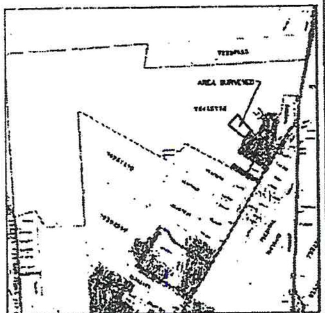
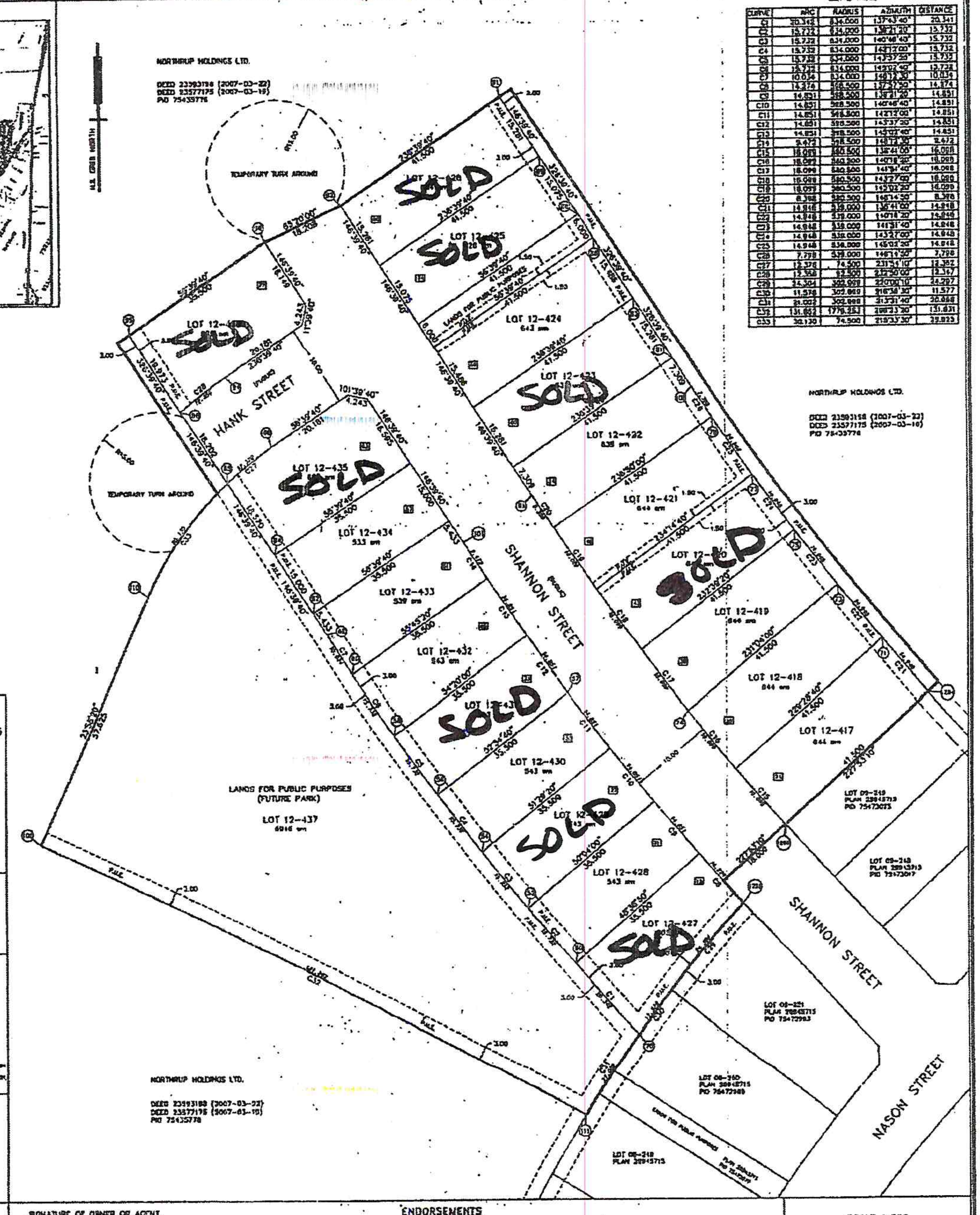


PT	EASTING (X)	NORTHING (Y)
50	2 489 333.458	7 443 838.858
52	2 489 323.909	7 443 847.468
54	2 489 313.292	7 445 858.832
56	2 489 303.828	7 445 872.113
57	2 489 331.838	7 443 883.521
58	2 489 294.389	7 445 884.770
60	2 489 285.278	7 443 897.873
62	2 489 276.768	7 445 910.560
64	2 489 758.166	7 443 923.081
66	2 489 287.886	7 445 848.222
68	2 489 258.280	7 445 838.565
69	2 489 279.925	7 445 900.011
70	2 489 347.138	7 445 838.507
71	2 489 398.847	7 445 904.858
73	2 489 390.093	7 445 913.729
74	2 489 357.812	7 443 880.694
75	2 489 380.067	7 445 897.480
77	2 489 371.880	7 445 928.488
79	2 489 383.395	7 445 894.738
81	2 489 355.015	7 445 864.320
83	2 489 346.647	7 445 877.084
85	2 489 336.130	7 443 890.032
88	2 489 334.838	7 445 895.014
89	2 489 326.553	7 446 007.839
91	2 489 318.155	7 446 020.605
92	2 489 283.481	7 443 987.587
94	2 489 256.088	7 445 961.280
95	2 489 237.380	7 445 870.498
96	2 489 266.938	7 443 888.996
98	2 489 248.357	7 443 953.802
99	2 489 324.381	7 445 833.414
101	2 489 308.353	7 443 923.521
108	2 489 359.082	7 445 958.722
109	2 489 317.448	7 445 861.586
110	2 489 249.830	7 445 911.331
111	2 489 335.840	7 445 853.083
1286	2 489 383.882	7 445 848.415
1288	2 489 376.730	7 445 856.172
1281	2 489 408.516	7 449 893.002
RADIUS POINTS		
102	2 489 809.383	7 448 254.448
107	2 489 306.832	7 449 883.962
108	2 489 583.770	7 445 844.491
112	2 489 487.865	7 444 242.928

Table: ADJUSTED NAD83(CSRS) TABLE OF N.B. CO-ORDINATE VALUES

ACTIVE CONTROL STATION 28148
2487681.359 7437847.558



CURVE TABLE

CURVE	ARC	RADIUS	AZIMUTH	DISTANCE
C1	20.342	834.000	137°43'40"	20.341
C2	15.732	834.000	138°21'20"	15.732
C3	15.732	834.000	140°46'40"	15.732
C4	15.732	834.000	142°12'00"	15.732
C5	15.732	834.000	143°37'20"	15.732
C6	15.732	834.000	145°02'40"	15.732
C7	10.034	834.000	146°12'30"	10.034
C8	14.374	598.500	137°37'50"	14.374
C9	14.851	598.500	138°21'20"	14.851
C10	14.851	598.500	140°46'40"	14.851
C11	14.851	598.500	142°12'00"	14.851
C12	14.851	598.500	143°37'20"	14.851
C13	14.851	598.500	145°02'40"	14.851
C14	9.472	598.500	146°12'30"	9.472
C15	16.099	580.500	138°41'00"	16.098
C16	16.099	580.500	140°18'20"	16.098
C17	16.099	580.500	141°54'40"	16.098
C18	16.099	580.500	143°27'00"	16.098
C19	16.099	580.500	145°02'20"	16.098
C20	8.398	580.500	146°14'50"	8.398
C21	14.948	539.000	136°41'00"	14.948
C22	14.948	539.000	140°18'20"	14.948
C23	14.948	539.000	141°51'40"	14.948
C24	14.948	539.000	143°27'00"	14.948
C25	14.948	539.000	145°02'20"	14.948
C26	7.798	539.000	146°19'50"	7.798
C27	12.376	74.500	231°51'10"	12.352
C28	12.356	62.500	232°50'00"	12.347
C29	24.304	302.000	220°00'10"	24.297
C30	11.578	302.000	216°38'30"	11.577
C31	21.002	302.000	213°31'40"	20.998
C32	131.852	1779.253	208°23'30"	131.831
C33	30.130	74.500	219°33'30"	29.923

NORTHRUP HOLDINGS LTD.
DEED 23593158 (2007-03-22)
DEED 23577175 (2007-03-19)
PID 75435776

NORTHRUP HOLDINGS LTD.
DEED 23593188 (2007-03-22)
DEED 23577175 (2007-03-19)
PID 75435778

SUBDIVISION PLAN

NORTHBROOK HEIGHTS SUBDIVISION 12-5

PHASE 5

SHOWING

LOTS 12-417 to 12-437

SHANNON STREET and HANK STREET
CITY OF FREDERICTON
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK

THE PURPOSE OF THIS PLAN

1. TO CREATE LOTS 12-417 TO 12-437.
2. TO CREATE SHANNON STREET (PUBLIC) AND HANK STREET (PUBLIC) AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 56 (4)(a) OF THE COMMUNITY PLANNING ACT, R.S.N.B., 1973 c.C12.
3. TO CREATE "LANDS FOR PUBLIC PURPOSES" AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 56 (4)(e) OF THE COMMUNITY PLANNING ACT, R.S.N.B. 1973 c.C12.

NOTES

1. PLAN COMPILED FROM AN ELECTRONIC TOTAL STATION AND GPS SURVEY.
2. AZIMUTHS ROUNDED TO NEAREST 10 SECONDS.
3. ALL DIMENSIONS ARE EXPRESSED IN METRES AND DECIMALS THEREOF AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
4. ALL DISTANCES AND DIRECTIONS ARE CALCULATED UNLESS NOTED OTHERWISE.
5. AZIMUTHS ARE N.B. GRID NORTH DERIVED FROM GPS OBSERVATIONS.
6. COMBINED SCALE FACTOR OF 0.99993 APPLIED.
7. EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" ARE VESTED IN THE PUBLIC UTILITY, N.B. POWER DISTRIBUTION AND CUSTOMER SERVICE CORP. AND BELL ALIANT COMMUNICATIONS AS INDICATED PURSUANT TO REGULATION 84-217 SECT. 5 UNDER THE COMMUNITY PLANNING ACT.
8. THE INFORMATION CONTAINED ON THIS PLAN IS INTENDED TO AND MAY BE RELIED UPON SOLELY BY THE PROPERTY OWNER FOR WHICH THIS PLAN WAS PREPARED. WE ASSUME NO RESPONSIBILITY OR LIABILITY BY THIRD PARTY RELIANCE ON AFORESAID INFORMATION.
9. LOTS POSTED WITH A STANDARD SURVEY MARKER

LEGEND

STANDARD SURVEY MARKER FOUND	72 ◎
SQUARE METRES	m²
HECTARE	Ha.
BOUNDARIES DEALT WITH BY THIS PLAN	
TABULATED COORDINATE VALUE	○
SERVICE NB PARCEL IDENTIFIER	PID 1234567
GLOBAL POSITIONING SYSTEM	GPS
PUBLIC UTILITY EASEMENT	P.U.E. — — —
ARC DISTANCE	11.372
REGISTRATION DATE	(2015-01-01)
CIVIC NUMBER	123

SURVEYOR'S CERTIFICATE

CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING BYLAWS OR REGULATIONS BEING THE DOMAIN OF A DEVELOPMENT OFFICER.

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.

NOVEMBER – DECEMBER 2012
DATE SURVEYED

JANUARY 17, 2013
DATE DRAWN

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

EASTERN LAND SURVEYS (1993) LTD.
355 PHILLIPS ROAD
NASONWORTH – NEW MARYLAND
FREDERICTON, N.B.
[illegible]C-2E4
[illegible] 459-3357 FAX: 453-0602
[illegible]MAIL: jprime@nbnet.nb.ca

FILE # 5043
DWG 5043-PHASESSUB

SIGNATURE OF OWNER OR AGENT

NORTHRUP HOLDINGS LTD. (GLEN NORTHRUP)
DEED 23593188 (2007-03-22)
DEED 23577175 (2007-03-19)
PID 75435778

SIGNATURE FOR PUBLIC UTILITY EASEMENTS

SIGNATURE FOR BELL ALIANT COMMUNICATIONS INC.
(SEE NOTE 7)

SIGNATURE FOR N.B. POWER AND CUSTOMER SERVICE CORP. (NBPCSC)
(SEE NOTE 7)

ENDORSEMENTS

ASSENT OF COUNCIL
ASSENTIMENT DU CONSEIL
CITY OF FREDERICTON
Pursuant to section 56, *COMMUNITY PLANNING ACT*, Council assented to this subdivision plan on
Conformément à l'article 56 de la "Loi sur l'urbanisme", le plan de lotissement a reçu l'assentiment du conseil le

CLERK / SECRETAIRE MUNICIPALE

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

SCALE 1:500
7.5 0 5 10 15 20 25 metres

SURVEYORS SEAL
ASSOCIATION OF NEW BRUNSWICK LAND SURVEYORS
PLAN VALIDATION NUMBER

A.N.B.L.S. A.A.-G.N.-B. No. 185577