KEY PLAN
NTS

SUBDIVISION PLAN

NORTHBROOK HEIGHTS SUBDIVISION 2025-4

SHOWING

LOTS 25-188 to 25-207
SHANNON STREET EXTENSION
GODDARD STREET

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

NOTES

1. AZIMUTHS ROUNDED TO NEAREST 1D 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. LOTS POSTED WITH A STANDARD SURVEY MARKER. FOUND MARKERS BY THIS OFFICE.
6. DOCUMENTS REFERENCED FROM THE REGISTRY OF THE COUNTY REFERENCED HEREON.

THE PURPOSE OF THIS PLAN

1. TO CREATE LOTS 25-188 TO 25-207 FROM A PORTION PID 75565531.
2. TO CREATE SHANNON STREET AND GODDARD STREET (PUBLIC) AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88 (8)(a) OF THE COMMUNITY PLANNING ACT, R.S.N.B., 2017 C19.
3. 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.

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-961.
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.

LEGEND

STANDARD SURVEY MARKER FOUND/NBLS# — FD/358
SQUARE METRES — Sq. m.
BOUNDARIES DEALT WITH BY THIS PLAN
TABULATED COORDINATE VALUE — PID 1234567
SERVICE NB PARCEL IDENTIFIER
PUBLIC UTILITY EASEMENT (P.U.E.)
DRAINAGE EASEMENT (D.E.)
CIVIC ADDRESS NUMBER — 113

SCALE 1:500

7.5 0 5 10 15 20 25 metres

NUM	ARC	RADIUS	BEARING	DISTANCE
C2	10.856	219.500	325°14'40"	10.855
C3	16.351	219.500	321°41'40"	16.347
C4	2.553	201.500	326°17'50"	2.553
C5	17.250	201.500	323°29'00"	17.244
C6	1.653	166.000	326°22'30"	1.653
C7	14.662	166.000	323°33'40"	14.657
C8	15.131	159.000	233°56'10"	15.125
C9	15.136	141.000	233°35'10"	15.129
C10	19.442	261.000	321°41'00"	19.437
C11	12.959	261.000	325°14'20"	12.958

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

PT	EASTING (X)	NORTHING (Y)
41	2489274.503	7446011.249
44	2489265.518	7446024.909
45	2489300.161	7446047.757
46	2489256.532	7446038.568
48	2489247.546	7446052.228
50	2489238.560	7446065.887
52	2489229.575	7446079.546
53	2489264.218	7446102.395
54	2489220.589	7446093.206
56	2489211.603	7446106.865
58	2489202.618	7446120.525
60	2489193.410	7446134.032
62	2489183.277	7446146.860
63	2489214.830	7446173.816
64	2489228.727	7445983.489
65	2489258.385	7446002.999
67	2489249.831	7446016.003
69	2489241.276	7446029.007
70	2489228.887	7446042.402
71	2489214.348	7446032.837
72	2489204.455	7446047.875
73	2489218.994	7446057.440
74	2489135.426	7445795.936
76	2488487.565	7444242.229
77	2489211.599	7446074.120
79	2489202.118	7446088.531
81	2489192.638	7446102.943
83	2489183.144	7446117.345
84	2489145.282	7446108.879
85	2489172.883	7446131.204
86	2489233.026	7446041.548
87	2489219.849	7446061.579
88	2489184.561	7446115.221
89	2489199.599	7446125.114
90	2489202.173	7446023.857
91	2489318.155	7445020.405
92	2489283.484	7445997.597
93	2489192.229	7446038.971
94	2489154.903	7446095.711
95	2489234.270	7446147.920
96	2489266.938	7445989.998
RP	2489016.220	7446004.479
RP	2489291.839	7445915.041

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

ENDORSEMENTS

SIGNATURE OF OWNER OR AGENT

NORTHRUP HOLDINGS LTD.
GLENN NORTHRUP, President

ASSENT OF COUNCIL
ASSENTIMENT DU CONSEIL

CITY OF FREDERICTON

Pursuant to section 88, *COMMUNITY PLANNING ACT*, Council assented to this subdivision plan on:
Conformément d l'article 88 de la "Loi sur l'urbanisme, le plan de lotissement a reçu l'assentiment du conseil le:

CLERK / SECRETAIRE MUNICIPALE

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

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.

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

SIGNATURE
OCTOBER 30, 2025
DATE

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
NASONWORTH – NEW MARYLAND
FREDERICTON, N.B.
E3C-2E4
TEL: 459-5357 FAX: 453-0602
E-MAIL: jprime@nbnet.nb.ca

FILE J5043 SHANNON ST EXT