SUBDIVISION PLAN

WILSEY HEIGHTS SUBDIVISION 2024-1

SHOWING

LOTS 24-43 to 24-51

BERRY DRIVE
RUSAGONIS
SUNBURY-YORK SOUTH RURAL COMMUNITY
PARISH OF LINCOLN and NEW MARYLAND
COUNTY OF SUNBURY AND YORK
PROVINCE OF NEW BRUNSWICK

NOTES

1. AZIMUTHS ARE ROUNDED TO THE NEAREST 10 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. ALL DISTANCES AND DIRECTIONS ARE CALCULATED
6. THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 24-43 to 24-51 AND EXTENSION OF BERRY DRIVE.
7. EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" (P.U.E.) ARE VESTED IN THE PUBLIC UTILITY: BELL CANADA INC., NEW BRUNSWICK POWER CORPORATION AND ROGERS COMMUNICATION INC. AS INDICATED PURSUANT TO REGULATION 2021-83 SECTION 5 UNDER THE COMMUNITY PLANNING ACT.
8. EASEMENTS DESIGNATED AS "LOCAL GOVERNMENT SERVICES EASEMENTS" ARE VESTED IN THE CROWN AS INDICATED PURSUANT TO REGULATION 2021-83 SECTION 4 UNDER THE COMMUNITY PLANNING ACT.
9. SURVEY MARKERS FOUND OR PLACED AT CORNERS BY THIS OFFICE.
10. REFERENCED DOCUMENTS FROM COUNTY REGISTRY OF THE PROPERTY.

LEGEND

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

SCALE 1:1000

15 0 10 20 30 40 50 metres

SURVEYORS SEAL

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 SATISFIED THE REQUIREMENTS OF THE SURVEYS ACT.

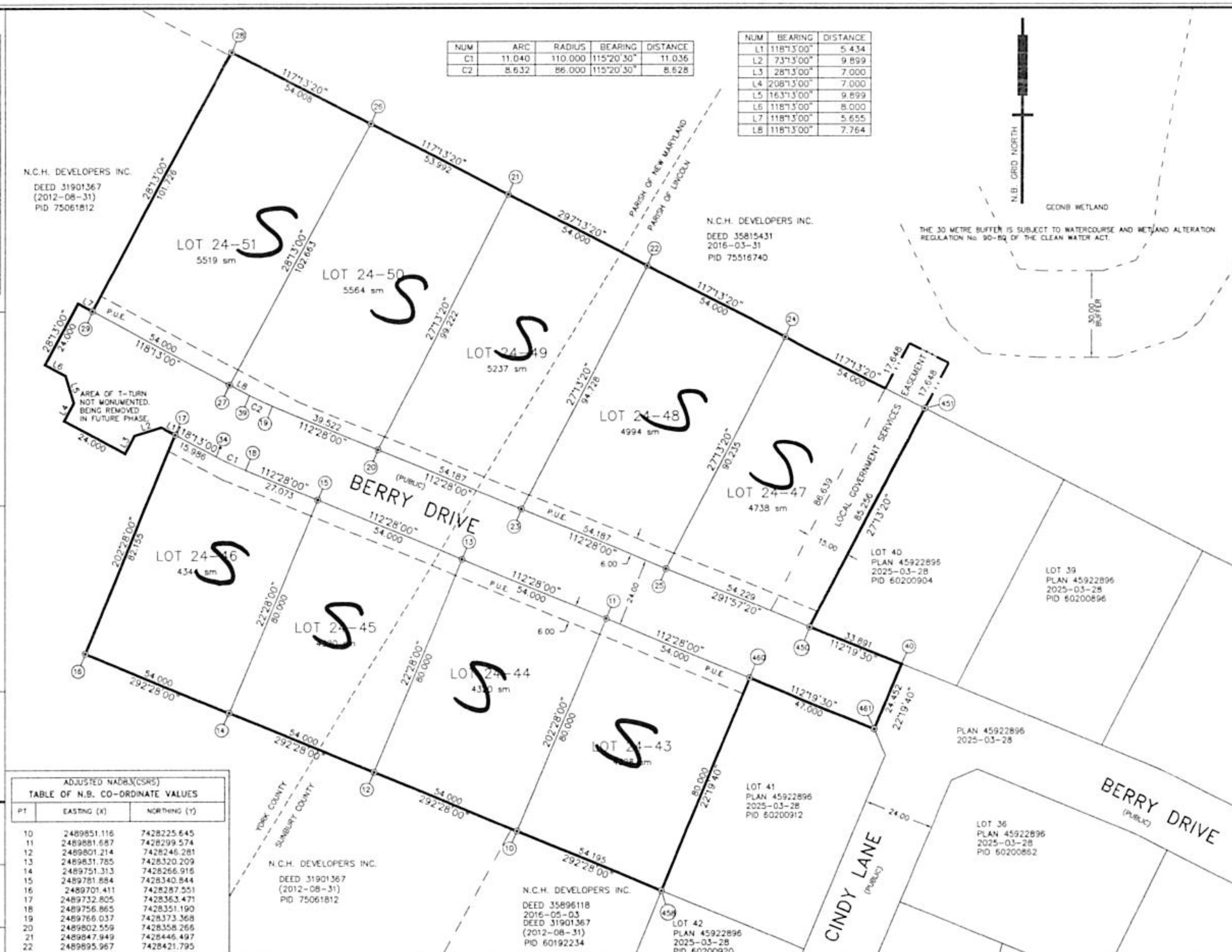
MAY 21, 2026
DATE SURVEYED

MAY 25, 2026
DATE DRAWN

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

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 J5969 SUB 24-1



NUM	ARC	RADIUS	BEARING	DISTANCE
C1	11.040	110.000	115°20'30"	11.036
C2	8.632	86.000	115°20'30"	8.628

NUM	BEARING	DISTANCE
L1	118°13'00"	5.434
L2	73°13'00"	9.899
L3	28°13'00"	7.000
L4	208°13'00"	7.000
L5	163°13'00"	9.899
L6	118°13'00"	8.000
L7	118°13'00"	5.655
L8	118°13'00"	7.764

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

PT	EASTING (X)	NORTHING (Y)
10	2489851.116	7428225.645
11	2489881.687	7428299.574
12	2489801.214	7428246.281
13	2489831.785	7428320.209
14	2489751.313	7428266.916
15	2489781.884	7428340.844
16	2489701.411	7428287.551
17	2489732.805	7428363.471
18	2489756.865	7428351.190
19	2489766.037	7428373.368
20	2489802.559	7428358.266
21	2489847.949	7428446.497
22	2489895.967	7428421.795
23	2489852.634	7428337.559
24	2489943.986	7428397.092
25	2489902.708	7428316.852
26	2489799.937	7428471.196
27	2489751.397	7428380.732
28	2489751.911	7428495.902
29	2489703.814	7428406.264
34	2489746.892	7428355.913
39	2489758.239	7428377.061
40	2489984.354	7428283.703
RP	2489798.900	7428452.842
450	2489953.004	7428296.577
451	2489992.005	7428372.390
458	2489901.198	7428204.936
460	2489931.589	7428278.938
461	2489975.066	7428261.084

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

ASSOCIATION OF NEW BRUNSWICK LAND SURVEYORS PLAN VALIDATION NUMBER

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

SIGNATURE OF OWNER OR AGENT

N.C.H. DEVELOPERS INC.
D. Glenn Northrup, Secretary
PID 75516740
PID 75061812
PID 60192234

ENDORSEMENTS

APPROVAL VALID FOR ONE YEAR UNLESS FILED

APPROVED

For - Development Officer
Capital Region Service Commission

Date

Pursuant to s.87, Community Planning Act, I assent to this subdivision plan.	Conformément à l'art. 87 de la Loi sur l'urbanisme, l'approuve le présent plan de lotissement
Dated at Fredericton	Fait à Fredericton

Minister of Transportation and Infrastructure
Ministre des Transports et de l'Infrastructure