

ADJUSTED NAD83 (CSRS)		
TABLE OF N.B. CO-ORDINATE VALUES		
PT	EASTING (X)	NORTHING (Y)
1	2 488 397.322	7 439 759.625
3	2 488 401.703	7 439 766.752
16	2 488 395.407	7 439 770.643

COORDINATE VALUES DERIVED FROM THE TOPCON TOPNET SYSTEM REFERENCED TO THE NEW BRUNSWICK HPN MONUMENTS.

CURVE	ARC	RADIUS	AZIMUTH	DISTANCE
C1	11.183	292.020	170°08'30"	11.183

FREDERICTON RENTALS

LOTS 59 & 60  
PLAN 785  
PARCEL D-1  
PLAN 200697  
PID 75405183

PARCEL 24A  
31.4 Sq.m.

BELLA PROPERTIES INC.

PARCEL D-2  
PLAN 200697  
PID 75405183

BELLA PROPERTIES INC.

PLAN 785  
PLAN 193  
PID 01447911

ABERDEEN STREET

A.J. INVESTMENTS LTD.

DEED 21702122  
(2006-02-10)  
LOT 04-348  
PLAN 21702072  
PID 75423780

ENDORSEMENTS

SIGNATURE OF OWNER OR AGENT

A.J. INVESTMENTS LTD.  
ANTONIUS GEORGE, President

DEED 21702122  
(2006-02-10)  
PID 75423780

APPROVAL SHALL BE NULL AND VOID  
AFTER 1 YEAR OF THE DATE OF THE  
DEVELOPMENT OFFICER'S APPROVAL IF THE  
PLAN HAS NOT BEEN FILED IN THE REGISTRY OFFICE.

APPROVED

For the Development Officer  
CITY OF FREDERICTON

Date

LEGEND

STANDARD SURVEY MARKER FOUND  
STANDARD SURVEY MARKER PLACED  
IRON PIPE FOUND  
IRON ROD FOUND  
SQUARE METRES  
HECTARES  
BOUNDARIES DEALT WITH BY THIS PLAN  
UTILITY POLE  
TABULATED COORDINATE VALUE  
SERVICE NEW BRUNSWICK PARCEL IDENTIFIER PID 1234567  
PUBLIC UTILITY EASEMENT P.U.E.

FD ⊙  
PL ⊙  
IP/FD ●  
IR/FD ●  
Sq. m.  
ha

PURPOSE OF PLAN

1. TO CREATE PARCEL 24A TO BE CONVEYED TO THE CITY OF FREDERICTON FOR FUTURE ADMINISTRATIVE CONSOLIDATION WITH PID 75423798.

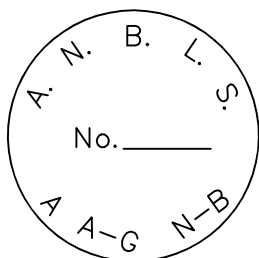
NOTES

1. AZIMUTHS ROUNDED TO NEAREST 10 SECONDS.
2. DISTANCES ARE HORIZONTAL GRID DISTANCES IN METERS ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION.
3. ALL DISTANCES AND DIRECTIONS ARE CALCULATED UNLESS NOTED OTHERWISE.
4. AZIMUTHS ARE N.B. GRID NORTH DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).

SCALE 1: 250



ASSOC. OF NEW BRUNSWICK LAND SURVEYORS  
PLAN VALIDATION NUMBER



SUBDIVISION PLAN

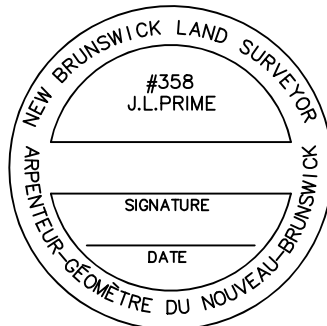
A.J. INVESTMENTS LTD.  
SUBDIVISION 24-1

SHOWING

PARCEL 24A

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

SURVEYORS SEAL



SURVEYOR'S CERTIFICATE

I, JOHN L. PRIME, 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 AND THAT I HAVE SATISFIED THE REQUIREMENTS OF THE SURVEYS ACT.

SURVEYED BY JOHN L. PRIME  
N.B.L.S. #358, P.Eng.

DATE SURVEYED  
JUNE 4, 2024  
DATE DRAWN

EASTERN LAND SURVEYS (1993) LTD.

355 PHILLIPS ROAD  
NASONWORTH - NEW MARYLAND  
FREDERICTON, N.B.  
E3C 2E4  
TEL: 459-5357 FAX: 453-0602  
EMAIL: jprime@mbnet.nb.ca

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