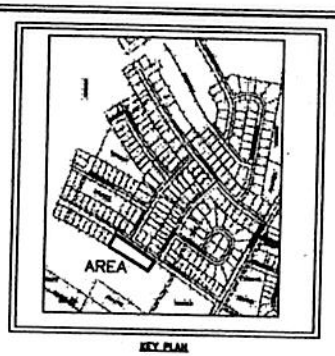


KEY PLAN
NTS

SUBDIVISION PLAN

NORTHBROOK HEIGHTS SUBDIVISION 2024-3

SHOWING

LOTS
24-268 to 24-274

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

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).
5. THE INFORMATION EXPRESSED ON THIS PLAN IS ISSUED TO and MAY BE RELIED UPON SOLELY BY THE PROPERTY OWNER FOR WHOM THIS PLAN WAS PREPARED. WE ASSUME NO RESPONSIBILITY OR LIABILITY BY THIRD PARTY RELIANCE ON AFORESAID INFORMATION.
6. LOTS POSTED WITH A STANDARD SURVEY MARKER.

LEGEND

STANDARD SURVEY MARKER/ NBLS #	●
SQUARE METRES	sm
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	(248)
REGISTRATION DATE	(2010-01-01)
DWG NUMBER	99
DRAINAGE EASEMENT	D.E.
LOCAL GOVERNMENT SERVICES EASEMENT	L.G.S.E.

SCALE 1:500

7.5 0 5 10 15 20 25 metres

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.

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.

SURVEYORS SEAL

NEW BRUNSWICK LAND SURVEYOR
#358
J.L.PRIME
SIGNATURE
DATE
ARPENTEUR-GÉOMÈTRE DU NOUVEAU-BRUNSWICK

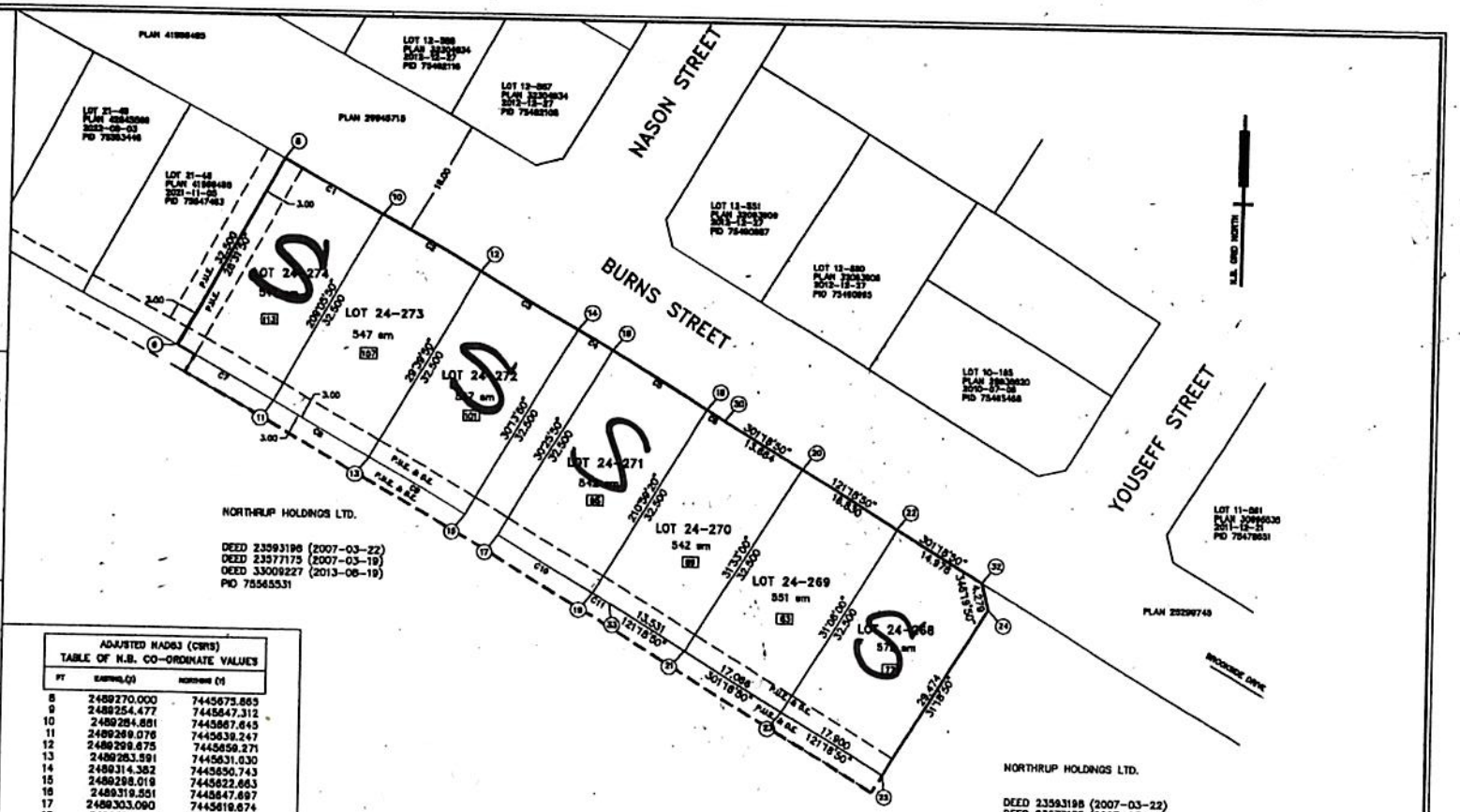
DATE SURVEYED
DECEMBER 9, 2024

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.
E3C-2E4
TEL: 459-5357 FAX: 453-0602
E-MAIL: jprime@nbnet.nb.ca

FILE J5043 PHASE BURNS ST



ADJUSTED NAD83 (CSRS) TABLE OF N.B. CO-ORDINATE VALUES		
PT	EASTING (X)	NORTHING (Y)
8	2489270.000	7445675.865
9	2489254.477	7445647.312
10	2489264.861	7445667.645
11	2489269.076	7445639.247
12	2489298.675	7445659.271
13	2489283.591	7445631.030
14	2489314.382	7445650.743
15	2489298.019	7445622.663
16	2489319.551	7445647.697
17	2489303.090	7445619.674
18	2489333.991	7445638.052
19	2489317.257	7445611.181
20	2489348.371	7445630.306
21	2489331.365	7445602.611
22	2489362.749	7445621.561
23	2489345.945	7445593.742
24	2489376.556	7445609.819
25	2489361.238	7445584.439
30	2489358.697	7445637.410
31	2489254.477	7445647.312
32	2489375.545	7445613.776
33	2489319.806	7445609.644
RAD PT	2489485.893	7444238.860

VALUES FROM THE SMARTNET SYSTEM
REFERENCED TO THE NEW BRUNSWICK NPN MONUMENTS

NUM	ARC	RADIUS	BEARING	DISTANCE
C1	17.000	1637.012	298°55'00"	17.000
C2	17.000	1637.012	298°30'40"	17.000
C3	17.000	1637.012	300°08'20"	17.000
C4	6.000	1637.012	300°30'30"	6.000
C5	16.830	1637.012	300°51'30"	16.830
C6	3.168	1637.012	301°15'30"	3.168
C7	16.679	1604.912	298°55'10"	16.679
C8	16.679	1604.912	299°20'50"	16.679
C9	16.679	1604.912	300°08'40"	16.679
C10	16.512	1604.912	300°51'50"	16.512
C11	2.981	1604.912	301°19'40"	2.981

DRAINAGE EASEMENT RESTRICTIONS

1. THE LOTS ON THIS SUBDIVISION PLAN THAT ARE BENEFITTED OR BURDENED BY A DRAINAGE EASEMENT ARE SUBJECT TO THE DRAINAGE EASEMENT RESTRICTIVE COVENANT FILED WITH SERVICE NEW BRUNSWICK AS C-941.
2. THE CITY OF FREDERICTON IS NOT RESPONSIBLE FOR THE OPERATION OR MAINTENANCE OF THE DRAINAGE SWALES LOCATED ON THE DRAINAGE EASEMENTS.
3. THE CITY OF FREDERICTON ASSUMES NO OBLIGATION TO ENFORCE COMPLIANCE WITH THE DRAINAGE EASEMENT RESTRICTIVE COVENANT.

THE PURPOSE OF THIS PLAN

1. TO CREATE LOTS 24-268 to 24-274 FROM A PORTION OF PID 75565531.
2. TO CREATE EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" AND VEST IN THE PUBLIC UTILITY, N.B. POWER CORPORATION, BELL CANADA INC. AND ROGERS COMMUNICATIONS LTD AS INDICATED PURSUANT TO REGULATION 2021-83 SECTION 5 UNDER THE COMMUNITY PLANNING ACT.

ENDORSEMENTS

SIGNATURE OF OWNER OR AGENT

GLENN NORTHRUP, President
NORTHRUP HOLDINGS LTD.
DEED 23593198 (2007-03-22)
DEED 23577175 (2007-03-19)
DEED 33009227 (2013-06-19)

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 / APPROUVÉ

DEVELOPMENT OFFICER
AGENT D'AMENAGEMENT
CITY OF FREDERICTON

Date

ASSOCIATION OF NEW BRUNSWICK LAND SURVEYORS
PLAN VALIDATION NUMBER

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