FROM THE LANDS OF D&L PROPERTY MANAGEMENT LTD. (PID 1558584).
2. TO SHOW VARIOUS 0.500m WIDE EASEMENTS FOR FOOTING & EAVES TO BE CREATED BY DOCUMENT.
3. TO SHOW VARIOUS 1.800m WIDE PRIVATE MAINTENANCE EASEMENTS TO BE CREATED BY DOCUMENT.

APPROVALS & ENDORSEMENTS:

PROPERTY OWNER SIGNATURE:

PID 1558584  
TRANSFER N°. 43627422 REG. 2023-03-01

(CONFIRM SIGNING AUTHORITY AND TITLE)

DEVELOPMENT OFFICER CERTIFICATION:

APPROVED

For — Development Officer  
CITY OF FREDERICTON

Date

APPROVAL VALID FOR  
ONE YEAR ONLY  
UNLESS FILED

LAND REGISTRY ENDORSEMENT:

— COURSE TABLE —

COURSE	AZIMUTH	DISTANCE
L1	67°11'02"	35.049
L2	67°11'02"	35.049
L3	67°11'02"	35.047

LOT 08-394  
PLAN N°. 26484809  
REG. 2008-11-18  
PID 75452326

AFTON BROOKE CURTIS  
& JON WILLIAM CURTIS  
TRANSFER N°. 43107292  
REG. 2022-09-15  
PID 1557578

ANGELA MARIE CAMERON  
& DONALD TODD CAMERON  
TRANSFER N°. 25779530  
REG. 2008-06-30  
PID 1557586

PARCEL "A"  
PLAN N°. 25616344  
REG. 2008-05-30  
PID 75447409

LOT 25-1  
AREA = 404m²

LOT 25-2  
AREA = 404m²

LOT 25-3  
AREA = 404m²

LOT 25-4  
AREA = 552m²

LOT 09-60  
PLAN N°. 27237800  
REG. 2009-06-03  
PID 75455410

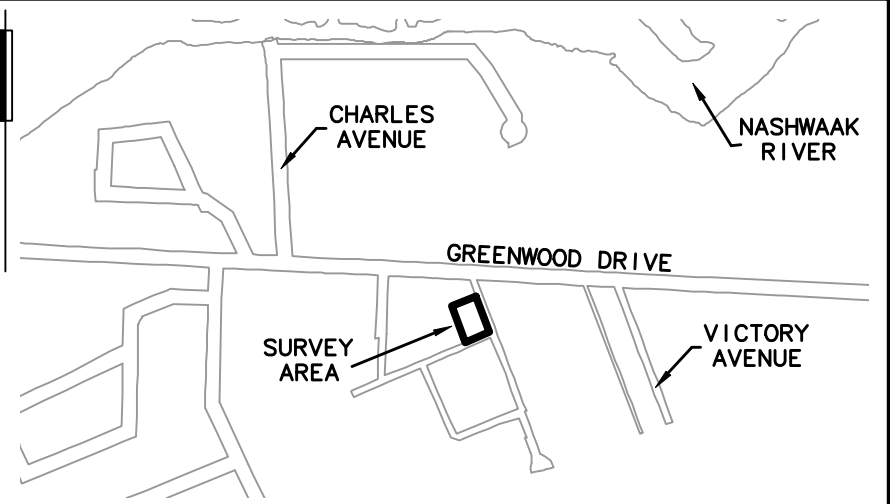
REFERENCE PLAN N°. 26484809  
REG. 2008-11-18

LOT 09-59  
PLAN N°. 27237800  
REG. 2009-06-03  
PID 75455402

LOT 09-58  
PLAN N°. 27237800  
REG. 2009-06-03  
PID 75455394

— ROAD EXCEPTION NOTE —

DEED N°. 84509 BOOK 217 PG. 362 REG. 1932-06-29 CONVEYS LOTS 1 & 2 SHOWN ON PLAN N°. 92 REG. 1927-12-01, "SAVING AND EXCEPTING" FOR ROAD PURPOSES — FROM LOT N°. 1, A STRIP OF LAND ADJOINING RICKARD STREET, TWO FEET IN WIDTH, FROM THE FRONT TO THE REAR THEREOF". SAID DEED PROVIDED THAT THE LANDS CONVEYED THEREIN ARE "SUBJECT TO THE SAID TWO FEET E(X)CEPTION ALONG RICKARD STREET FOR ROAD PURPOSES IF, AS AND WHEN USED FOR SUCH PURPOSES". OWNERSHIP OR DEVELOPMENT RIGHTS MAY BE AFFECTED SHOULD THE "STRIP" BE USED "FOR ROAD PURPOSES". REFER TO NOTE 7(c).



# TENTATIVE SUBDIVISION PLAN D&L PROPERTY MANAGEMENT SUBDIVISION PHASE 25-1

ON LANDS DESIGNATED AS PID 1558584

LOCATED AT 22 EATMAN AVENUE  
IN THE CITY OF FREDERICTON  
PARISH OF SAINT MARY'S, COUNTY OF YORK  
PROVINCE OF NEW BRUNSWICK

## — NOTES —

1. THIS IS A TENTATIVE PLAN. LOT DIMENSIONS AND AREA ARE SUBJECT TO CHANGE UPON FINAL SURVEY.
2. 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(CRS) ELLIPSOID USING A COMBINED SCALE FACTOR DERIVED WITH GEOID MODEL HT2.0.
3. 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.
4. AREAS ARE ROUNDED TO THE NEAREST SQUARE METRE (m²) UNLESS OTHERWISE NOTED.
5. DOCUMENT AND PLAN NUMBERS REFERRED TO HEREON ARE THOSE OF THE COUNTY REGISTRY OFFICE OR LAND TITLES OFFICE FOR THE DISTRICT OF NEW BRUNSWICK.
6. PERIPHERAL INFORMATION IS DERIVED FROM A VARIETY OF SOURCES AND IS NOT CERTIFIED CORRECT.
7. CERTIFICATION IS NOT MADE AS TO:
  - a) TITLE, BEING THE DOMAIN OF A LAWYER;
  - b) ZONING BY-LAWS OR REGULATIONS, BEING THE DOMAIN OF A DEVELOPMENT OFFICER;
  - c) COVENANTS;
  - d) THE LOCATION OF ANY UNDERGROUND SERVICES OR FIXTURES, PERMANENT OR OTHERWISE; OR
  - e) THE PRESENCE OR LOCATION OF ENVIRONMENTALLY REGULATED FEATURES.

## — LEGEND —

- LANDS DEALT WITH BY THIS PLAN
- PERIPHERAL PROPERTY LINES
- FENCE
- EASEMENT
- OVERHEAD UTILITY LINES
- CALCULATED COORDINATE POINT
- SURVEY MARKER FOUND (SMFD)
- SURVEY MARKER PLACED (SMPL)
- IRON BAR FOUND (IBFD)
- IRON PIPE FOUND (IPFD)
- COORDINATE MONUMENT
- UTILITY POLE
- GUY ANCHOR
- COORDINATE REFERENCE NUMBER
- WETLAND
- HECTARES
- m² SQUARE METRES
- NFD. NOT FOUND
- REG. REGISTERED
- N° NUMBER
- PID PARCEL IDENTIFIER
- NBLS NEW BRUNSWICK LAND SURVEYOR
- P.U.E. PUBLIC UTILITY EASEMENT
- CIVIC ADDRESS



# TENTATIVE

JULY 30, 2025

