

255 REGENT STREET
CITY OF FREDERICTON
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK

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 TO BE NOTED UNLESS OTHERWISE SPECIFIED.
4. AZIMUTHS ARE N.B. GRID NORTH DERIVED FROM GPS OBSERVATIONS.
5. COMBINED SCALE FACTOR OF 1.000000 APPLIED.
6. EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" ARE VESTED IN THE NEW BRUNSWICK POWER CORPORATION, BELL CANADA AND ROGERS COMMUNICATIONS INC. IN ACCORDANCE WITH REGULATION 2021-83, SECTION 5, UNDER THE COMMUNITY PLANNING ACT.

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
LOCAL GOVERNMENT SERVICES EASEMENT
SQUARE METRES
HECTARE
SNB PARCEL IDENTIFIER
DOCUMENTS ARE FILED IN THE COUNTY F

101-411 St. Mary's Street
Fredericton, NB E3A 8H4

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

DRAWING : 23484-A

FILE No : 23484



PID 75116941 -- DEED 271893
GABY BOULOS ELZAYAT
STEPHEN THOMAS THOMPSON
HARRY DOYLE
30°59'08" 19.202
152

EDGE OF ASPHALT
151

ORANGE SPACES INC.
DEED/TRANSFER 374339339
REG. 2017-10-04
PID 01458306

147

30°59'08" 12.192

150

S. THOMPSON HOLDINGS INC.
DEED/TRANSFER 39195806
REG. 2019-07-09
SEE FILE 126-96-016 #296
SEE FILE 131-19676-00 #356
PID 01458298

119°40'00" 24.644

OPUS INTERNATIONAL FILE
FR-C-10512.30-001
VALNUM 185435

REMNANT
AREA = 738sq.m.

CIVIC 255

31°03'50" 30.606

240

100

75512905

119°40'00" 3.001

119°40'00" 2.401 (PUBLIC)

REGENT STREET

31°03'50" 30.529

AREA=73.4sq.m.

121°30'00" 2.400

101

62

SIDEWALK

BROKEN ASPHALT
GRAVEL ENTRANCE

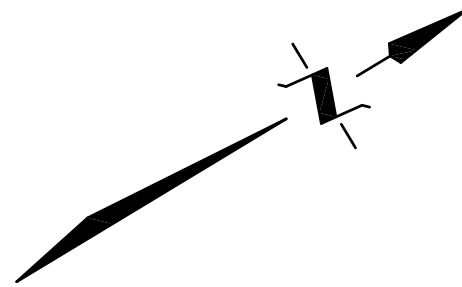
PLAN 35198176
REG. 2015-08-31

121°30'00" 23.301

PLAN 35198176
REG. 2015-08-31
REGENT STREET
PUBLIC

CORNERSTONE SURVEYS - DRAWING NO, 12-C-005-B3
20.117m WIDE (PUBLIC)

CHARLOTTE STREET
CORNERSTONE SURVEYS - DRAWING NO. 12-C-005-B3
WIDTH VARIES (PUBLIC)



DR. LEO T. CAIN PROFESSIONAL CORPORATION
DEED/TRANSFER 35033704
REG. 2015-07-14
PID 75423137
SEE TRAINOR SURVEYS FILE NO. M056607
SEE SRPR C86-28-574
SEE PLAN 4230

CEDAR VALLEY INVESTMENTS LIMITED

DEED/TRANSFER 43306175
REG. 2022-11-09
SEE FILES M891729 and M912659 #272
SEE FILE 22487 SRPR #356
PID 75493858

PID 75573303

03 REGENT STREET

PLAN 46753530 - REG. 2025-12-08

SURTEK GROUP LTD FILE 17115

ASSOC. OF NEW BRUNSWICK LAND
SURVEYORS PLAN VALIDATION No.

DEVELOPMENT OFFICER/
AGENT D'AMENAGEMENT
THE CITY OF FREDERICTON

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:
Conformément à l'article 88 la *Loi sur l'urbanisme*,
plan de lotissement a reçu l'assentiment du conseil le:

CLERK/SECRÉTAIRE MUNICIPALE

THE PURPOSE OF THIS PLAN IS:

I. TO CREATE REGENT STREET (PUBLIC) FROM A PORTION OF PID 01458298 AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88(6)(a) OF THE COMMUNITY PLANNING ACT, RSNB 2017 c.19.