

Approvals

APPROVED

*[Signature]*  
 Development Officer  
 Fundy Regional Service Commission  
 July 19, 2024  
 Date

NB Grid Coordinate Values (HPN)

Point	Easting	Northing	Remarks
3	2540897.575	7390053.388	P37937662
4	2540919.700	7390104.337	P37937662
150	2540889.158	7390034.006	SMS
160	2540631.194	7390087.246	SMS
162	2540856.878	7389957.642	SMS
163	2540889.415	7389990.793	SMS
164	2540868.830	7389978.454	CC
165	2540918.177	7389792.466	CALC
166	2540938.261	7389808.110	CALC
167	2540955.712	7389796.948	CALC
168	2540950.705	7389771.661	CALC
169	2540995.240	7389804.065	CALC
170	2541000.754	7389812.169	CALC
171	2541006.493	7389783.525	CALC
172	2540864.019	7389954.941	CALC
173	2540886.758	7389862.620	CALC
312	2540855.653	7390141.118	P30494737
313	2540847.944	7390146.103	P30494737
314	2540809.756	7390079.604	P30494737
315	2540980.310	7389981.660	P30494737
325	2541006.442	7390054.523	P30494737
401	2541027.425	7389643.186	P9889
405	2541006.810	7389781.762	P9889
413	2540981.192	7389672.978	P9889
419	2540956.646	7389688.794	P9889
420	2540907.968	7389719.905	P9889
421	2540930.536	7389756.072	P9889
422	2540802.505	7389837.963	P8765
423	2540779.908	7389801.760	P9889
1769	2540723.058	7390226.869	P30494737
5728	2541031.823	7389756.221	RIB
5731	2541026.272	7389787.359	SMF
1461	2540693.288	7389094.269	HPN Mon-Obs
1993	2541048.936	7389606.053	HPN Mon-Obs

Private Access Note

Development along the private access shall not receive public services (e.g.: school bus, garbage pickup, snowplow or maintenance services) unless upgraded to the satisfaction of the Provincial Department of Transportation and Infrastructure;  
 Lot owners, assigns, heirs and successors shall assume ownership and responsibility for any construction, repair and maintenance associated with the private access.

Watercourse and Wetlands Alteration (WAWA) Regulation Note

Areas identified as Regulated Wetlands, Watercourses or Provincially Significant Wetlands have been mapped using Service New Brunswick Digital Data, 2024 Version.

Watercourses, wetlands, and their respective 30-metre buffers are provincially regulated features and any alterations within these areas require a permit issued by the Department of Environment and Local Government. Alterations may include, but are not limited to: soil disturbance, removal of vegetation, placement of a structure, etc. These features are regulated as per their presence on the ground and the representation on this plan may not be accurate. It is the responsibility of the landowner to ensure no alterations take place in these areas without a Watercourse and Wetland Alteration (WAWA) Permit.

Title Data

PID 00097303  
 Owner: Beverly Lynne MacKay  
 Document 41772402  
 Registered: 2021-09-14

Signature of Owners

*[Signature]*  
 Beverly Lynne MacKay

Curve	Radius	Arc	Chord	Chord Azimuth
C1	24.000	7.667	7.634	290°42'59"
C2	24.000	87.626	46.451	224°27'50"
C3	24.000	30.371	28.384	185°18'46"

N.B. Grid North

Cindy Lou Kennedy  
 Ivan Bruce Kennedy  
 Document 43035121 &  
 Document 34711417  
 PID 30350854

Jennifer Joy Townsend  
 Carla Jade Weaver  
 Document 41168726  
 PID 00435644

Remnant of  
 Beverly Lynne MacKay  
 Document 41772402  
 PID 00097303  
 8.58ha±

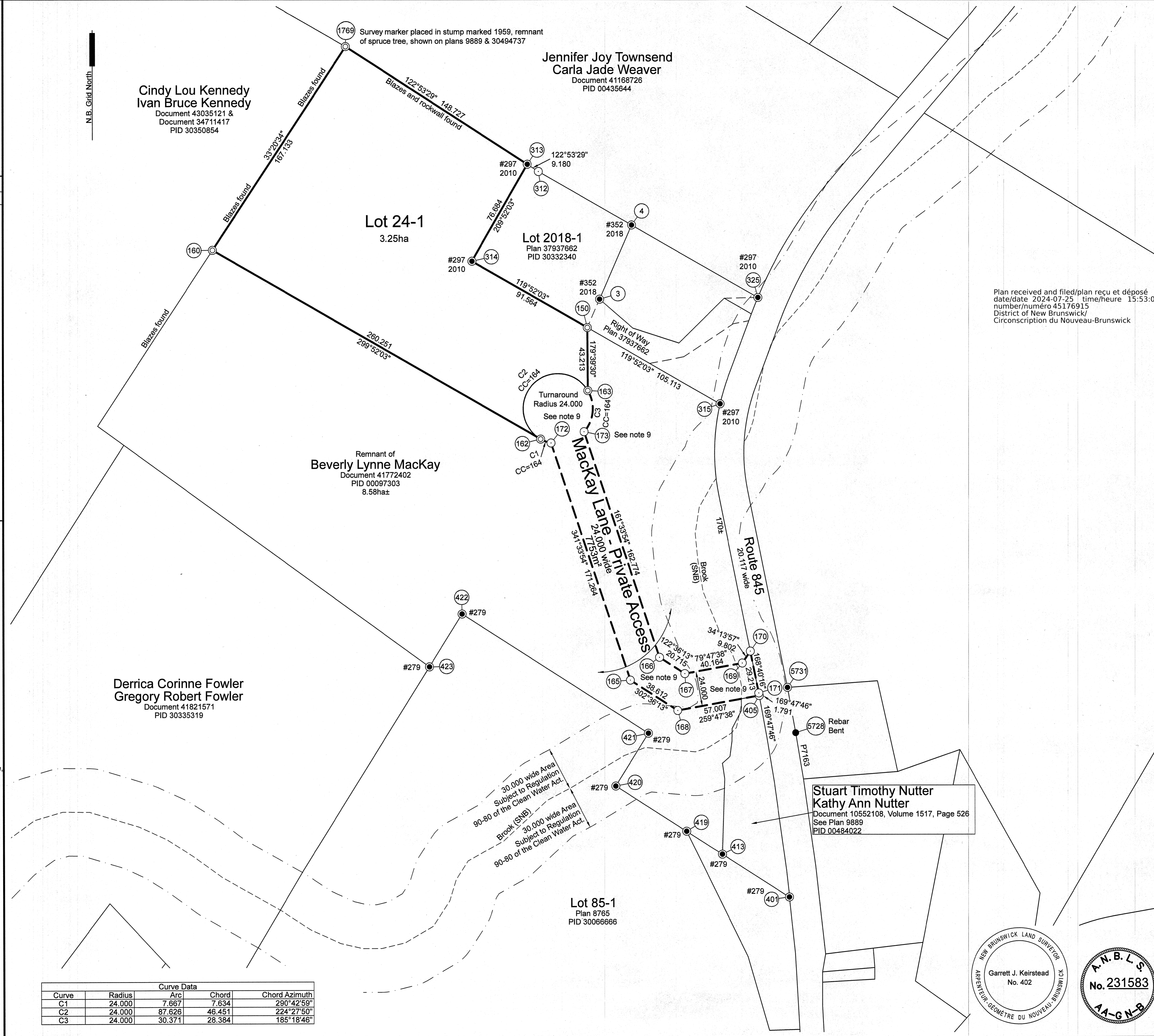
Derrica Corinne Fowler  
 Gregory Robert Fowler  
 Document 41821571  
 PID 30335319

Stuart Timothy Nutter  
 Kathy Ann Nutter  
 Document 10552108, Volume 1517, Page 526  
 See Plan 9889  
 PID 00484022

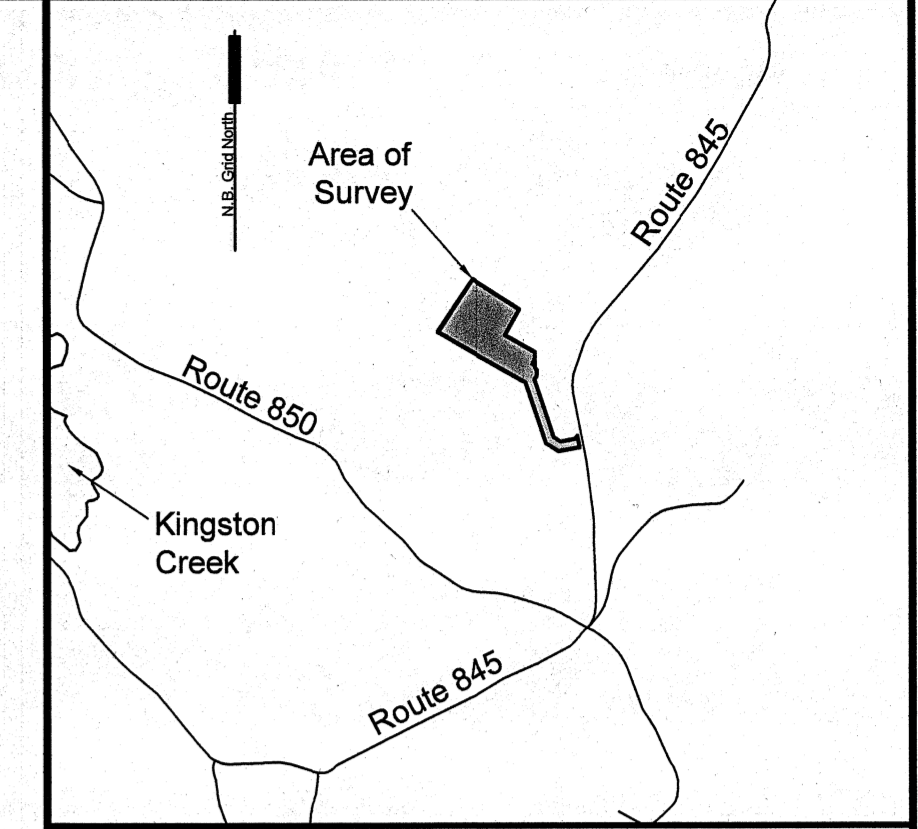
Lot 85-1  
 Plan 8765  
 PID 30066666

Lot 24-1  
 3.25ha

Lot 2018-1  
 Plan 37937662  
 PID 30332340



Plan received and filed/plan reçu et déposé  
 date/date: 2024-07-25 time/heure: 15:53:00  
 number/numéro: 45176915  
 District of New Brunswick/  
 Circonscription du Nouveau-Brunswick



Key Plan

Scale = 1:20,000

Legend

- ⊙ SMS - Standard survey marker set
- ⊙ SMF - Standard survey marker found
- ⊙ CALC - Calculated point
- RIB - Round iron bar found
- SQIB - Square iron bar found
- ⊙ IP - Iron pipe found
- ⊙ Tabulated coordinate reference
- Lands dealt with by this plan
- SNB - Service New Brunswick Mapping

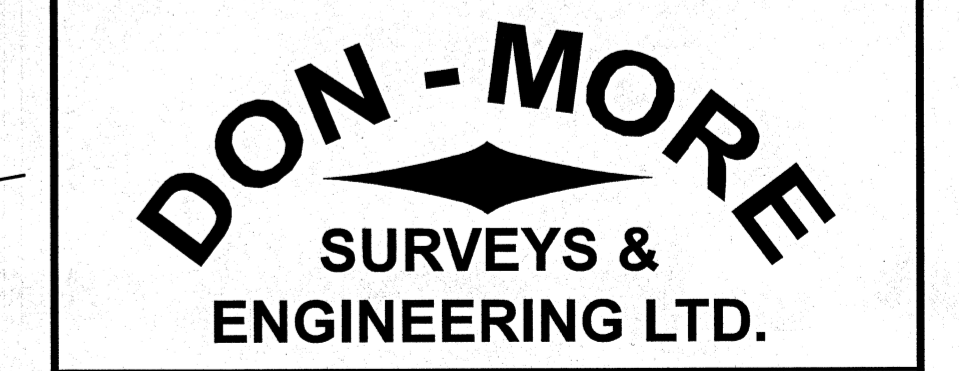
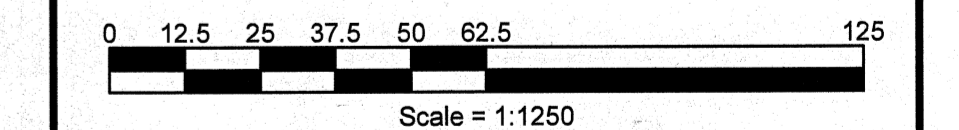
Notes

1. All computations performed and coordinates shown are based on the New Brunswick stereographic double projection and the NAD83(CRS) ellipsoid as realized by Service New Brunswick's Active Control System.
2. All distances shown are in metres and are grid distances calculated using a combined scale factor utilizing geoid model CCG2013a.
3. All directions are New Brunswick grid azimuths established using GNSS.
4. Document and plan numbers referred to are those of the land titles or county registry office.
5. Certification is not made as to legal title, being the domain of a lawyer, nor to the zoning & setback bylaws or regulations, being the domain of a Development Officer.
6. Certification is not made as to covenants set out in the document(s) and the location of any underground services and/or fixtures permanent or otherwise.
7. Peripheral information and adjacent owner information was derived from Service New Brunswick records unless otherwise noted.
8. Field survey was completed in May, 2024.
9. Survey markers not set at road deflections to avoid landowner confusion.

Purpose of Plan

- To create residential Lot 24-1.
- To show MacKay Lane - Private Access.

Subdivision Plan  
**Beverly MacKay**  
**Subdivision 24-1**  
 Route 845, Kingston  
 Fundy Rural District, Kingston Parish  
 Kings County, NB



Dated:  
 July 8, 2024  
*[Signature]*  
 GARRETT J. KEIRSTEAD, N.B.L.S. # 402

Dwg: 23052SDF

