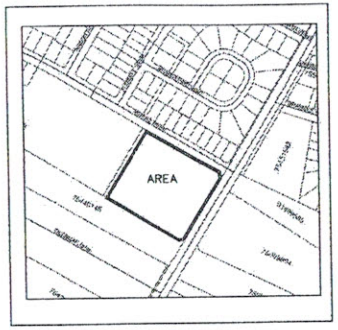
SITE/ GROUND FLOOR PLAN

Site Plan / Plan du Site

Fredericton

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



KEY PLAN
NTS

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. AZIMUTHS ARE ROUNDED TO THE NEAREST 10 SECONDS.
2. COMBINED SCALE FACTOR OF 1.0000 APPLIED.
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 GLOBAL POSITIONING.
6. PURPOSE OF THIS PLAN IS TO CREATE LOTS 24-18 AND 24-19 FROM A PORTION OF PID 75506998.

LEGEND

STANDARD SURVEY MARKER FOUND	FD
STANDARD SURVEY MARKER PLACED	
IRON PIPE FOUND	IP/FD
ROUND IRON BAR FOUND	
SQUARE IRON BAR FOUND	
WOODEN SURVEYORS POST	
SQUARE METRES	Sq. m.
HECTARE	Hect.
SURVEY SYSTEM COORDINATE MONUMENT	
BOUNDARIES DEALT WITH BY THIS PLAN	
UTILITY POLE	
TABULATED COORDINATE VALUE	PID 1234567
SERVICE NB PARCEL IDENTIFIER	
GLOBAL POSITIONING SYSTEM	GPS
PUBLIC UTILITY EASEMENT (P.U.E.)	

SCALE 1:500

7.5 0 5 10 15 20 25 metres

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.

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

DATE SURVEYED
JANUARY 17, 2024
DATE DRAWN

EASTERN LAND SURVEYS (1993) LTD.
355 PHILLIPS ROAD
NASONWORTH – NEW MARYLAND
FREDERICTON, N.B.
E3C-2E4

REFERENCE:
PLAN OF SURVEY OF WILKINS & CRONKHITE PROPERTY
BY JOHN TRAINOR, NBLS, DATED: 1967-11-20

NORTHRUP HOLDINGS LTD.

DEED 23593198 (2007-03-22)
DEED 23577175 (2007-03-19)
PID 75506998

PLAN 25299745
PLAN 28938554

PLAN 25299745
2008-03-14

PLAN 25299745
2008-03-14

PLAN 25299745
PLAN 29098358

N.B. GRID NORTH

BURNS STREET

BROOKSIDE DRIVE

FUTURE ARTERIAL STREET 'A'

RING ROAD (HWY 105)

CITY OF FREDERICTON LANDS FOR PUBLIC PURPOSES

PLAN 25299794

EXISTING LOCAL GOVERNMENT SERVICE EASEMENT PLAN 25299794

civic 35

civic 45

LOT 24-18
8425 Sq.m.

LOT 24-19
6947 Sq.m.

ZONE MR4

ZONE NC

NORTHRUP HOLDINGS LTD.

DEED 23593198 (2007-03-22)
DEED 23577175 (2007-03-19)
PID 75506998

CITY OF FREDERICTON

PLAN 25299794
2008-03-14
PID 75446146

513 – 5	121°18'50" 71.300
5 – 113	121°18'50" 53.806
113 – 112	146°07'30" 7.094
112 – 503	21.820
503 – 502	76°07'20" 7.048
502 – 4	107.936 30°56'10"
4 – 501	54.391 121°18'50"
501 – 513	71.500 121°18'50"
513 – 501	118.000 31°18'50"
	117.991 211°13'00"
	6.00
	14.00
	4.000

ASSOCIATION OF NEW BRUNSWICK LAND SURVEYORS
PLAN VALIDATION NUMBER

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

SURVEYORS SEAL

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

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

PT	EASTING (X)	NORTHING (Y)
4	2489431.243	7445441.783
5	2489492.395	7445542.690
112	2489540.065	7445507.838
113	2489538.364	7445514.726
501	2489370.154	7445478.936
502	2489477.706	7445413.525
503	2489484.549	7445415.215
513	2489431.482	7445579.747

VALUES FROM THE SMARTNET SYSTEM
REFERENCED TO THE NEW BRUNSWICK HPN MONUMENTS
AND REFERENCED PLANS

ACTIVE CONTROL STATION 28149
2487601.199 7437047.558

ENDORSEMENTS

SIGNATURE OF OWNER OR AGENT

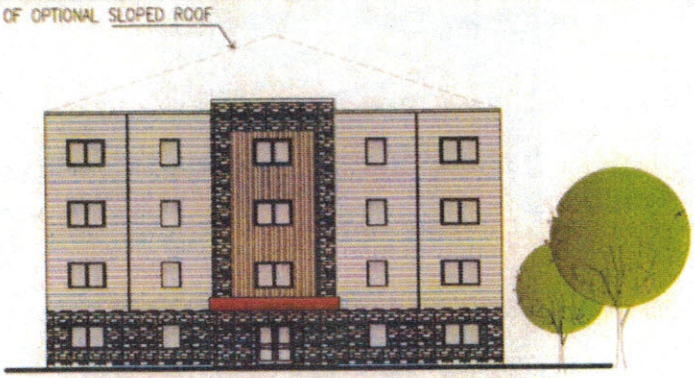
NORTHRUP HOLDINGS LTD.
GLEN NORTHRUP, President
DEED 23593198 (2007-03-22)
DEED 23577175 (2007-03-19)
PID 75506998

APPROVAL VALID FOR
ONE YEAR
UNLESS FILED

APPROVED

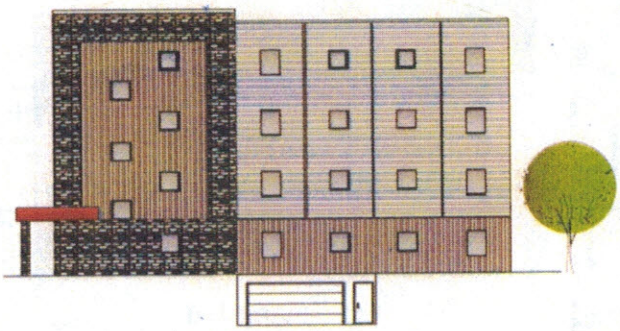
For – Development Officer
CITY OF FREDERICTON

Date

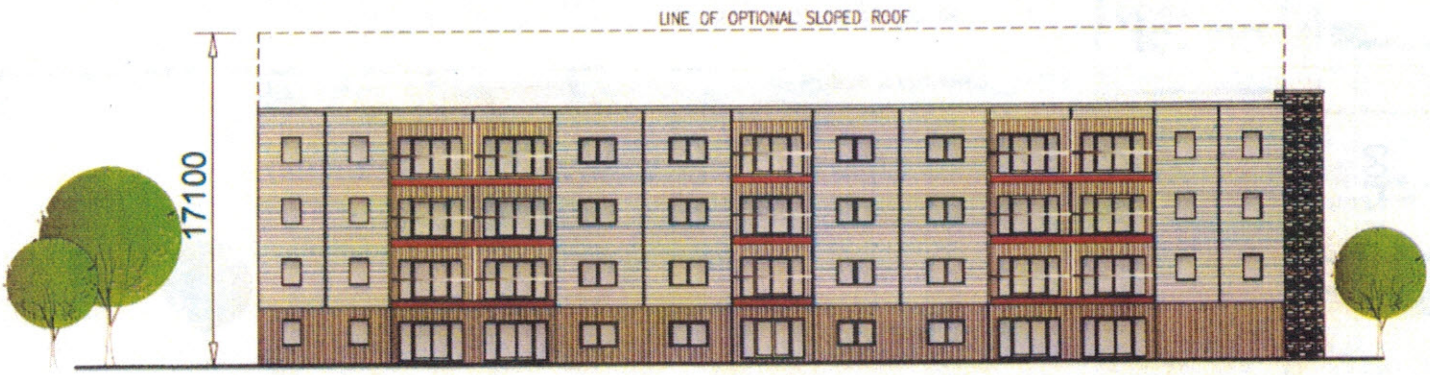


North (Burns Street) / Nord (rue Burns)

West / Ouest



South / Sud



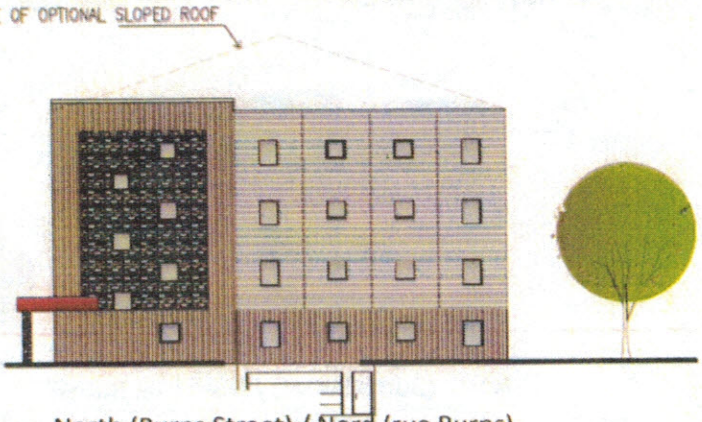
East / Est

Elevations Phase 1 / Élévations phase 1

Fredericton

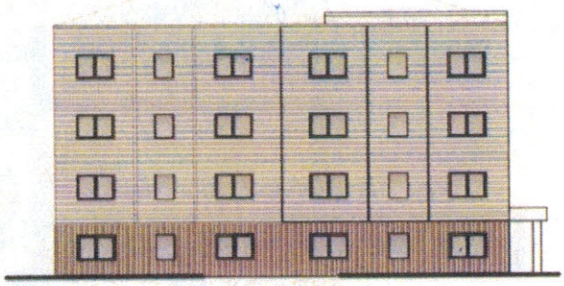
Community Planning
Planification urbaine

Map \ carte # III
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

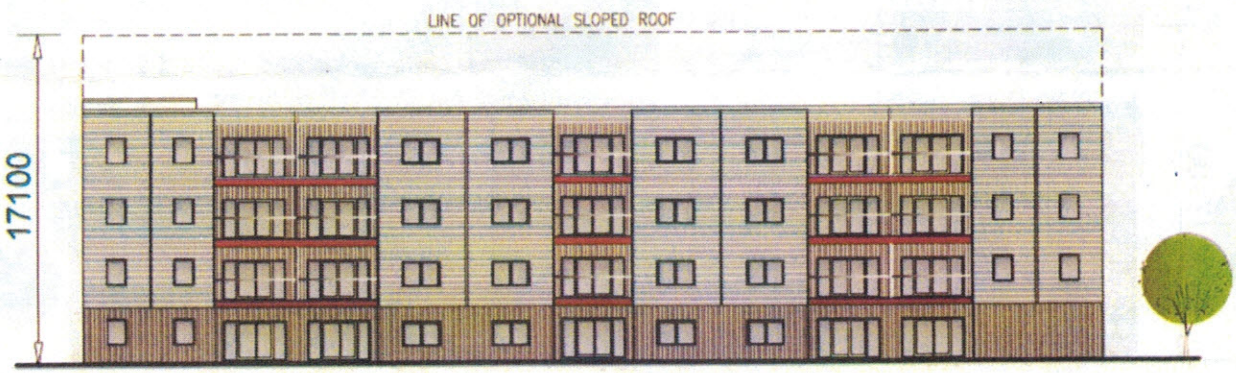


North (Burns Street) / Nord (rue Burns)

West / Ouest



South / Sud



East / Est

Elevations Phase 2 / Élévations phase 2

Fredericton
Community Planning
Planification urbaine

Map \ carte # IV
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