COORDINATE TABLE

POINT	EASTING	NORTHING	DESCRIPTION

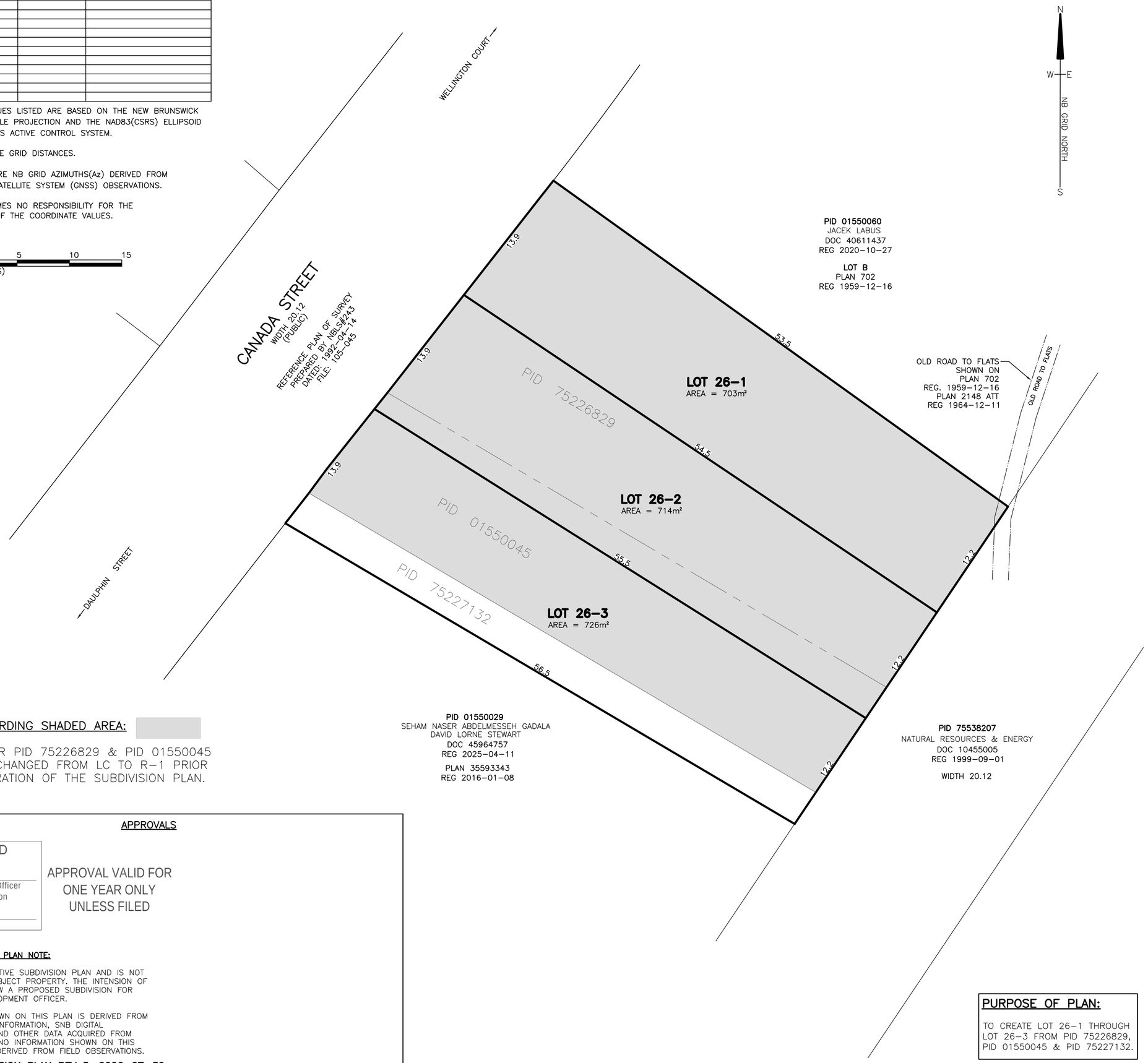
THE COORDINATE VALUES LISTED ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83(CSRS) ELLIPSOID AS REALIZED BY SNB'S ACTIVE CONTROL SYSTEM.

DISTANCES SHOWN ARE GRID DISTANCES.

DIRECTIONS SHOWN ARE NB GRID AZIMUTHS(Az) DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS.

THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ABSOLUTE POSITION OF THE COORDINATE VALUES.

5 0 5 10 15
1:250 SCALE (METRES)



NOTE REGARDING SHADED AREA:

ZONING FOR PID 75226829 & PID 01550045 IS TO BE CHANGED FROM LC TO R-1 PRIOR TO REGISTRATION OF THE SUBDIVISION PLAN.

APPROVALS

APPROVED

For - Development Officer
City of Fredericton

Date

APPROVAL VALID FOR ONE YEAR ONLY UNLESS FILED

TENTATIVE SUBDIVISION PLAN NOTE:

THIS PLAN IS A TENTATIVE SUBDIVISION PLAN AND IS NOT A SURVEY OF THE SUBJECT PROPERTY. THE INTENSION OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION FOR REVIEW BY THE DEVELOPMENT OFFICER.

THE INFORMATION SHOWN ON THIS PLAN IS DERIVED FROM SNB REAL PROPERTY INFORMATION, SNB DIGITAL PROPERTY MAPPING, AND OTHER DATA ACQUIRED FROM THE GEONB WEBSITE. NO INFORMATION SHOWN ON THIS TENTATIVE PLAN WAS DERIVED FROM FIELD OBSERVATIONS.

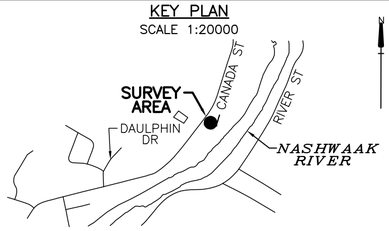
TENTATIVE SUBDIVISION PLAN REV 5: 2026-07-30

PURPOSE OF PLAN:

TO CREATE LOT 26-1 THROUGH LOT 26-3 FROM PID 75226829, PID 01550045 & PID 75227132.

KEY PLAN

SCALE 1:20000



LEGEND

- LANDS DEALT WITH BY THIS PLAN BOUNDED THUS
- PROPERTY LINE
- EASEMENT
- STANDARD SURVEY MARKER PLACED (SMPD)
- STANDARD SURVEY MARKER FOUND (SMFD)
- IRON PIPE FOUND (IPFD)
- ROUND IRON BAR FOUND (IRFD)
- CALCULATED POINT (CALC PT)
- (3) TABULATED COORDINATE VALUE
- m^2 SQUARE METRES

- ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
- AZIMUTHS ARE ROUNDED TO THE NEAREST 5" OF ARC.
- THE PLAN HEREON HAS BEEN ARRIVED AT and/or COMPILED FROM CONSIDERATION OF SOME OR ALL OF THE FOLLOWING:
  - (i) FIELD EVIDENCE
  - (ii) INFORMATION ACQUIRED FROM PREVIOUS SURVEYS AS NOTED ON THE ABOVE PLAN
  - (iii) REGISTERED PLANS AND DOCUMENTS AS NOTED ON THE ABOVE PLAN
- PROPERTY LINES NOT DEALT WITH BY THIS SURVEY ARE SHOWN FOR REFERENCE ONLY AND ARE NOT CERTIFIED.
- PID MEANS SERVICE NEW BRUNSWICK PARCEL IDENTIFIER
- SNB MEANS SERVICE NEW BRUNSWICK
- PID NUMBERS WERE OBTAINED FROM THE PLANET SNB REAL PROPERTY INFORMATION SYSTEM.
- DOC MEANS REGISTERED DOCUMENT NUMBER
- BK MEANS BOOK
- PG MEANS PAGE
- REG MEANS DATE OF DOCUMENT REGISTRATION
- ALL DOCUMENTS LISTED ARE FILED IN THE REGISTRY OFFICE OR LAND TITLES OFFICE FOR THE COUNTY WHERE THE PROPERTY IS LOCATED.
- NBLS MEANS NEW BRUNSWICK LAND SURVEYOR.
- (NBLS#XXX) IS THE SURVEYOR'S IDENTIFYING NUMBER.
- HPN MEANS SNB HIGH PRECISION NETWORK.
- SRPR MEANS SURVEYOR'S REAL PROPERTY REPORT.
- OHWM MEANS ORDINARY HIGH WATER MARK.
- P.U.E. MEANS PUBLIC UTILITY EASEMENT
- L.G.S.E. MEANS LOCAL GOVERNMENT SERVICES EASEMENT.
- WAWA MEANS WATERCOURSE AND WETLAND ALTERATION.
- NBHN MEANS SNB'S NEW BRUNSWICK HYDROGRAPHIC NETWORK.

OWNER'S ENDORSEMENTS

DOC DATA:
PID 75226829, PID 01550045 & PID 75227132
DOC XXXXXXXX
REG 2026-XX-XX

SHERICO DEVELOPMENTS LTD.

SURVEYOR'S CERTIFICATE

I, STEVEN D. COOK, 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.

CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING BY-LAWS OR REGULATIONS, BEING THE DOMAIN OF A DEVELOPMENT OFFICER.

SURVEYOR'S SEAL
ASSOCIATION OF NEW BRUNSWICK LAND SURVEYORS
PLAN VALIDATION N°.

A.N.B.L.S. No XXXXXX A.A.G. NB

NEW BRUNSWICK LAND SURVEYOR
No. 400
Steven D. Cook
SIGNATURE
2025-XX-XX
DATE
ARPENTEUR-GÉOMÈTRE DU NOUVEAU-BRUNSWICK

DATE OF SURVEY
2025-XX-XX

SKYLINE SURVEYS & GEOMATICS LTD.
PHONE: (506) 447-7552
EMAIL: steve@skyline-surveys.com
www.skyline-surveys.com

FILE N°: 26081

TENTATIVE SUBDIVISION PLAN

SHERICO DEVELOPMENTS LTD. SUBDIVISION 2026-1

SHOWING

LOT 26-1 THROUGH LOT 26-3

506 & 508 CANADA STREET
CITY OF FREDERICTON
PARISH OF SAINT MARYS
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK