

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD AZIMUTH	RADIUS POINT
C1	140.000				405
C2	140.000				405

COORDINATE TABLE

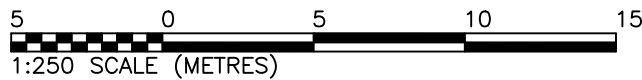
POINT	EASTING	NORTHING	DESCRIPTION
40			PROPOSED LOT CORNER
41			PROPOSED LOT CORNER
319	2490585.184	7441679.933	LOT CORNER (PLAN 26055328)
405	2490738.317	7441604.787	RADIUS POINT
459	2490618.131	7441676.588	POINT OF CURVE (PLAN 26055328)
550	2490554.435	7441698.489	LOT CORNER (PLAN 26055328)
805	2490587.723	7441684.183	LOT CORNER (PLAN 26055328)
813	2490613.299	7441668.500	LOT CORNER (PLAN 26055328)
814	2490640.527	7441704.972	LOT CORNER (PLAN 26055328)
821	2490612.105	7441733.061	LOT CORNER (PLAN 26055328)
28149	2487601.199	7437047.558	ACTIVE HPN (FREDERICTON)
32001	2416373.720	7459513.819	ACTIVE HPN (WOODSTOCK)

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.



PID 75448589
CLIFFE STREET DEVELOPMENTS LTD.
DOC 25865156
REG 2008-07-18
PLAN 25828485
REG 2008-07-11
PLAN 24238652
REG 2007-07-27

PID 75474510
JOSEPH DENIS BOURQUE
JOHN JOSEPH HUNTER
DOC 30542006
REG 2011-08-31
LOT 11-273
PLAN 30226691
REG 2011-06-17

PID 75456418
DENNIS BLAIR WILSON
DOC 32327760
REG 2013-01-09
LOT 08-17
PLAN 27390088
REG 2009-07-06

LOT 25-XXX
AREA = 2310m²

LOT 25-YYY
AREA = 433m²

NOTES:

- WATERCOURSES, WETLANDS AND THE AREA WITHIN A 30 METRE BUFFER THEREFROM ARE SUBJECT TO THE WATERCOURSE AND WETLAND ALTERATION REGULATION (REG 90-80) OF THE CLEAN WATER ACT. ANY ALTERATIONS WITHIN THESE AREAS REQUIRE A WATERCOURSE AND WETLAND ALTERATION (WAWA) PERMIT ISSUED BY THE SURFACE WATER MANAGEMENT BRANCH OF THE DEPARTMENT OF ENVIRONMENT AND LOCAL GOVERNMENT. THESE FEATURES ARE REGULATED AS PER THEIR PRESENCE ON THE GROUND, WHETHER SHOWN ON THIS PLAN OR NOT. IT IS THE SOLE RESPONSIBILITY OF THE LAND OWNER TO ENSURE THAT NO ALTERATIONS TAKE PLACE WITHIN THE REGULATED AREAS WITHOUT A "WAWA" PERMIT. THE CREATION OF ANY LOT(S) OR PARCEL(S) DOES NOT GUARANTEE THAT A "WAWA" PERMIT WILL BE ISSUED FOR ANY FUTURE DEVELOPMENT.
- THE LOCATION OF THE WETLAND AND WATERCOURSE (GRIEVES CREEK) ARE DERIVED FROM A WETLAND DINATION REPORT PREPARED BY BOREAL ENVIROMENTAL (PROJECT: 23-0420).
- THW WAWA BUFFER IS NOT SHOWN. SEE WAWA PERMIT "ALT 75074'24", DATED: 2024-11-18.
- PRIOR TO CONSTRUCTION, ALL FOUNDATION LAYOUT AND BENCHMARK(S) SHOULD BE VERIFIED AGAINST FINAL CONSTRUCTION DRAWINGS ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES MUST BE REPORTED TO THE SURVEYOR.
- ELEVATION INFORMATION IS DERIVED FROM RECORD DRAWINGS PROVIDED BY THE CITY OF FREDERICTON (ENG-PLAN-4917 & ENG-PLAN-4918).
- BASEMENT WINDOWS MAY REQUIRE WINDOW WELLS.

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.

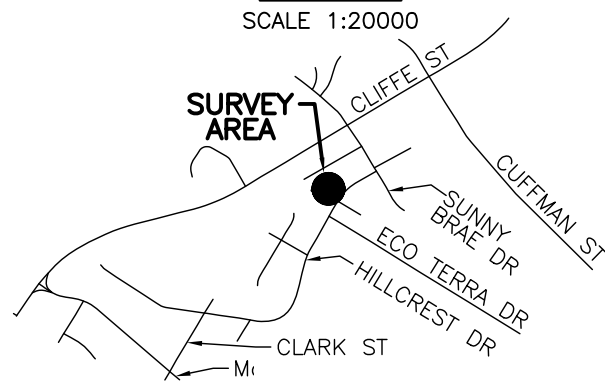
TENTATIVE SUBDIVISION PLAN REV 1: 2026-05-04

PURPOSE OF PLAN:

TO CREATE LOT 25-XXX AND LOT 25-YYY FROM PID 75450221.

KEY PLAN

SCALE 1:20000



- LANDS DEALT WITH BY THIS PLAN BOUNDED THUS
- PROPERTY LINE
- EASEMENT
- CALCULATED POINT (CALC PT)
- TABULATED COORDINATE VALUE
- SQUARE METRES
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- ST STORM LINE
- SA SANITARY LINE
- SERVICE STUB LOCATION
- PROPOSED FINAL GRADE SPOT ELEVATION
- FINISHED GROUND ELEVATION AT FOUNDATION
- SLOPE DIRECTION
- DELINEATED WETLAND
- DELINEATED BROOK
- BROOK OR SWALE FROM GRADING PLAN
- SANITARY CLEAN OUT LOCATION

- 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:
 - FIELD EVIDENCE
 - INFORMATION ACQUIRED FROM PREVIOUS SURVEYS AS NOTED ON THE ABOVE PLAN
 - 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.
- NBNH MEANS SNB'S NEW BRUNSWICK HYDROGRAPHIC NETWORK.

PLOT PLAN NOTES:

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FILE N': 25176_TSP_PlotPlan_Rev1

TENTATIVE
SUBDIVISION PLAN
INSTALLMASTERS CORP.
SUBDIVISION 2025-1

SHOWING
LOT 25-XXX & LOT 25-YYY
&
PLOT PLAN

783 & XXX HILLCREST DRIVE
CITY OF FREDERICTON
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK