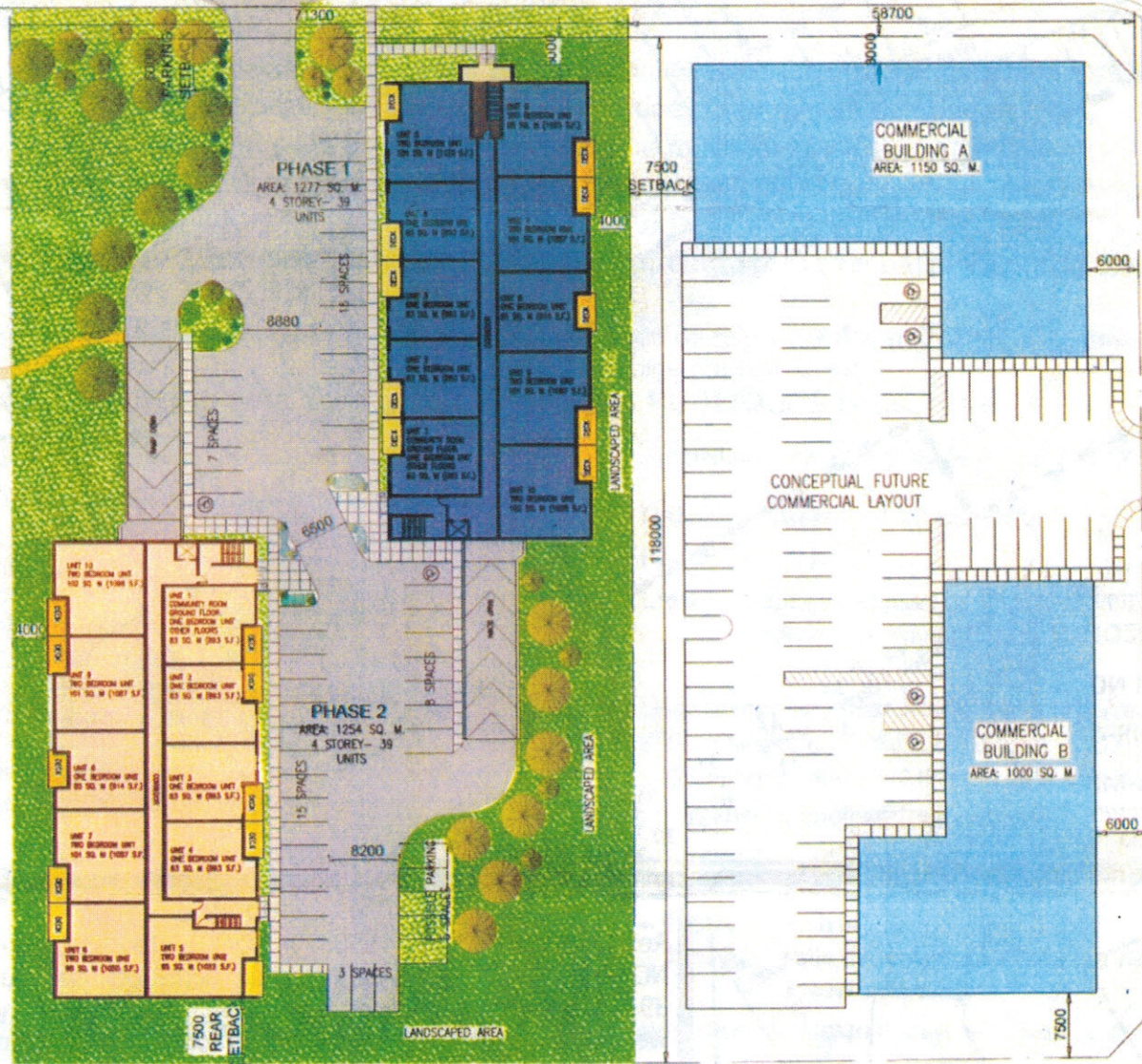


BURNS STREET



SITE/ GROUND FLOOR PLAN

FUTURE ARTERIAL

BROOKSIDE DRIVE

Site Plan / Plan du Site



Community Planning
Planification urbaine

Map \ carte # II
 File \ fiche: PR-19-2023
 Date \ date: mai \ May 17, 2023
 Subject \ sujet: rue Burns St & Prom Brookside Dr
 Exp Services Inc.
 c/o Frank Flanagan



REPLAN
NOTES

SUBDIVISION PLAN

NORTHBROOK HEIGHTS SUBDIVISION 24-1

SHOWING
LOTS 24-18 AND 24-19

BURNS STREET - BROOKSIDE DRIVE
CITY OF FREDERICTON
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK

- NOTES**
1. DIMENSIONS ARE ROUNDED TO THE NEAREST 10 SECONDS.
 2. CORNER CALCULATION OF 1:0000 DERIVED FROM THE PLAN AND FIELD MEASUREMENTS. THEREFORE, DIMENSIONS THEREOF MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 3. ALL DISTANCES AND DIRECTIONS ARE CALCULATED UNLESS NOTED OTHERWISE.
 4. ADJUSTS ARE N.B. GRID NORTH DERIVED FROM GLOBAL POSITIONING.
 5. ADJUSTS ARE N.B. GRID NORTH DERIVED FROM GLOBAL POSITIONING.
 6. PORTION OF THIS PLAN IS TO CREATE LOTS 24-18 AND 24-19 FROM A PORTION OF PD 75508998.

LEGEND

- STANDARD SURVEY MARKER FOUND
- NON-FERROUS SURVEY MARKER PLACED
- NON-FERROUS SURVEY MARKER FOUND
- SQUARE ROD BAR FOUND
- WOODEN SURVEYORS POST
- WOODEN SURVEYORS POST FOUND
- WOODEN SURVEYORS POST
- WOODEN SURVEYORS POST FOUND
- SURVEY SYSTEM COORDINATE MONUMENT
- BOUNDARIES DEALT WITH BY THIS PLAN
- BOUNDARIES DEALT WITH BY THIS PLAN
- TABLETATED COORDINATE VALUE
- SERVICE NE PARCEL IDENTIFIER
- GLOBAL POSITIONING SYSTEM
- RANG STATION (BY PLAN SCALE)
- RD 1234567
- 898

SCALE 1:500



SURVEYOR'S CERTIFICATE

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

I, JOHN L. PRYDE, 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 SURVEYORS ACT.

SURVEYED BY JOHN L. PRYDE
NB.S.S. #558, PEG#9

DATE SURVEYED
JANUARY 17, 2024
DATE DRAWN

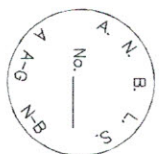
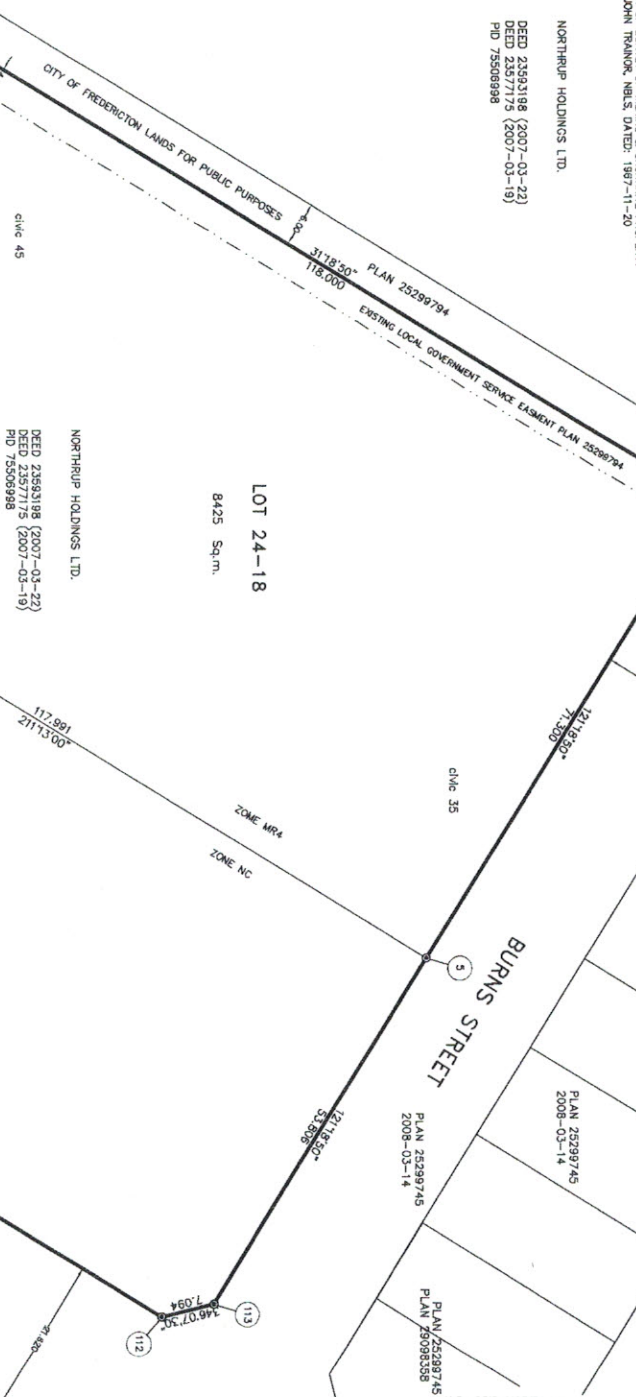
EASTERN LAND SURVEYS (1993) LTD.

355 PHILLIPS ROAD
NASSENGOOTH, NEW MARLBAND
FREDERICTON, N.B.
E.C. 2E4

TEL: 459-5357 FAX: 453-0802
E-MAIL: prym@easternland.ns.ca

REFERENCE
PLAN OF SURVEY OF WILKINS & CREAGATE PROPERTY
BY JOHN TRAMOR, N.B.S. DATED: 1997-11-20

NORTHROP HOLDINGS LTD.
DEED 23593198 (2007-03-22)
DEED 23577175 (2007-03-19)
PID 75508998



SURVEYORS SEAL

ADJUSTED NAD83(GRS83)

PT	EASTING (X)	NORTHING (Y)
4	2489431.243	7445441.783
5	2489492.385	7445542.890
11	2489512.188	7445572.228
113	2489535.384	7445514.228
501	2489570.154	7445478.936
502	2489477.706	7445413.525
503	2489484.549	7445415.215
513	2489431.482	7445378.717

VALUES FROM THE ADJUSTING SURVEY DOCUMENTS

REPRODUCED AND REFERENCES PLAN:

ACTIVE CONTROL STATION 28149

2487601.199 7437047.558

ASSOCIATION OF NEW BRUNSWICK LAND SURVEYORS
PLAN VALIDATION NUMBER

ENDORSEMENTS

SIGNATURE OF OWNER OR AGENT

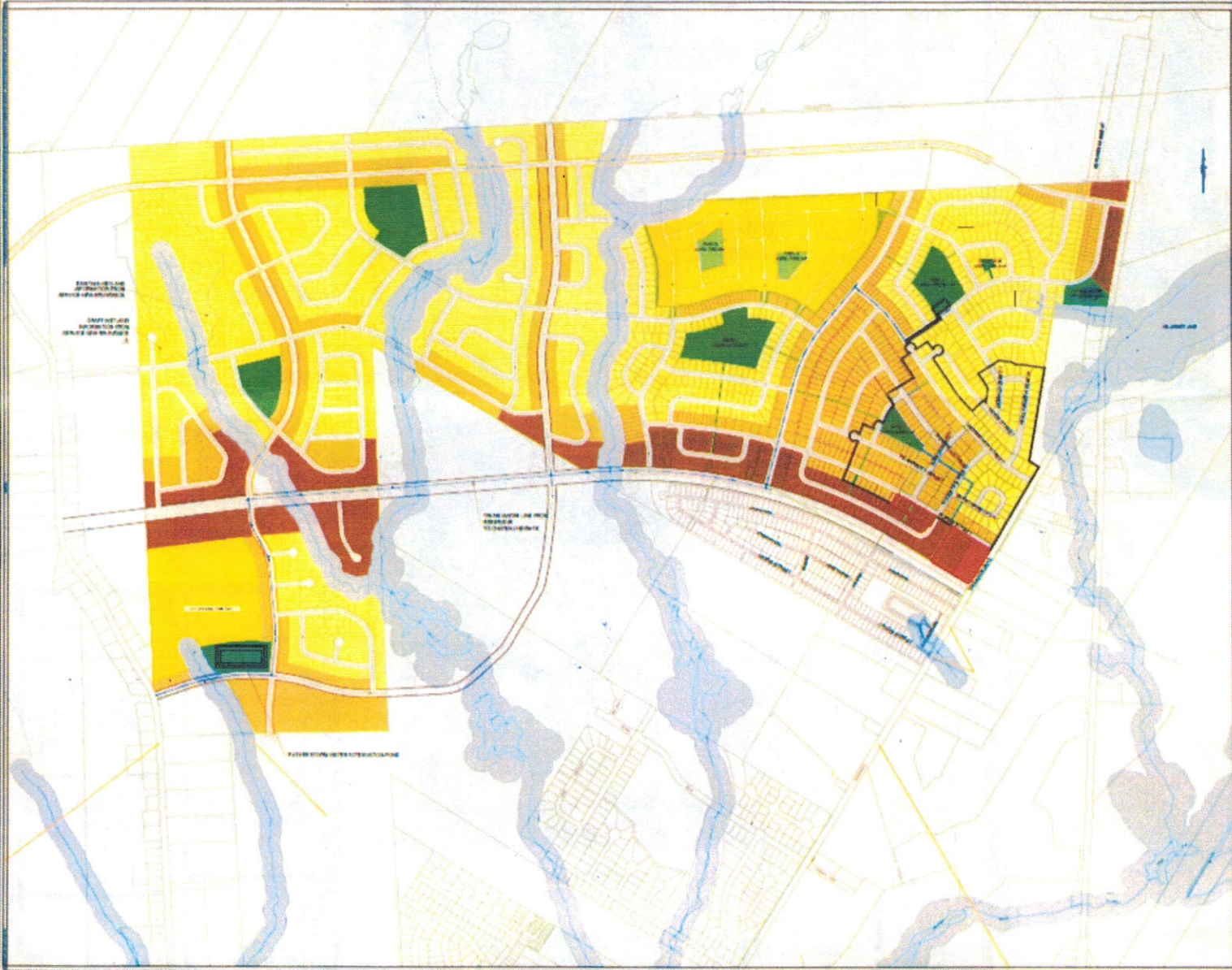
NORTHROP HOLDINGS LTD.
CLEN NORTHROP, President
DEED 23593198 (2007-03-22)
DEED 23577175 (2007-03-19)
PID 75508998

APPROVAL VALID FOR
ONE YEAR
UNLESS FILED

APPROVED

For Development Officer
CITY OF FREDERICTON

Date



LEGEND:

- Property Line
- Property Identification Number (PID)
- Contours (Interval 1m) (source: City of Fredericton)
- Watercourse
- 30m Watercourse Buffer

Northwest Fredericton Master Plan Street Network:

- Arterial (40m Right-of-Way)
- Major Residential Collector (23m ROW)
- Minor Residential Collector (20m ROW)
- Residential Local (18m/15m ROW)
- Commercial/Industrial Collector (23m ROW)
- Previously Approved Development
- Phase 9 Application

Proposed Land Use Type

- Low Density Residential
- Low-Medium Density Residential
- Medium-High Density Residential
- Private Mini Home Park
- Park
- Open Space

Northbrook Master Plan / Plan directeur de Northbrook



Community Planning
Planification urbaine

Map \ carte # VI
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