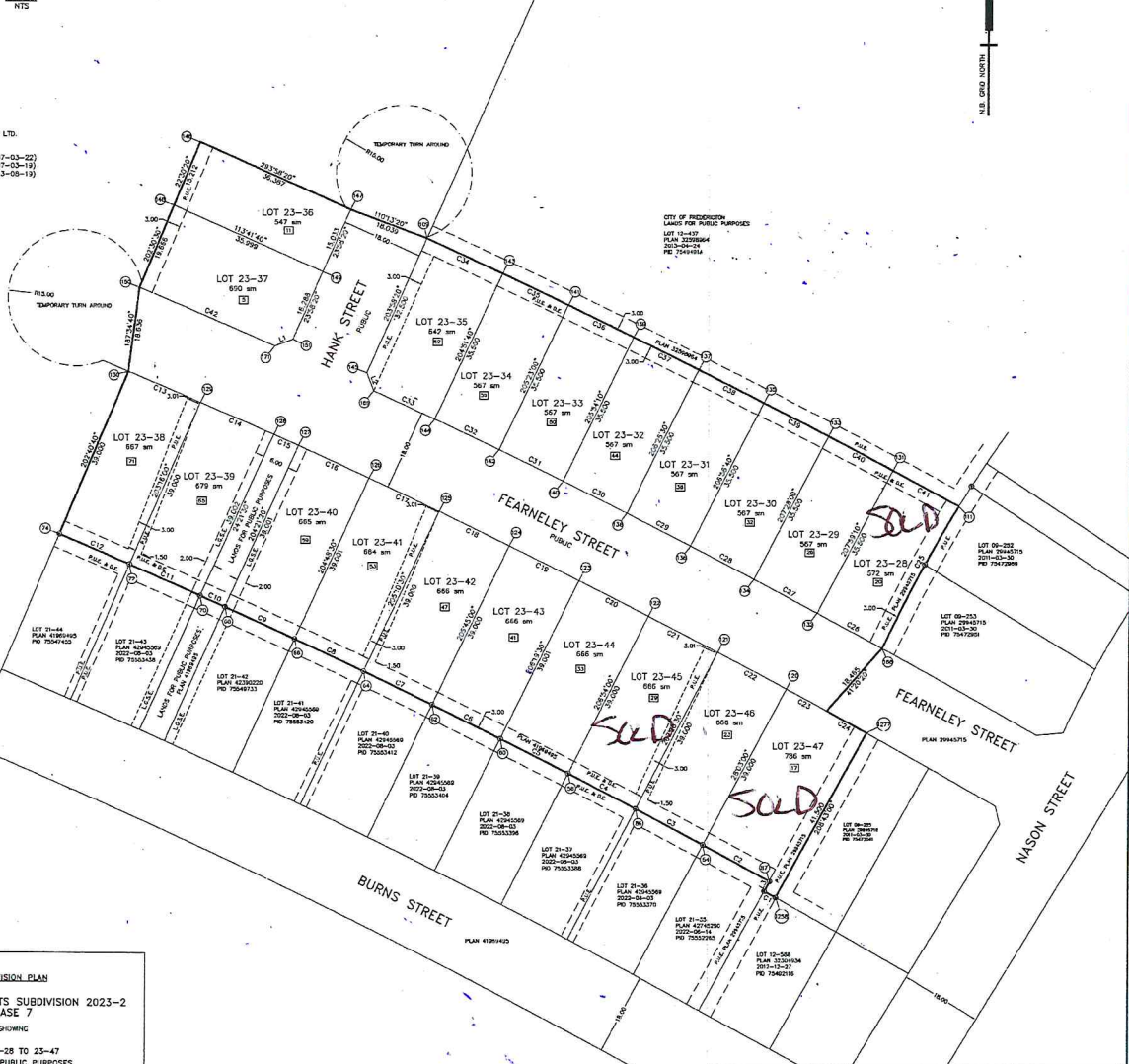




KEY PLAN
N.T.S.

NORTHBROOK HOLDINGS LTD.
DEED 23593198 (2007-03-22)
DEED 23573178 (2007-03-19)
DEED 23592277 (2013-08-19)
RD 75500660



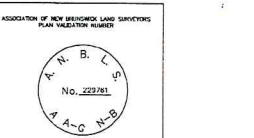
SUBDIVISION PLAN
NORTHBROOK HEIGHTS SUBDIVISION 2023-2
PHASE 7
SHOWING
LOTS 23-28 TO 25-47
LANDS FOR PUBLIC PURPOSES
FEARNELEY STREET
HANK STREET
CITY OF FREDERICTON
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK

NOTES
1. PLAN COMPILED FROM AN ELECTRONIC TOTAL STATION AND GPS SURVEY
2. ADJUSTING POINTS TO NEAREST TO BEING
3. ALL DIMENSIONS ARE GIVEN IN METERS AND DECIMALS THEREOF AND MAY BE CONSIDERED TO BE CORRECT BY CONVEYANCE
4. ALL DIMENSIONS AND BEARING ARE QUALIFIED UNDER UNITED ORDINANCE
5. ADJUSTING ARE ALL ONE NORTH UNLESS OTHERWISE SPECIFIED
6. CORNER CALCULATIONS OF LOTS ARE FROM GPS OBSERVATIONS
7. THE INFORMATION EXPRESSED ON THIS PLAN IS ISSUED TO YOU MAY BE RELEASER UPON
8. THE PROPERTY OWNER FOR THIS PLAN HAS PREPARED THIS ADJUSTING
9. NO RESPONSIBILITY OR LIABILITY OF THIRD PARTY RELIANCE ON ADJUSTING INFORMATION
10. LOTS POSTED WITH A STANDARD SURVEY MARKER

LEGEND
STANDARD SURVEY MARKER FOUND
SOUNDING METERS
METERS
BOUNDARIES DEALT WITH BY THIS PLAN
UNLAWFUL COORDINATE VALUE
LOCAL MEASUREMENTS
LOCAL MEASUREMENTS
PUBLIC UTILITY LOCATIONS
METERS
REGISTRATION DATE
DATE NUMBER
STANDARD EXHIBIT
LOCAL GOVERNMENT SERVICES EXHIBIT
LOCAL GOVERNMENT SERVICES EXHIBIT

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 COMPLIED WITH THE REQUIREMENTS OF THE SURVEYOR'S ACT.
CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING, ENLARGING OR REGULATIONS BEING THE DOMAIN OF A DEVELOPMENT OFFICER.

NOVEMBER - DECEMBER 2023
DATE SURVEYED
DECEMBER 30, 2023
DATE DRAWN
SURVEYED BY JOHN L. PRIME
N.E.L.L.E. JOHN L. PRIME
EASTERN LAND SURVEYS (1993) LTD.
305 PHELPS ROAD
NASHBURN - NEW MARLBOROUGH
FREDERICTON, N.B.
E5C-2E4
TEL: 506-5357 FAX: 506-5002
E-MAIL: jprime@elnb.net



THE PURPOSE OF THIS PLAN
1. TO CREATE LOTS 23-28 TO 25-47 FROM A PORTION RD 75500660
2. TO CREATE FEARNELEY STREET (PUBLIC) AND HANK STREET (PUBLIC) AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 80 (2)(a) OF THE COMMUNITY PLANNING ACT, R.S.B. 2011, C.1.
3. TO CREATE LOTS FOR PUBLIC PURPOSES AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 80 (2)(a) OF THE COMMUNITY PLANNING ACT, R.S.B. 2011, C.1.
4. TO CREATE EXHIBITS BEING DEALT WITH BY THIS PLAN AND VEST IN THE PUBLIC UTILITIES, AIR, POWER CORPORATION, BELL CANADA INC. AND FERRIS COMMUNICATIONS LTD. AS REQUESTED PURSUANT TO REGULATION 202-415 UNDER THE COMMUNITY PLANNING ACT.
5. TO CREATE LOCAL GOVERNMENT SERVICES EXHIBITS AND VEST IN THE CITY OF FREDERICTON PURSUANT TO REGULATION 202-415 UNDER THE COMMUNITY PLANNING ACT.
ADDITIONAL EXHIBITS BEING DEALT WITH BY THIS PLAN
1. THE LOTS ON THIS SUBDIVISION PLAN THAT ARE IDENTIFIED OR SURROUNDED BY A STANDARD EXHIBIT ARE SUBJECT TO THE STANDARD EXHIBIT RESTRICTIONS AND BEARING THEREON AS SHOWN ON THE PLAN.
2. THE CITY OF FREDERICTON IS NOT RESPONSIBLE FOR THE PROVISION OF MAINTENANCE OF THE STANDARD EXHIBITS LOCATED ON THE STANDARD EXHIBITS.
3. THE CITY OF FREDERICTON ASSUMES NO OBLIGATION TO ENFORCE COMPLIANCE WITH THE STANDARD EXHIBIT RESTRICTIONS COVENANTS.

SIGNATURE OF OWNER OR AGENT
NORTHBROOK HOLDINGS LTD.
GLENNE HORTON, President

ENDORSEMENTS
AGENT OF COUNCIL
CITY OF FREDERICTON
AGREEMENT AND ENDORSEMENT
Permitted to section 80, COMMUNITY PLANNING ACT, C.106
Continued to section 80, C.106 of the Act, in the City of Fredericton, in the Province of New Brunswick, in the County of York, in the Municipality of Northbrook Heights.

Plan received and filed/plan reçu et déposé
date/date 2024-02-26 /time/heure 16:12:47
number/numero 44724137
District of New Brunswick
Circonscription du Nouveau-Brunswick

NUM	APIC	RADIUS	BEARING	DISTANCE
C1	2.847	1863.000	292°42'00"	2.847
C2	18.895	1863.753	328°20'00"	18.895
C3	18.896	1863.753	327°45'00"	18.896
C4	18.893	1863.753	229°11'00"	18.893
C5	18.891	1863.753	296°38'00"	18.891
C6	18.889	1863.753	292°02'00"	18.889
C7	18.889	1863.753	292°57'00"	18.889
C8	18.893	1863.753	292°57'00"	18.893
C9	18.889	1863.753	292°49'00"	18.889
C10	18.893	1863.753	292°57'00"	18.893
C11	17.045	1863.753	223°31'00"	17.045
C12	18.915	1863.753	292°57'00"	18.915
C13	17.333	1722.753	292°57'00"	17.333
C14	17.788	1722.753	292°57'00"	17.788
C15	17.333	1722.753	292°57'00"	17.333
C16	17.193	1722.753	292°57'00"	17.193
C17	17.143	1722.753	292°57'00"	17.143
C18	17.281	1722.753	292°57'00"	17.281
C19	17.279	1722.753	292°57'00"	17.279
C20	17.282	1722.753	292°57'00"	17.282
C21	17.284	1722.753	292°57'00"	17.284
C22	17.277	1722.753	292°57'00"	17.277
C23	10.122	1722.753	292°57'00"	10.122
C24	10.128	1722.753	292°57'00"	10.128
C25	35.571	1722.753	292°57'00"	35.571
C26	18.391	1740.753	292°57'00"	18.391
C27	18.402	1740.753	292°57'00"	18.402
C28	18.800	1740.753	292°57'00"	18.800
C29	18.802	1740.753	292°57'00"	18.802
C30	18.800	1740.753	292°57'00"	18.800
C31	18.802	1740.753	292°57'00"	18.802
C32	18.143	1778.253	292°57'00"	18.143
C33	18.143	1778.253	292°57'00"	18.143
C34	18.143	1778.253	292°57'00"	18.143
C35	18.143	1778.253	292°57'00"	18.143
C36	18.143	1778.253	292°57'00"	18.143
C37	18.143	1778.253	292°57'00"	18.143
C38	18.143	1778.253	292°57'00"	18.143
C39	18.143	1778.253	292°57'00"	18.143
C40	18.143	1778.253	292°57'00"	18.143
C41	18.823	1778.253	292°57'00"	18.823
C42	32.501	1740.753	292°57'00"	32.501
C43	2.847	1863.000	292°42'00"	2.847
C44	18.895	1863.753	328°20'00"	18.895
C45	18.896	1863.753	327°45'00"	18.896
C46	18.893	1863.753	229°11'00"	18.893
C47	18.891	1863.753	296°38'00"	18.891
C48	18.889	1863.753	292°02'00"	18.889
C49	18.889	1863.753	292°57'00"	18.889
C50	18.893	1863.753	292°57'00"	18.893
C51	18.889	1863.753	292°49'00"	18.889
C52	18.893	1863.753	292°57'00"	18.893
C53	17.045	1863.753	223°31'00"	17.045
C54	18.915	1863.753	292°57'00"	18.915
C55	17.333	1722.753	292°57'00"	17.333
C56	17.788	1722.753	292°57'00"	17.788
C57	17.333	1722.753	292°57'00"	17.333
C58	17.193	1722.753	292°57'00"	17.193
C59	17.143	1722.753	292°57'00"	17.143
C60	17.281	1722.753	292°57'00"	17.281
C61	17.279	1722.753	292°57'00"	17.279
C62	17.282	1722.753	292°57'00"	17.282
C63	17.284	1722.753	292°57'00"	17.284
C64	17.277	1722.753	292°57'00"	17.277
C65	10.122	1722.753	292°57'00"	10.122
C66	10.128	1722.753	292°57'00"	10.128
C67	35.571	1722.753	292°57'00"	35.571
C68	18.391	1740.753	292°57'00"	18.391
C69	18.402	1740.753	292°57'00"	18.402
C70	18.800	1740.753	292°57'00"	18.800
C71	18.802	1740.753	292°57'00"	18.802
C72	18.800	1740.753	292°57'00"	18.800
C73	18.802	1740.753	292°57'00"	18.802
C74	18.143	1778.253	292°57'00"	18.143
C75	18.143	1778.253	292°57'00"	18.143
C76	18.143	1778.253	292°57'00"	18.143
C77	18.143	1778.253	292°57'00"	18.143
C78	18.143	1778.253	292°57'00"	18.143
C79	18.143	1778.253	292°57'00"	18.143
C80	18.143	1778.253	292°57'00"	18.143
C81	18.823	1778.253	292°57'00"	18.823
C82	32.501	1740.753	292°57'00"	32.501

ADJUSTED NAD83 CO-ORDINATE VALUES
TABLE OF N.B. CO-ORDINATE VALUES
TABLE OF N.B. CO-ORDINATE VALUES

PT	CLASSIFICATION (X)	COORDINATE (Y)	ELEVATION (M)
54	248979.318	7449728.215	
55	248978.202	7449714.788	
56	2489224.248	7449701.364	
57	2489226.025	7449706.717	
58	2489226.025	7449706.029	
59	2489196.091	7449721.488	
60	2489211.611	7449701.101	
61	2489187.829	7449702.534	
62	2489224.276	7449705.336	
63	2489126.426	7449705.336	
64	2489224.276	7449705.336	
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