



KEY PLAN
NTS

SUBDIVISION PLAN

HAVEN HEIGHTS SUBDIVISION 2022-1

SHOWING
LOT 12-245

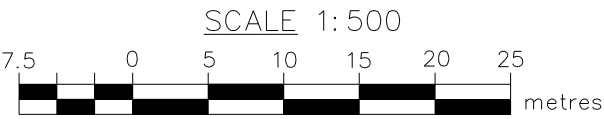
BRAMBLE WAY
BROOKSIDE DRIVE- ST. MARY'S STREET
CITY OF FREDERICTON
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK

NOTES

1. PLAN COMPILED FROM AN ELECTRONIC TOTAL STATION AND GPS SURVEY.
2. AZIMUTHS ROUNDED TO NEAREST 1 SECOND.
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 GPS OBSERVATIONS.
6. COMBINED SCALE FACTOR OF 1.00000 APPLIED.
7. THE INFORMATION EXPRESSED ON THIS PLAN IS ISSUED TO and MAY BE RELIED UPON SOLELY BY THE PROPERTY OWNER FOR WHOM THIS PLAN WAS PREPARED. WE ASSUME NO RESPONSIBILITY OR LIABILITY BY THIRD PARTY RELIANCE ON AFORESAID INFORMATION.
8. LOTS POSTED WITH A STANDARD SURVEY MARKER

LEGEND

STANDARD SURVEY MARKER
SQUARE METRES
HECTARE
BOUNDARIES DEALT WITH BY THIS PLAN
TABULATED COORDINATE VALUE
SERVICE NB PARCEL IDENTIFIER
GLOBAL POSITIONING SYSTEM
PUBLIC UTILITY EASEMENT
ARC DISTANCE
REGISTRATION DATE
CIVIC NUMBER
DRAINAGE EASEMENT
LOCAL GOVERNMENT SERVICES EASEMENT
FUTURE LOTS



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.

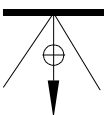
I, JOHN L. PRIME, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN FOR THE BOUNDARIES BEING DEALT WITH ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE SATISFIED THE REQUIREMENTS OF THE SURVEYS ACT.

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

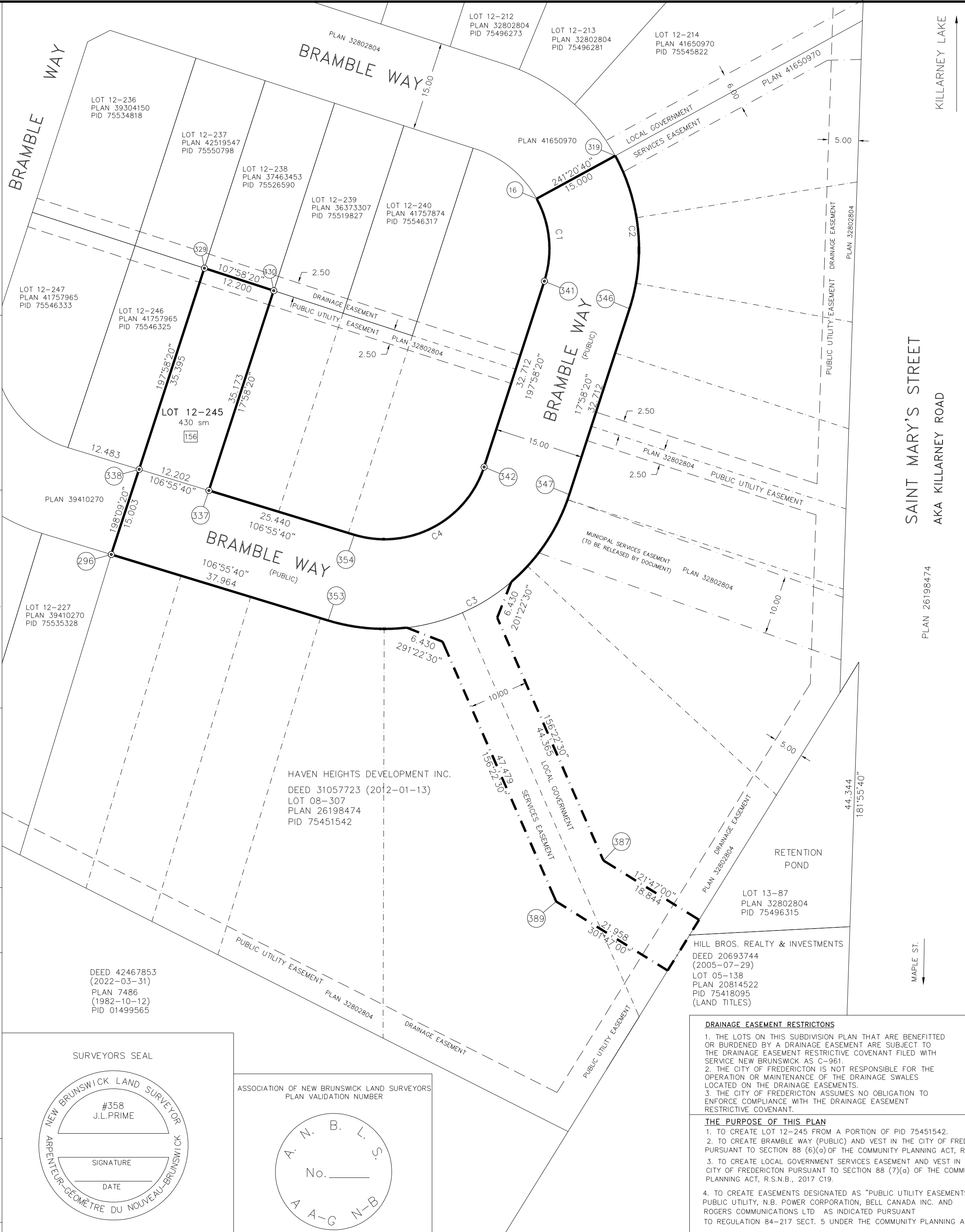
DATE SURVEYED
SEPTEMBER 1, 2022
DATE DRAWN

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 J6112 FINAL PH2 A



ADJUSTED NAD83(CSRs)		
TABLE OF N.B. CO-ORDINATE VALUES		
PT	EASTING (X)	NORTHING (Y)

16	2489802.805	7445546.903
296	2489731.574	7445487.357
319	2489815.968	7445554.096
337	2489747.922	7445498.060
338	2489736.249	7445501.613
341	2489804.095	7445533.112
342	2489794.002	7445501.996
346	2489818.363	7445528.484
347	2489808.270	7445497.368
353	2489767.893	7445476.303
354	2489772.260	7445490.653
387	2489813.989	7445436.124
389	2489806.075	7445429.264

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

ACTIVE CONTROL STATION 28149
2487601.199 7437047.558

NUM	ARC	RADIUS	BEARING	DISTANCE
C1	14.241	17.500	354°39'30"	13.851
C2	26.448	32.500	354°39'30"	25.724
C3	50.459	32.500	62°27'00"	45.541
C4	27.170	17.500	62°27'00"	24.522

ENDORSEMENTS

SIGNATURE OF OWNER OR AGENT

TONY URQUHART, Vice President
HAVEN HEIGHTS DEVELOPMENT INC.
DEED 31057723 (2012-01-13)
PID 75451542

ASSENT OF COUNCIL ASSENTIMENT DU CONSEIL

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

CLERK / SECRÉTAIRE 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'AMÉNAGEMENT
CITY OF FREDERICTON

Date

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.

THE PURPOSE OF THIS PLAN

1. TO CREATE LOT 12-245 FROM A PORTION OF PID 75451542.
2. TO CREATE BRAMBLE WAY (PUBLIC) AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88 (6)(a) OF THE COMMUNITY PLANNING ACT, R.S.N.B., 2017 C19.
3. TO CREATE LOCAL GOVERNMENT SERVICES EASEMENT AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88 (7)(a) OF THE COMMUNITY PLANNING ACT, R.S.N.B., 2017 C19.
4. 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 84-217 SECT. 5 UNDER THE COMMUNITY PLANNING ACT.