

**TENTATIVE  
SUBDIVISION PLAN**

WATTERS SUBDIVISION 2026-1

CREATING

LOT 26-52

11 CHARLES AVENUE/ 4 MCKAY AVENUE  
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
- N.B.S. SURVEYOR NUMBER
- DEED TRACT LINE
- PUBLIC UTILITY EASEMENT
- LOCAL GOVERNMENT SERVICES EASEMENT
- SQUARE METRES
- HECTARE
- S.N.B. PARCEL IDENTIFIER
- DOCUMENTS ARE FILED IN THE COUNTY REGISTRY OF PROPERTY LOCATION
- DATE OF REGISTRATION

**TABLE OF N.B. CO-ORDINATE VALUES**

THE COORDINATE VALUES LISTED ARE NAD83 (CSRS)

Point	Easting	Northing	Description
28149	2487601.199	7437047.558	NBHPN MONUMENT

**SIGNATURE OF OWNER OR AGENT**

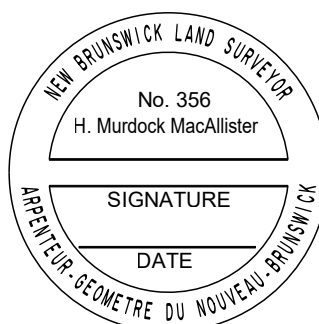
DANIEL CHARLES WATTERS, OWNER  
PID 01560911 - ESTATE DEED 40959778 REG. 2021-02-08

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.



JAN 20, 2026  
DATE SURVEYED  
MARCH 02, 2026  
DATE DRAWN

CONSULTING ENGINEERS & SURVEYORS  
**SURTEK GROUP LTD.**

101-411 St. Mary's Street  
Fredericton, NB E3A 8H4  
Phone: 454-7044  
Fax: 454-1147  
Email: Office@SurTek.ca

DRAWING : 25478 TENT SUB

FILE No : 25478



CHARLES AVENUE  
(PUBLIC)  
(20.117m WIDE)

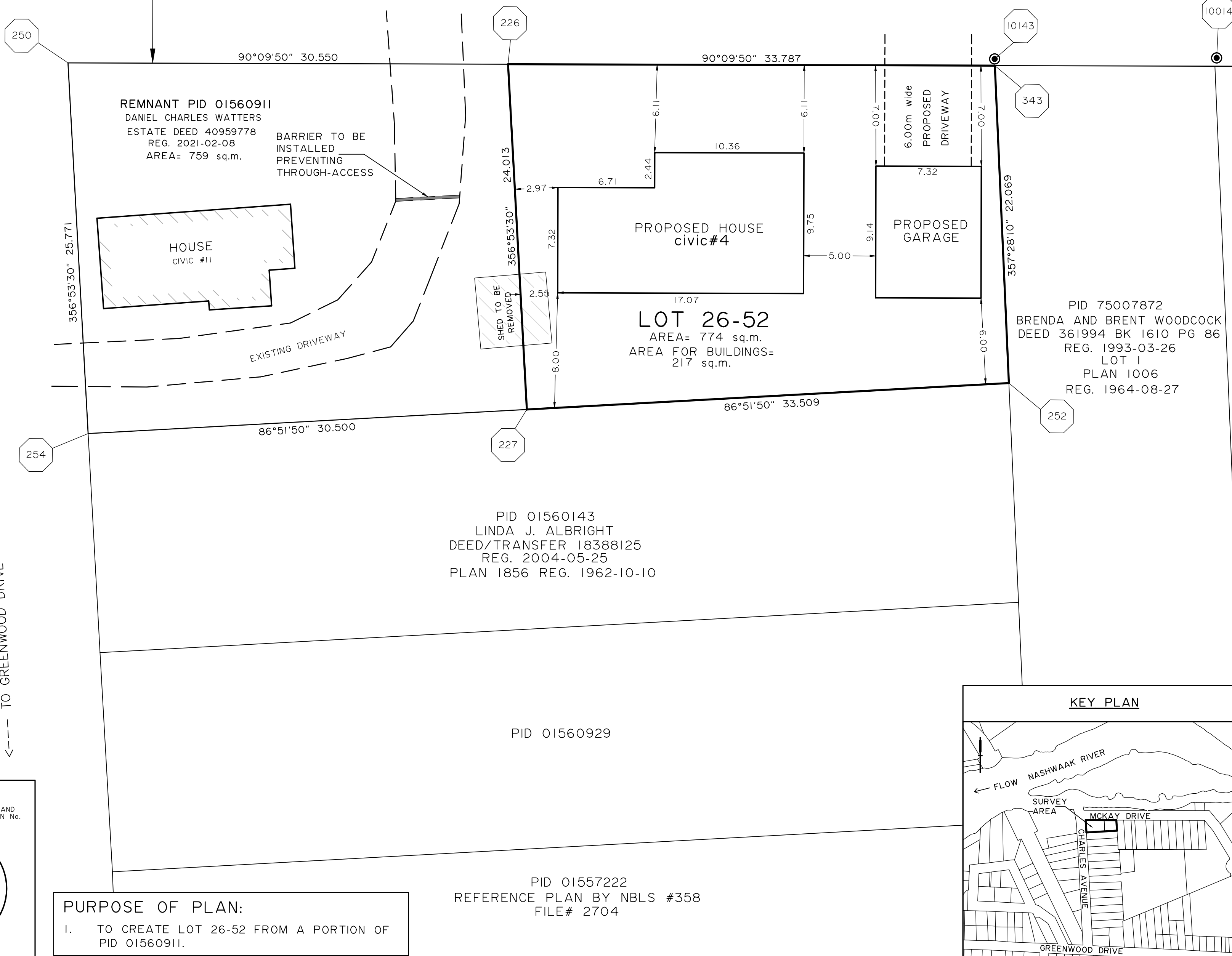
TO GREENWOOD DRIVE

PID 75539031

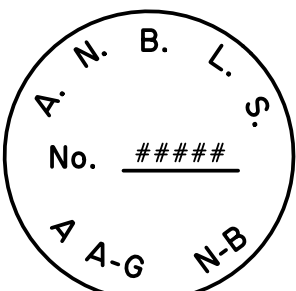
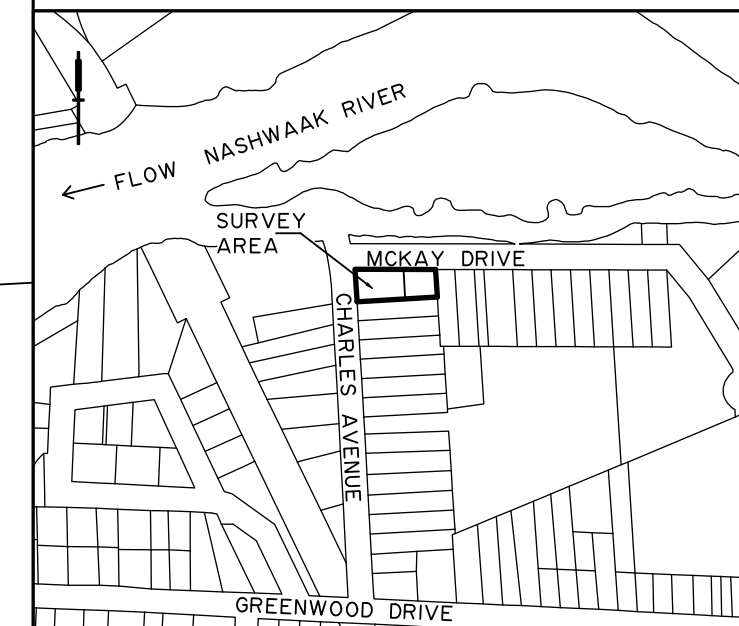
MCKAY DRIVE

(PUBLIC)

(20.117m WIDE SEE PLAN 40223605)



**KEY PLAN**



**PURPOSE OF PLAN:**

1. TO CREATE LOT 26-52 FROM A PORTION OF PID 01560911.

PID 01557222  
REFERENCE PLAN BY N.B.S. #358  
FILE# 2704