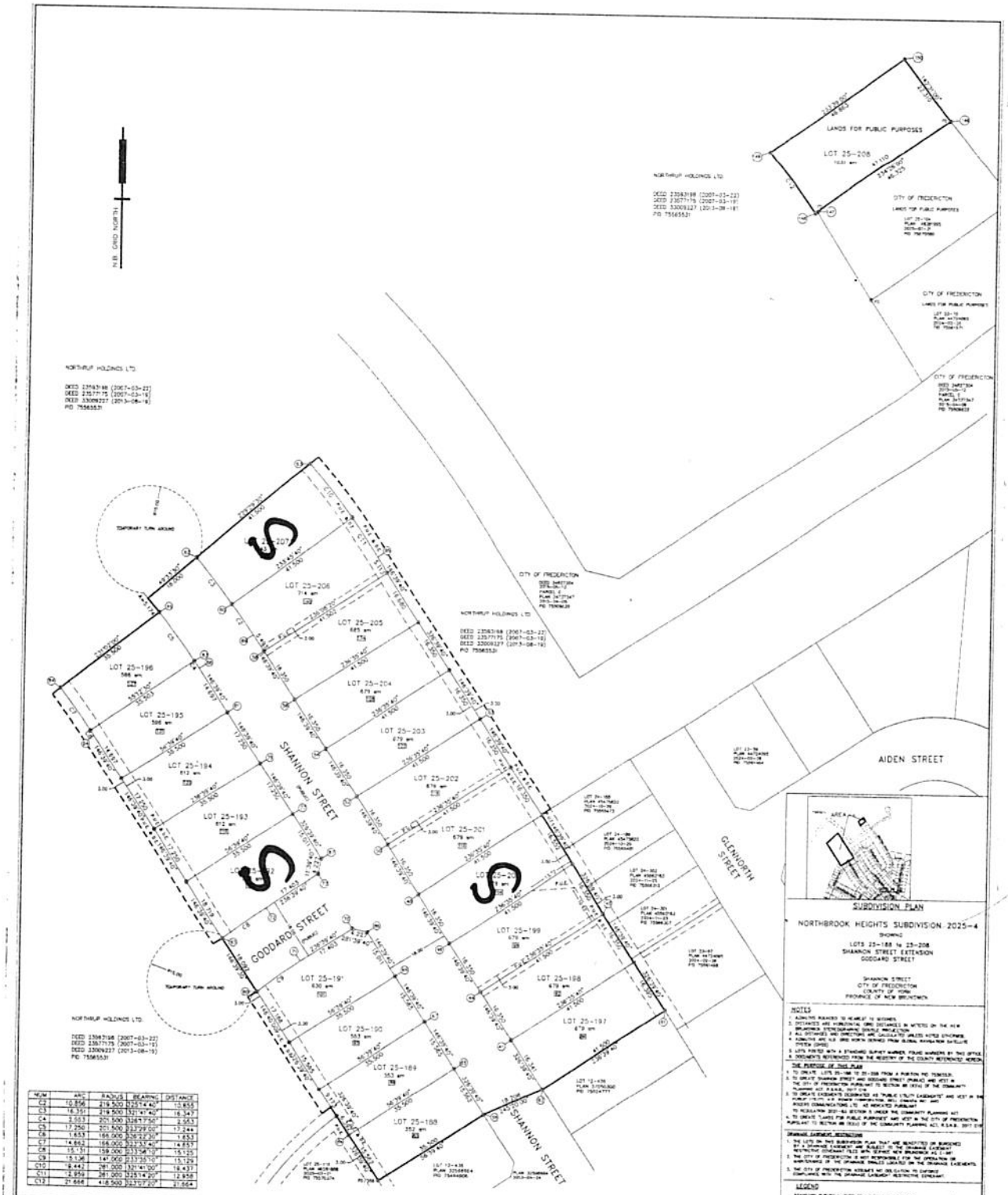

NUM	ARC	RADIUS	BEARING	DISTANCE
C2	10.856	219.500	325°14'40"	10.855
C3	16.351	219.500	321°41'40"	16.347
C4	3.553	201.500	326°19'00"	3.553
C5	17.250	201.500	323°29'00"	17.244
C6	1.653	166.000	326°22'30"	1.653
C7	14.662	166.000	323°33'45"	14.657
C8	15.131	159.000	323°58'10"	15.125
C9	15.136	147.000	323°35'10"	15.129
C10	18.442	261.000	321°41'00"	18.433
C11	12.956	261.000	325°14'00"	12.956
C12	21.664	418.500	323°57'00"	21.664

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

PT	EASTING (X)	NORTHING (Y)
41	2489274.502	7446201.249
44	2489283.518	7446024.809
45	2489300.161	7446047.787
46	2489306.532	7446038.968
48	2489247.946	7446083.228
50	2489238.580	7446095.867
52	2489229.575	7446078.946
53	2489304.218	7446182.246
54	2489295.589	7446196.258
56	2489211.903	7446181.805
58	2489203.618	7446195.515
60	2489193.410	7446179.532
62	2489183.277	7446148.801
63	2489184.830	7446177.898
64	2489228.727	7446083.486
65	2489238.380	7446102.999
67	2489249.931	7446076.083
68	2489241.278	7446059.067
70	2489278.987	7446040.402
71	2489314.248	7446032.837
72	2489304.450	7446047.879
73	2489278.954	7446087.440
74	2489291.426	7446396.638
75	2489487.040	7446241.233
77	2489271.599	7446074.120
79	2489302.118	7446088.531
80	2489182.638	7446102.843
82	2489183.144	7446117.345
84	2489145.282	7446108.879
85	2489171.951	7446157.374
86	2489133.029	7446041.948
87	2489218.849	7446081.379
88	2489184.561	7446119.737
89	2489183.398	7446125.114
90	2489202.173	7446023.887
91	2489218.153	7446020.405
92	2489083.484	7446087.067
93	2489192.329	7446038.877
94	2489134.903	7446053.751
95	2489184.270	7446147.830
96	2489184.538	7446089.898
97	2489214.238	7446024.479
98	2489265.695	7446014.216
99	2489265.695	7446014.216
147	2489358.913	7446147.533
148	2489357.274	7446146.873
149	2489344.374	7446194.206
150	2489345.118	7446191.887

VALUES FROM THE REGISTRY OFFICE REFERENCED TO THE NEW BRUNSWICK TRIM MONUMENTS

ENDORSEMENTS

AGENT OF COUNCIL
ADMINISTRATIVE COUNCIL
CITY OF FREDERICTON
Pursuant to section 88 COMMUNITY PLANNING ACT, Council approved the this subdivision plan on
Conformément à l'article 88 de la "Loi sur l'aménagement" le plan de lotissement a reçu l'approuvé du Conseil
November 24, 2025
CLERK / SECRETARY MUNICIPAL

APPROVAL SHALL BE NULL AND VOID UNLESS PLAN IS FILED WITHIN 96 HOURS OF THE DEVELOPMENT OFFICER'S APPROVAL OF THE PLAN AND NOT BEEN FILED IN THE REGISTRY OFFICE.

APPROVED / APPROUVÉ
DEVELOPMENT OFFICER
AGENT D'AMÉNAGEMENT
CITY OF FREDERICTON
Date

SIGNATURE OF OWNER OR AGENT
NORTHRUP HOLDINGS LTD.
GLENN NORTHRUP, President

Plan received and filed/plan reçu et déposé
date/date 2026-03-05 time/heure 12:10:21
number/numéro 47001855
District of New Brunswick/
Circonscription du Nouveau-Brunswick

REGISTRATION OF NEW BRUNSWICK LAND SURVEYORS
PLAN VALIDATION NUMBER
No 136792

SUBDIVISION PLAN

NORTHBROOK HEIGHTS SUBDIVISION 2025-4

SHOWING
LOTS 25-188 to 25-208
SHANNON STREET EXTENSION
GODDARD STREET

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

NOTES

1. ALL BEARINGS REFERRED TO HEREIN ARE TO GRID NORTH.
2. DISTANCES ARE HORIZONTAL GRID DISTANCES IN METERS ON THE NEW BRUNSWICK STANDARD GRID PROJECTION.
3. ALL DISTANCES, BEARINGS, DIRECTIONS AND CALCULATED VALUES NOTED OTHERWISE.
4. BEARINGS ARE ULS GRID NORTH DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
5. LOTS MARKED WITH A STANDARD SURVEY MARKER FOUND MARKERS BY THIS OFFICE.
6. DOCUMENTS REFERENCED FROM THE REGISTRY OF THE COUNTY REFERENCED HEREIN.

THE PURPOSE OF THIS PLAN

1. TO CREATE LOTS 25-188 TO 25-208 FROM A PORTION PID 75565531.
2. TO DEDICATE SHANNON STREET AND GODDARD STREET (PUBLIC) AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88 (4)(a) OF THE COMMUNITY PLANNING ACT, R.S.N.B. 2017 C.19.
3. TO CREATE EASEMENTS REFERRED AS "PUBLIC UTILITY EASEMENTS" AND VEST IN THE PUBLIC UTILITY (I.E. NB POWER CORPORATION, BELL CANADA INC. AND ROGERS COMMUNICATIONS LTD. AS INDICATED PURSUANT TO SUBSECTION 2021-(a) SECTION 5 UNDER THE COMMUNITY PLANNING ACT.
4. TO CREATE LANDS FOR PUBLIC PURPOSES" AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88 (5)(c) OF THE COMMUNITY PLANNING ACT, R.S.N.B. 2017 C.19

DRAINAGE EASEMENT RESTRICTION

1. THE LOTS ON THIS SUBDIVISION PLAN THAT ARE BENEFITED OR BURDENED BY A DRAINAGE EASEMENT ARE SUBJECT TO THE DRAINAGE EASEMENT RESTRICTIVE COVENANTS FILED IN THE REGISTRY OFFICE AS FOLLOWS:
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/PLACED/REQUIRED
SQUARE METRES
BEARINGS DEALT WITH BY THIS PLAN
TABULATED COORDINATE VALUE
SERVICE NB PARCEL IDENTIFIER
PUBLIC UTILITY EASEMENT (PUE)
DRAINAGE EASEMENT (DE)
CMC ADDRESS NUMBER

SCALE 1:500

SURVEYOR'S CERTIFICATE

CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING BYLAWS OF 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
JOHN L. PRIME
NOVEMBER 8, 2025
DATE

SURVEYED BY JOHN L. PRIME
N.B.L.S. #358, P.Eng
OCTOBER 30, 2025
DATE SURVEYED
DECEMBER 8, 2025
DATE DRAWN

EASTERN LAND SURVEYS (1993) LTD.
336 PHILLIPS ROAD
NASHWORTH – NEW MARYLAND
FREDERICTON, N.B.
E3C-2E4
TEL. 459-5357 FAX. 453-0622
E-MAIL: jprime@bellnb.ca