



SUBDIVISION PLAN

NORTHBROOK HEIGHTS SUBDIVISION 2025-4

CONCLUSIONS

LOTS 25-188 to 25-207
HANNON STREET EXTENSION
CORNELL STREET

PROVINCE OF NEW BRUNSWICK

NOTES

1. MEASUREMENTS TO NEAREST 10 SECONDS.
2. DISTANCES ARE HORIZONTAL, AND DISTANCES ON THE NEW BRUNSWICK STRONGARM DOCK PROTECTION
3. AREAS ARE NOT TO BE OCCUPIED UNLESS NOTED OTHERWISE.
4. ADJACENT AREAS ARE NORTH BERMED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GPS).
5. LOTS POSTED WITH A STANDARD SURVEY MARKER FROM SURVEYOR BY THIS OFFICE
6. DOCUMENTS RETRIEVED FROM THE RECORDS OF THE COUNTY REFERENCED HEREON.

1 TO CREATE LOTS 25-100 TO 20

- 3 TO CREATE SHANNON STREET AND GORDON STREET (PUBLIC) AND WEST IN THE
4 CITY OF FREDERICKTOWN TO SECTION 88 (1)(a) OF THE COMMUNITY
5 PLANNING ACT, R.S.B. 1977 CLE
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THE LOTS ON THIS SECTION

3. COMPLIANCE WITH THE PRANAGE EASEMENT RESTRICTIVE COVENANT.

LEVENO

- STANDARD SURVEY MARKER FOUND/NOT FOUND
SQUARE METERS
BOUNDARIES DETAIL WITH BY THE PLAN
TABULATED CORRESPOND VALUE
SERVICE AND PARCEL IDENTIFIER
PUBLIC UTILITY ADJACENT (P.U.E)
DRAINAGE ELEMENT (D.E.)
GIVE ADDRESS NUMBER
- FD/256-
56 m.
PO 121667
111



SURVEYOR'S CERTIFICATE

I, JOHN L. PRINE, 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 SURVEYOR'S ACT.



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

OCTOBER 30, 2025

DATE SURVEYED
NOVEMBER 19, 2025

DATE DRAWN _____

EASTERN LAND SURVEYS (1993) LTD.

355 PHILLIPS ROAD
NASHWORTH - NEW MARYLAND
FREDERICK, N.B.
EJC-2E4
TEL: 459-5357 FAX: 453-0602
E-MAIL: prime@bnb.net.nb.ca

FILE #2043 SHANNON ST FORT

ENDORSEMENTS

SIGNATURE OF OWNER OR AGENT

NORTHROP HOLDINGS LTD.
GLENN NORTHROP, President

ASSENTIMENTO DO CONSELHO

CITY OF FREDERICTON
Pursuant to section 88, COMMUNITY PLANNING ACT, Council
assented to this subdivision plan on:
Conformément de l'article 88 de la Loi sur l'urbanisme, le
conseil de l'assentement a reçu l'assentement du conseil le:

CLERK / SECRETARI MUNICIPAL

APPROVED / APPROUVE

DEVELOPMENT OFFICER
AGENT D'AMENAGEMENT
CITY OF FREDERICTON

De:

NIM	ASC	RADIUS	BEARING	DISTANCE
C2	10.856	219.500	375714.00	10.855
C3	16.351	219.500	32741.40	16.347
C4	2.563	201.500	36767.50	2.563
C5	17.250	201.500	32379.00	17.244
C6	1.653	166.000	32672.30	1.653
C7	14.662	166.000	32333.30	14.657
C8	15.331	159.000	32336.10	15.325
C9	15.136	161.000	32335.10	15.129
C10	19.442	241.000	32341.00	19.437
C11	13.959	261.000	32574.20	12.958



TABLE OF THE CO-ORDINATE VALUES		
PER	EXACTING (%)	NORMING (%)
41	2.46929157	7.64602190
42	2.46929535	7.64602199
43	2.46929516	7.64602199
44	2.46929516	7.64602199
45	2.46929745	7.64602278
46	2.46929745	7.64602278
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99	2.46929745	7.64602278
100	2.46929745	7.64602278