

**PURPOSE OF PLAN:**  
 1. TO CREATE EATMAN AVENUE (PUBLIC) FROM A PORTION OF THE LANDS OF D&L PROPERTY MANAGEMENT LTD. (PID 1558584) AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88(6)(a) OF THE COMMUNITY PLANNING ACT, RSNB 2017 c.19.

**APPROVALS & ENDORSEMENTS:**

**PROPERTY OWNER SIGNATURE:**

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

(CONFIRM SIGNING AUTHORITY AND TITLE)  
 D&L PROPERTY MANAGEMENT LTD.

**DEVELOPMENT OFFICER CERTIFICATION:**

<b>APPROVED</b>
For — Development Officer CITY OF FREDERICTON
Date

APPROVAL VALID FOR  
 ONE YEAR ONLY  
 UNLESS FILED

**ASSENT OF COUNCIL:**

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

DATE

CITY CLERK

**LAND REGISTRY ENDORSEMENT:**

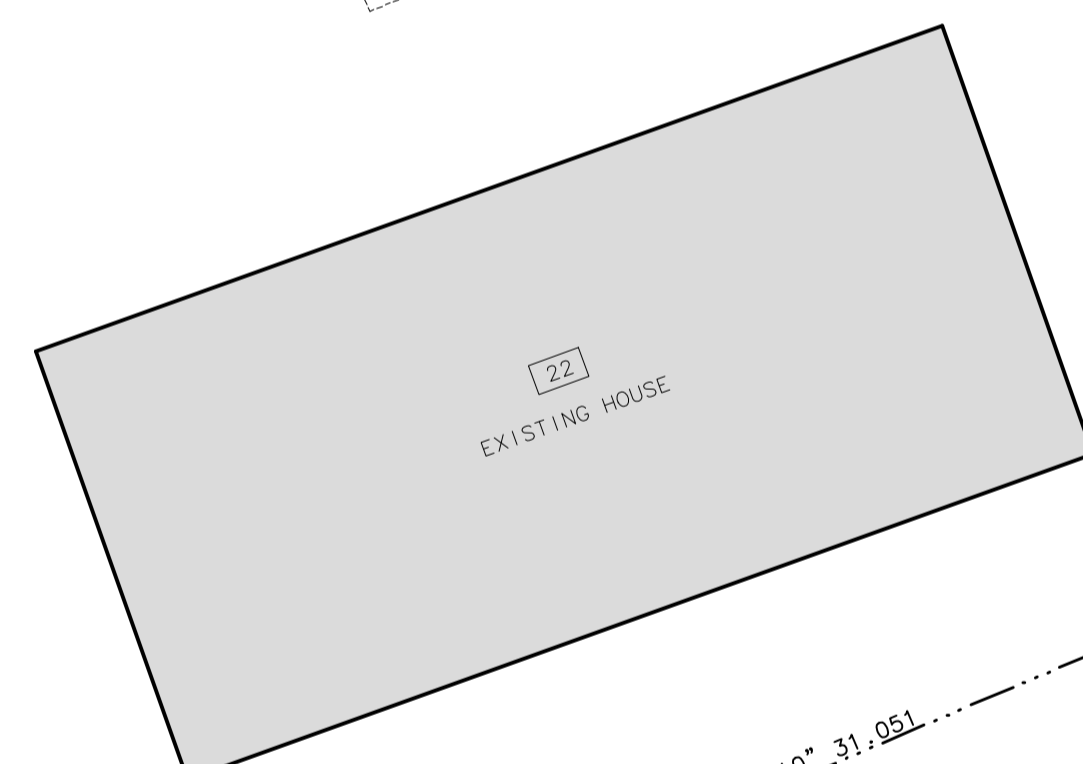
**LOT 09-60**

PLAN N°. 27237800  
 REG. 2009-06-03  
 PID 75455410  
 REFERENCE PLAN N°. 26484809  
 REG. 2008-11-18

**— 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).

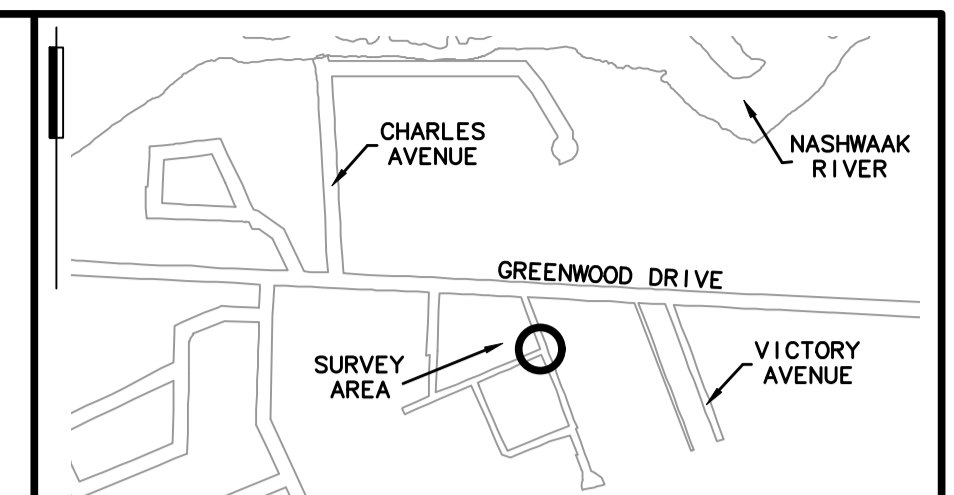
REMNANT LANDS OF  
 D&L PROPERTY MANAGEMENT LTD.  
 TRANSFER N°. 43627422  
 REG. 2023-03-01  
 PID 1558584

REFERENCE PLAN N°. 92  
 REG. 1927-12-01  
 REFERENCE TENTATIVE SUBDIVISION PLAN BY  
 SOUTHWEST SURVEYS LTD. FILE N°. 25-056



**PLEASANT AVENUE**  
 WIDTH VARIES  
 REFERENCE PLAN N°. X-136  
 BY NBS #272 DATED 1982-08-11

**EATMAN AVENUE**  
 (PUBLIC)  
 AREA = 8m<sup>2</sup>



KEY PLAN SCALE 1:10,000

**TENTATIVE  
 SUBDIVISION PLAN  
 D&L PROPERTY  
 MANAGEMENT SUBDIVISION  
 PHASE 25-2**

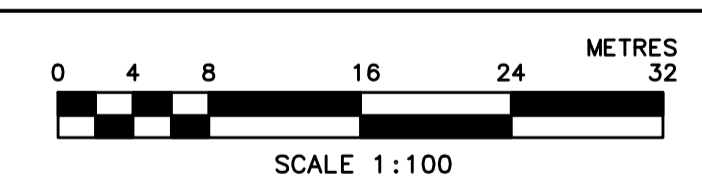
ON LANDS DESIGNATED AS PID 1558584  
 LOCATED AT 22 EATMAN AVENUE  
 IN THE CITY OF FREDERICTON  
 PARISH OF SAINT MARY'S, COUNTY OF YORK  
 PROVINCE OF NEW BRUNSWICK

**— NOTES —**

- 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(CRS) ELLIPSOID USING A COMBINED SCALE FACTOR DERIVED WITH GEOID 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 (m<sup>2</sup>) 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.
- © 2025 SOUTHWEST SURVEYS LTD., ALL RIGHTS RESERVED.

**— 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
- SQUARE METRES
- m<sup>2</sup> SQUARE METRES
- NFD. NOT FOUND
- REG. REGISTERED
- N° NUMBER
- PID PARCEL IDENTIFIER
- NBS NEW BRUNSWICK LAND SURVEYOR
- P.U.E. PUBLIC UTILITY EASEMENT
- [100] CIVIC ADDRESS



SCALE 1:100

**TENTATIVE**

OCTOBER 30, 2025

