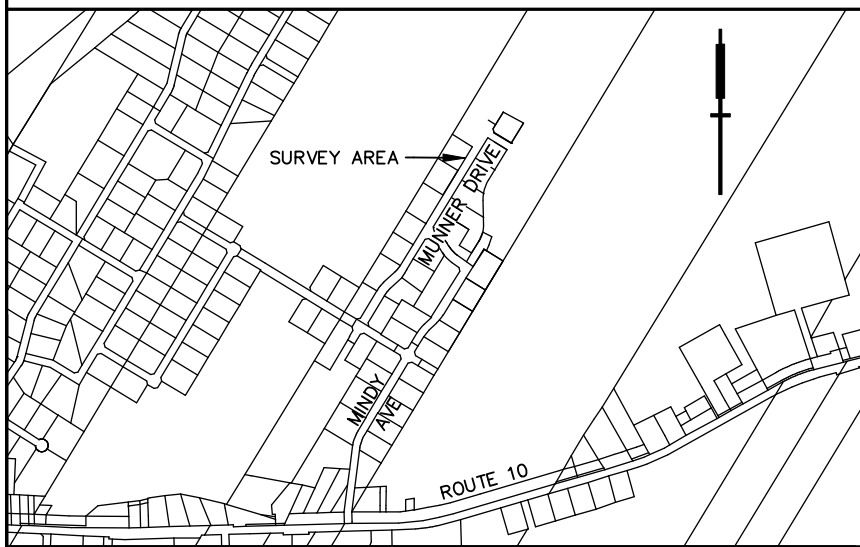


**TENTATIVE
SUBDIVISION PLAN**

L&C MUNN DEVELOPMENTS INC.
POPPLE HILL ESTATES
PHASE 2025-1

POPPLE HILL ESTATES
MINDY AVENUE & MUNNER DRIVE
PARISH OF SAINT MARYS
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK

KEY PLAN SCALE 1 : 20000

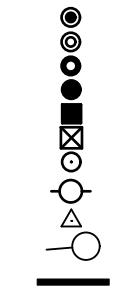


NOTES

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 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
- MUNICIPAL SERVICES EASEMENT
- SQUARE METRES
- HECTARE
- SNB PARCEL IDENTIFIER
- DOCUMENTS ARE FILED IN THE COUNTY REGISTRY OF PROPERTY LOCATION



PID 12345678

SCALE 1:1500
22.5 0 15 30 45 60 75 metres

PURPOSE OF THIS PLAN:

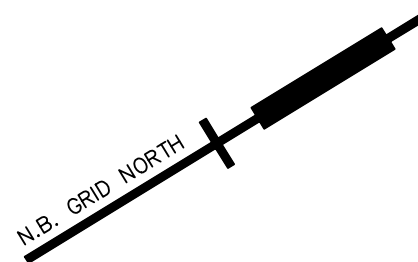
THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 1-32 FROM A PORTION OF PID 75163154, CREATE 6.00m WIDE PUBLIC UTILITY EASEMENTS,

AND

TO EXTEND MUNNER AVENUE, MINDY AVENUE, AND FUTURE STREETS FROM A PORTION OF PID 75163154.

CONSULTING ENGINEERS & SURVEYORS
SURTEK GROUP LTD.
411-101 St. Mary's Street
Fredericton, NB E3A 8H4
Phone: 454-7044
Fax: 454-1147
Email: Office@SurTek.ca

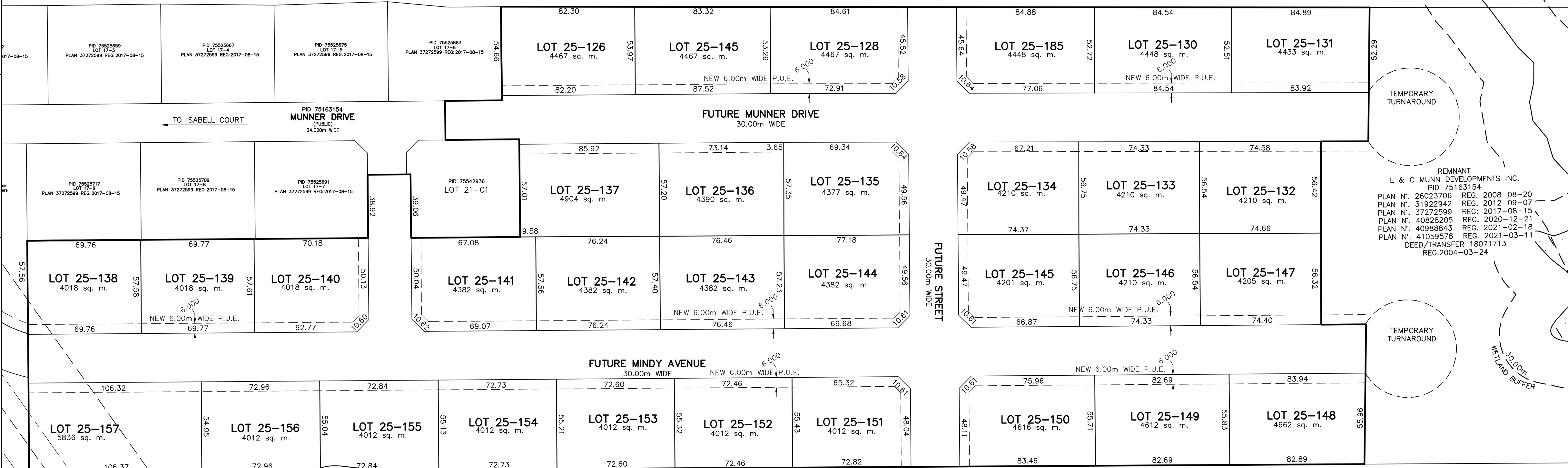
DRAWING : 11010-POPPLEHILLTENTATIVE-2025



EASTCAN TRADING LIMITED
PID 75163212

Y.C.R.O. PLAN N°. 27228957 REG. 2009-06-01

DEED/TRANSFER 16622251 REG.2003-07-14



REMNANT
L & C MUNN DEVELOPMENTS INC.
PID 75163154
PLAN N°. 26023706 REG. 2008-08-20
PLAN N°. 31922942 REG. 2012-09-07
PLAN N°. 37272599 REG. 2017-08-15
PLAN N°. 40828205 REG. 2020-12-21
PLAN N°. 40988843 REG. 2021-02-18
PLAN N°. 41099578 REG. 2021-03-11
DEED/TRANSFER 18071713
REG.2004-03-24

Pursuant to s.87,
Community Planning Act,
I assent to
this subdivision plan.

Dated at Fredericton

Conformément à l'art,
87 de la Loi sur,
l'urbanisme, j'approuve
le présent plan
de lotissement

Fait à Fredericton

Minister of Transportation and Infrastructure
Ministre des Transports et de l'Infrastructure

SURVEYOR: MURDOCK MACALLISTER
PHONE #: 1-506-454-7044

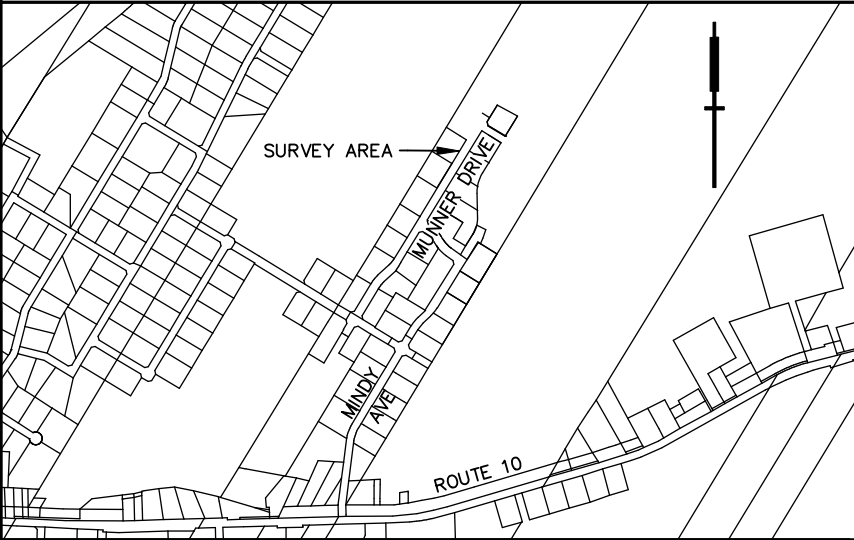
DEVELOPER: L&C MUNN DEVELOPMENTS INC.
OWNER: LARRY MUNN
PHONE #: 1-506-461-0004
PID 75163154

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L&C MUNN DEVELOPMENTS INC.
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PHASE 2025-1

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PROVINCE OF NEW BRUNSWICK

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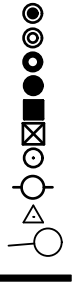


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- DOCUMENT REG. NO.
- DOCUMENTS ARE FILED IN THE COUNTY REGISTRY OF PROPERTY LOCATION



PID 12345678

SCALE 1:1500
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AND

TO EXTEND MUNNER AVENUE, MINDY AVENUE, AND FUTURE STREETS FROM A PORTION OF PID 75163154.

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Fredericton, NB E3A 8H4

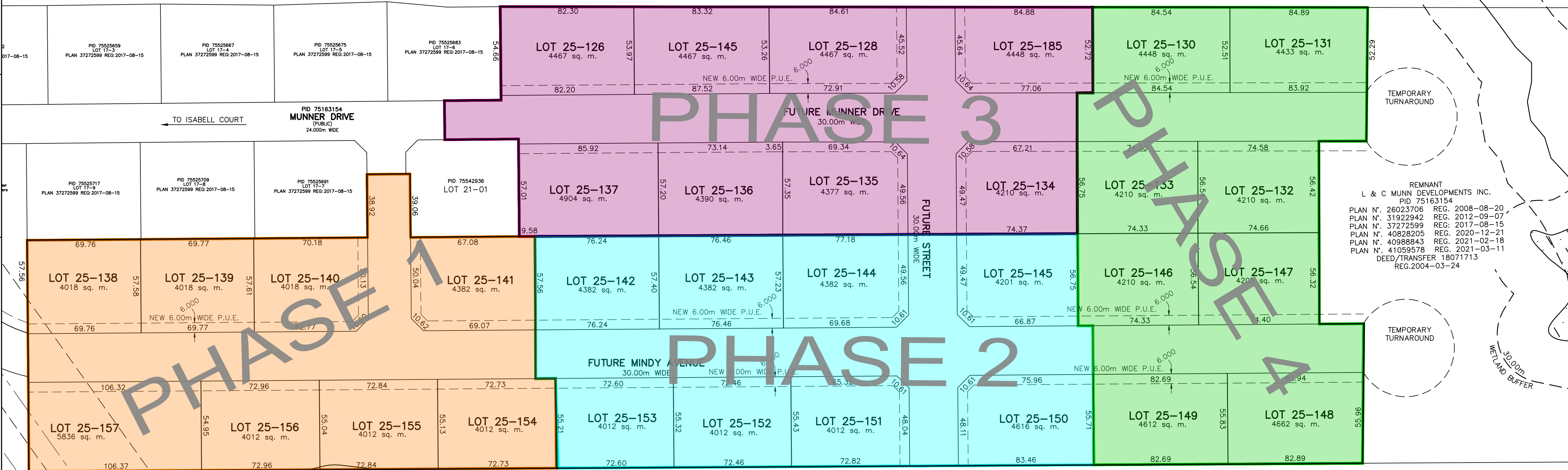
Phone: 454-7044
Fax: 454-1147
Email: Office@SurTek.ca

DRAWING : 11010-POPPLEHILLTENTATIVE-2025

EASTCAN TRADING LIMITED
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