

TENTATIVE SUBDIVISION PLAN

FREDERICTON RENTALS LTD. and CITY OF FREDERICTON SUBDIVISION

CREATING

PARCEL 'A' and PARCEL 'B'

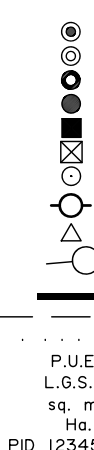
ABERDEEN STREET and WESTMORLAND STREET
CITY OF FREDERICTON
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK

NOTES

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 CALCULATED UNLESS NOTED OTHERWISE.
4. AZIMUTHS ARE N.B. GRID NORTH DERIVED FROM GPS OBSERVATIONS.
5. COMBINED SCALE FACTOR OF 1.00000 APPLIED.
6. EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" ARE VESTED IN THE NEW BRUNSWICK POWER CORPORATION, BELL CANADA AND ROGERS COMMUNICATIONS, AS INDICATED PURSUANT TO REGULATION 2021-83, SECTION 5, UNDER THE COMMUNITY PLANNING ACT.

LEGEND

- 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 REGISTRY OF PROPERTY LOCATION



SIGNATURE OF OWNER OR AGENT

PRINT NAME AND SIGNING OFFICER TITLE FOR FREDERICTON RENTALS LTD.

SIGNATURE FOR FREDERICTON RENTALS LTD.
PID 75405183 - DEED/TRANSFER 25205320 REG. 2008-02-18
CORPORATE AFFAIRS CHANGE OF NAME - 27503458 REG. 2009-07-27

JENNIFER LAWSON (CLERK) - CITY OF FREDERICTON
PID 75423798 - DEED/TRANSFER 21702106 REG. 2006-02-10

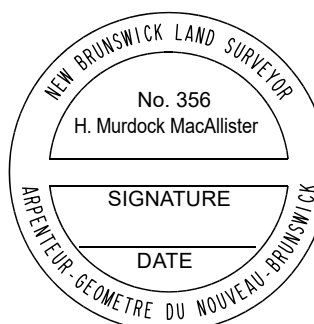
KATE ROGERS (MAYOR) - CITY OF FREDERICTON
PID 75423798 - DEED/TRANSFER 21702106 REG. 2006-02-10

SCALE 1:200

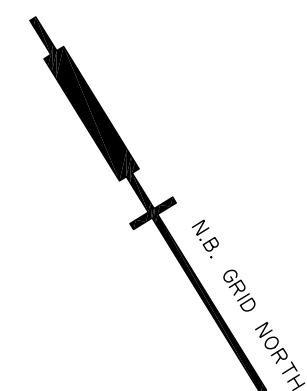


SURVEYOR'S CERTIFICATE

I, H.MURDOCK MacALLISTER, 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.



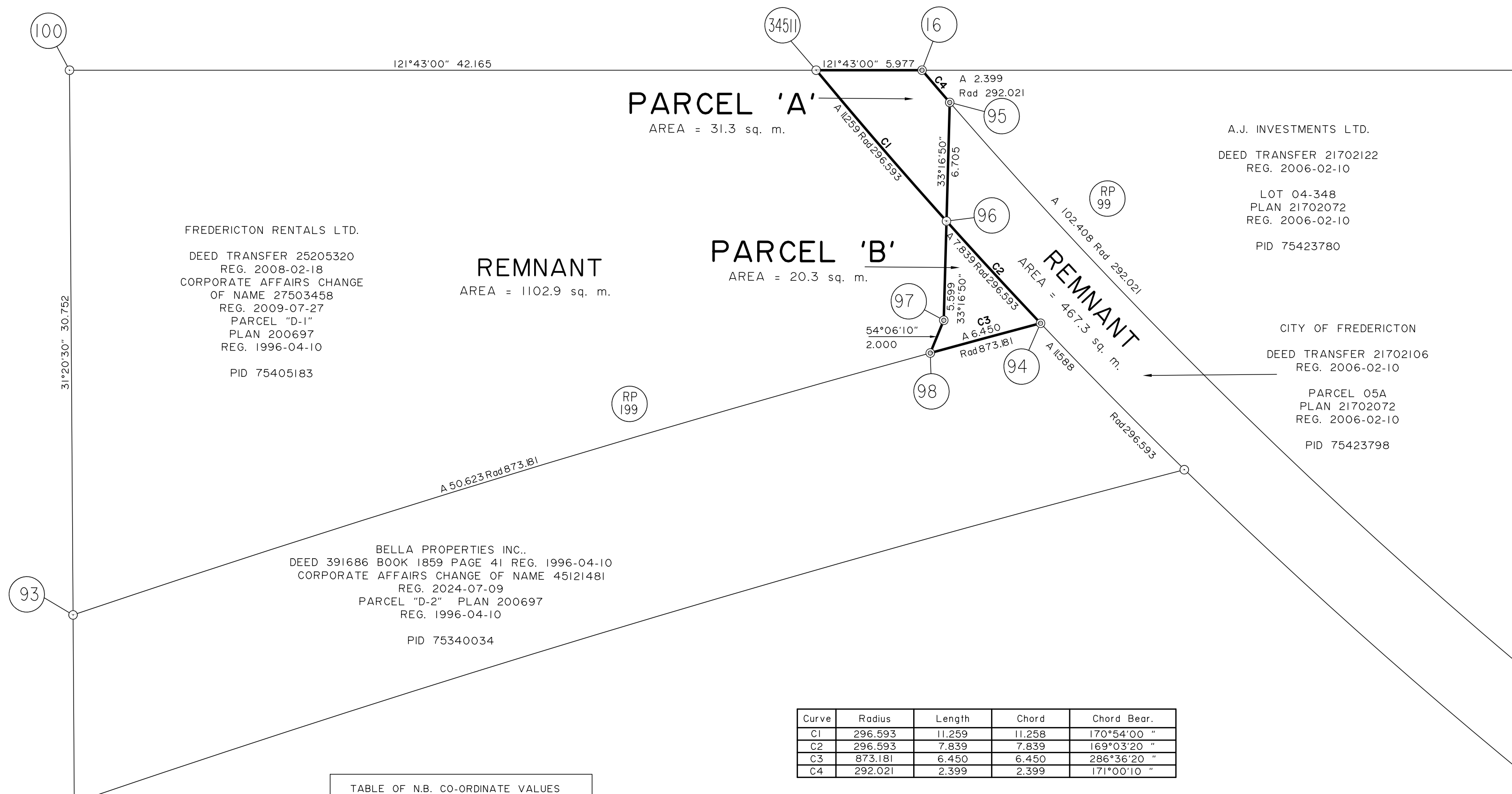
??????, 2017
DATE SURVEYED
SEPTEMBER 30, 2024
DATE DRAWN



WESTMORLAND STREET
(20.117m WIDE (PUBLIC))

ABERDEEN STREET

(20.117m WIDE (PUBLIC))



FREDERICTON RENTALS LTD.
DEED TRANSFER 25205320
REG. 2008-02-18
CORPORATE AFFAIRS CHANGE OF NAME 27503458
OF NAME 27503458
REG. 2009-07-27
PARCEL "D-1"
PLAN 200697
REG. 1996-04-10
PID 75405183

REMNANT
AREA = 1102.9 sq. m.

PARCEL 'B'
AREA = 20.3 sq. m.

REMNANT
AREA = 467.3 sq. m.

A.J. INVESTMENTS LTD.
DEED TRANSFER 21702122
REG. 2006-02-10
LOT 04-348
PLAN 21702072
REG. 2006-02-10
PID 75423780

CITY OF FREDERICTON
DEED TRANSFER 21702106
REG. 2006-02-10
PARCEL 05A
PLAN 21702072
REG. 2006-02-10
PID 75423798

BELLA PROPERTIES INC..
DEED 391686 BOOK 1859 PAGE 41 REG. 1996-04-10
CORPORATE AFFAIRS CHANGE OF NAME 45121481
REG. 2024-07-09
PARCEL "D-2" PLAN 200697
REG. 1996-04-10
PID 75340034

TABLE OF N.B. CO-ORDINATE VALUES

THE COORDINATE VALUES LISTED ARE NAD83 (CSRS)

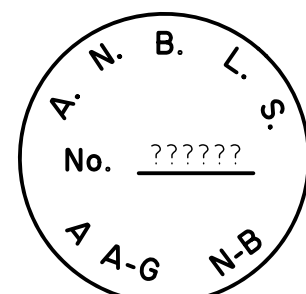
Point	Easting	Northing	Description
16	2488395.407	7439770.643	PLAN 21702072
93	2488338.458	7439769.687	C04-176
94	2488393.591	7439754.972	PLAN 21702072
95	2488395.782	7439768.274	LOT CORNER
96	2488392.103	7439762.669	LOT CORNER
97	2488389.030	7439757.988	LOT CORNER
98	2488387.410	7439756.815	LOT CORNER
99	2488684.020	7439815.124	PLAN 21702072 RP
100	2488354.453	7439795.952	C04-176
199	2488140.975	7438919.131	C04-176 RP
34511	2488390.322	7439773.785	PLAN 21702072
Point	Easting	Northing	Description
28149	2487601.199	7437047.558	NBHPN MONUMENT

Curve	Radius	Length	Chord	Chord Bear.
C1	296.593	11.259	11.258	170°54'00 "
C2	296.593	7.839	7.839	169°03'20 "
C3	873.181	6.450	6.450	286°36'20 "
C4	292.021	2.399	2.399	171°00'10 "

KEY PLAN FREDERICTON



SURVEYORS SEAL
ASSOC. OF NEW BRUNSWICK LAND SURVEYORS PLAN VALIDATION No.



APPROVED/APPROUVÉ

DEVELOPMENT OFFICER/
AGENT D'AMENAGEMENT
THE CITY OF FREDERICTON

DATE
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.

THE PURPOSE OF THIS PLAN IS TO CREATE:

PARCEL 'A' FROM PID 75423798 TO BE CONVEYED TO AND CONSOLIDATED WITH PID 75405183 (FREDERICTON RENTALS LTD. property).

PARCEL 'B' FROM PID 75405183 TO BE CONVEYED TO AND CONSOLIDATED WITH PID 75423798 (CITY OF FREDERICTON property).

CONSULTING ENGINEERS & SURVEYORS
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Email: Office@SurTek.ca
DRAWING : 24309 TENTATIVE FILE No : 24309