TENTATIVE SUBDIVISION PLAN

687431 N.B. LTD. SUBDIVISION 25-1

CREATING

ST. MARY'S STREET (PUBLIC)

1475 ST. MARY'S 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	
NBLS SURVEYOR NUMBER	#356
DEED TRACT LINE	
PUBLIC UTILITY EASEMENT	P.U.E.
LOCAL GOVERNMENT SERVICES EASEMENT	L.G.S.E.
SQUARE METRES	sq. m.
HECTARE	Ha.
SNB PARCEL IDENTIFIER	PID 12345678

DOCUMENTS ARE FILED IN THE COUNTY REGISTRY OF PROPERTY LOCATION

TABLE OF N.B. CO-ORDINATE VALUES

THE COORDINATE VALUES LISTED ARE NAD83 (CSRS)

Point	Easting	Northing	Description
200	2489843.872	7445282.349	LOT CORNER
201	2489849.095	7445287.348	LOT CORNER
6004	2489848.872	7445282.353	LOT CORNER
Point	Easting	Northing	Description
28149	2487601.199	7437047.558	NBHPN MONUMENT

SIGNATURE OF OWNER OR AGENT

TRENT HILL, DIRECTOR
687431 N.B. LTD.

PID 75566679 - DEED/TRANSFER 43613653 REG. 2023-02-24
DEED/TRANSFER 45208858 REG. 2024-08-06

SCALE 1:500

7.5 0 5 10 15 20 25 metres

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.

DATE SURVEYED
FEBRUARY 28, 2025
DATE DRAWN

NEW BRUNSWICK LAND SURVEYOR
No. 356
H. Murdock MacAllister
SIGNATURE
DATE
ARPENTEUR-GÉOMÈTRE DU NOUVEAU-BRUNSWICK

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 : 25230 TENTATIVE | FILE No : 25230

687431 N.B. LTD.
REMNANT
LOT 24-219
PLAN 45629079
REG. 2024-12-12
PID 75566679

REMAINING AREA = 1.15ha

ST. MARY'S STREET
(PUBLIC)
(TO BE ADDED TO ST. MARY'S STREET)
AREA = 12.5 sq.m.

DETAIL

CITY OF FREDERICTON
DEED/TRANSFER 36693878
REG. 2017-01-18

PROPOSED STREET
PLAN 36599133
REG. 2016-12-08

PID 75521336

ST. MARY'S STREET
PLANS 32802804, 20815422, 11112 AND 7766
WIDTH VARIES (PUBLIC)

SNB MAPPED WETLNDS

WAWA REGULATED FEATURE AND 30.00m BUFFER

N.B. GRID NORTH

KEY PLAN SCALE 1:10000

SURVEY AREA
ST. MARY'S STREET
BROOKSIDE DRIVE

SURVEYORS SEAL

ASSOC. OF NEW BRUNSWICK LAND SURVEYORS PLAN VALIDATION No.

A.N.B.L.S. No. ?????? A-G N-B

APPROVED/APPROUVÉ

DEVELOPMENT OFFICER/
AGENT D'AMÉNAGEMENT
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.

ASSENT OF COUNCIL
ASSENTIMENT DU CONSEIL

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

. . . . . .

. . . . . .
CLERK/SECRÉTAIRE MUNICIPALE

PURPOSE OF PLAN:

1. TO CREATE ST. MARY'S STREET (PUBLIC) FROM A PORTION OF PID 75566679 AND VEST IN THE CITY OF FREDERICTON, PURSUANT TO SECTION 88(6)(a) OF THE COMMUNITY PLANNING ACT, RSNB 2017 C-19.