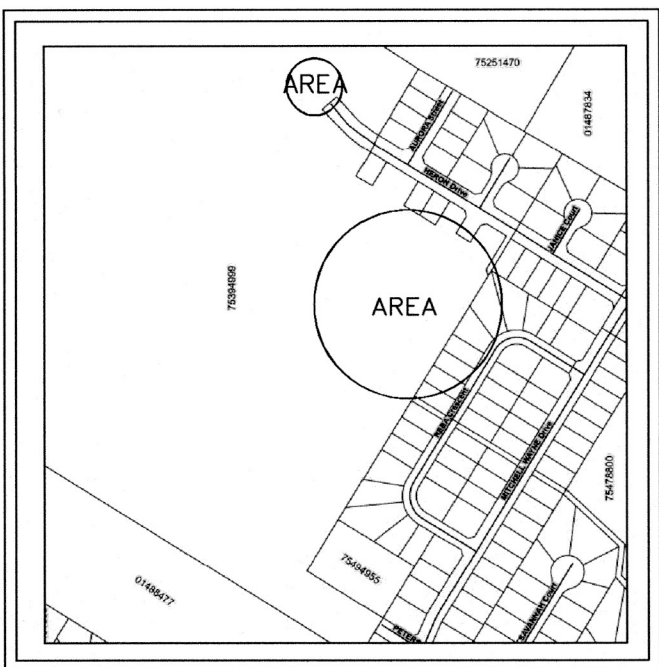
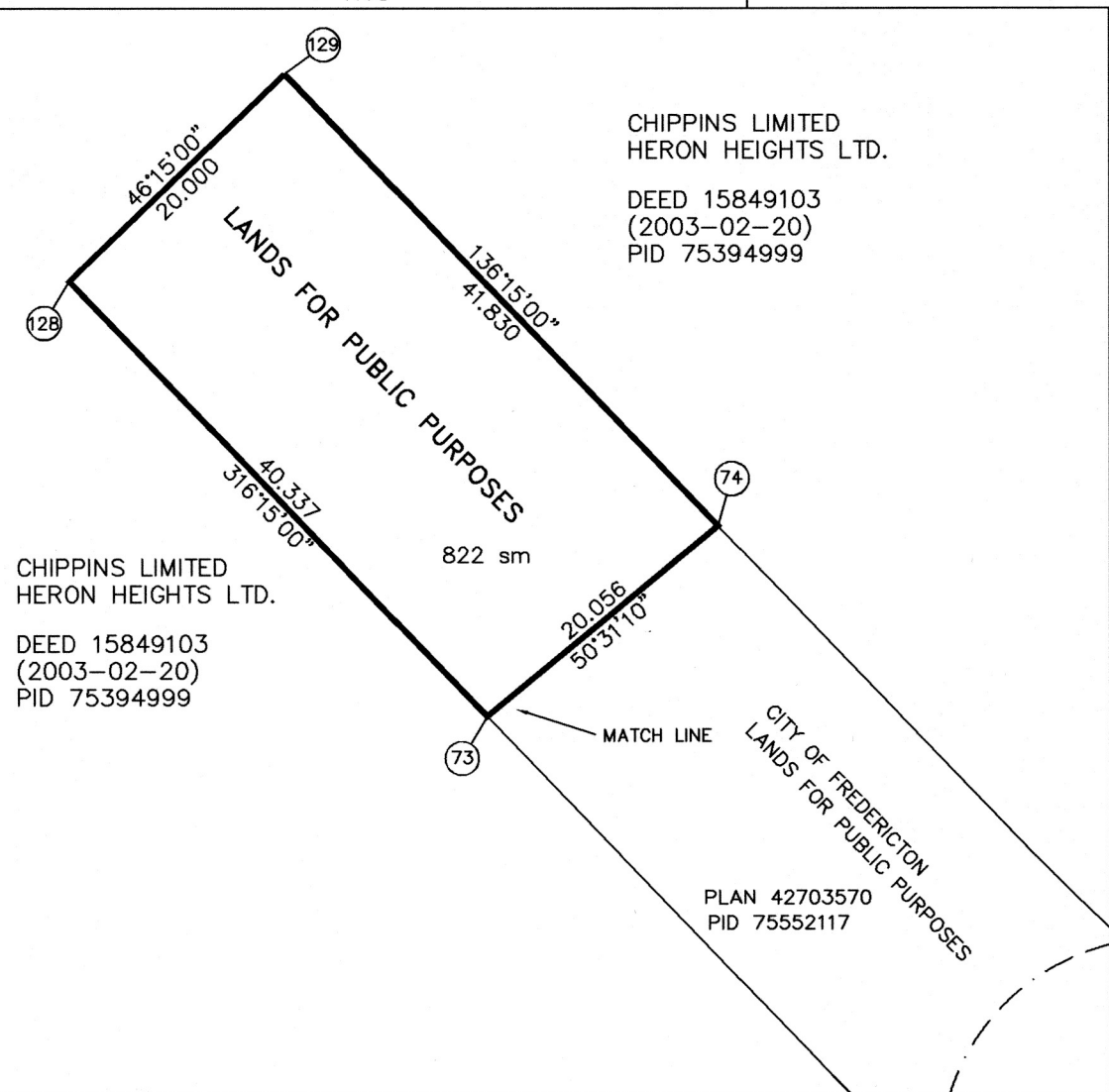




KEY PLAN
NTS



SUBDIVISION PLAN

BROOKSIDE WEST SUBDIVISION 2022-2

PHASE 8B

SHOWING

LOTS
22-15, 22-16, 22-19, 22-20, 22-127 to 22-134 & 23-02
LANDS FOR PUBLIC PURPOSES
DONMAC COURT

HERON DRIVE
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 FOUND

SQUARE METRES

HECTARE

BOUNDARIES DEALT WITH BY THIS PLAN

TABULATED COORDINATE VALUE

SERVICE NO. PARCEL IDENTIFIER

GLOBAL POSITIONING SYSTEM

PUBLIC UTILITY EASEMENT

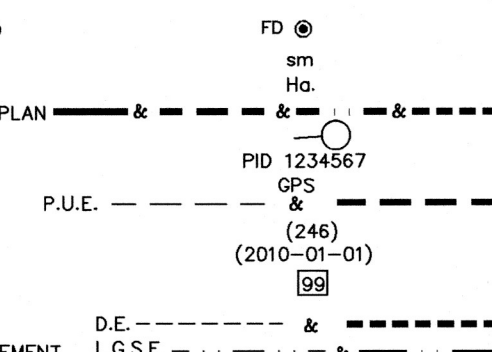
ARC DISTANCE

REGISTRATION DATE

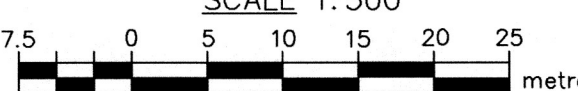
CIVIC NUMBER

DRAINAGE EASEMENT

LOCAL GOVERNMENT SERVICES EASEMENT



SCALE 1:500

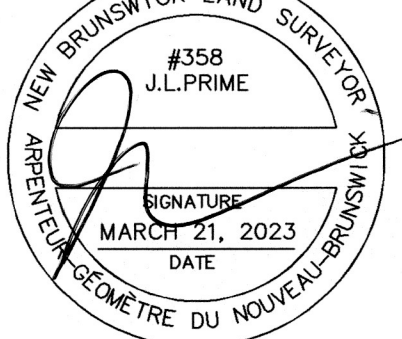


SURVEYOR'S CERTIFICATE

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 SURVEY ACT.

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.

SURVEYORS SEAL



MARCH, DECEMBER, 2022 and JANUARY 2023

DATE SURVEYED

MARCH 20, 2023

DATE DRAWN

SURVEYED BY JOHN L. PRIME

N.B.L.S. #358, P.Eng.

EASTERN LAND SURVEYS (1993) LTD.

355 PHILLIPS ROAD

NASAWORTHY NEW MARYLAND

FREDERICTON, N.B.

E3C-2E4

TEL: 459-5357 FAX: 453-0602

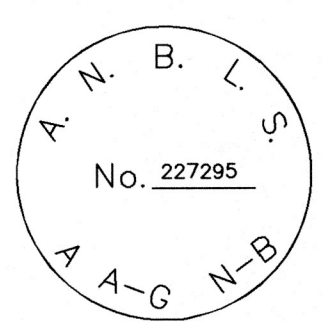
E-MAIL: jprime@nbnet.nb.ca



FILE J7298-130-20

ASSOCIATION OF NEW BRUNSWICK LAND SURVEYORS

PLAN VALIDATION NUMBER



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 LOTS 22-15, 22-16, 22-19, 22-20, 22-127 to 22-134 FROM A PORTION OF PID 75394999.
2. TO CREATE DONMAC COURT (PUBLIC) AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88 (6)(c) OF THE COMMUNITY PLANNING ACT, R.S.N.B., 2017 C19.
3. TO CREATE LOCAL GOVERNMENT SERVICES EASEMENTS AND VEST IN THE CITY OF FREDERICTON AS INDICATED PURSUANT TO REGULATION 2021-83 SECTION 4 UNDER THE COMMUNITY PLANNING ACT.
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 2021-83 SECTION 5 UNDER THE COMMUNITY PLANNING ACT.
5. TO CREATE "LANDS FOR PUBLIC PURPOSES" AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88 (6)(c) OF THE COMMUNITY PLANNING ACT, R.S.N.B., 2017 C19.
6. TO CREATE LOT 23-02 FOR AN ATTENUATION POND, NOT FOR DEVELOPMENT PURPOSES.

SIGNATURE OF OWNER OR AGENT

CHIPPINS LIMITED (ARNOLD CHIPPIN, President)

PID 75394999

HERON HEIGHTS LTD. (DONALD MacFARLANE, President)

PID 75394999

ENDORSEMENTS

ASSENT OF COUNCIL

ASSENTMENT 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'assentement 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

March 20, 2023

Date

ADJUSTED NAD83(CSRS)

TABLE OF N.B. CO-ORDINATE VALUES

PT	EASTING (X)	NORTHING (Y)
49	2488303.274	7445027.042
50	2488299.073	7445064.876
51	2488283.327	7445039.340
54	2488265.025	7445085.870
55	2488248.279	7445060.334
56	2488248.001	7445096.367
58	2488232.255	7445070.830
59	2488230.977	7445086.864
60	2488215.321	7445081.327
63	2488314.763	7445055.202
65	2488320.615	7445020.869
66	2488338.594	7445040.501
73	2488162.330	7445163.742
74	2488177.810	7445176.494
79	2488337.811	7444992.018
80	2488359.684	7445027.496
81	2488339.760	7444984.696
82	2488318.595	7445017.594
83	2488339.482	7444985.740
84	2488310.118	7445003.845
85	2488329.652	7444968.305
86	2488299.621	7444986.822
87	2488319.156	7444951.281
88	2488289.124	7444968.798
89	2488303.448	7444925.803
90	2488277.856	7444941.584
91	2488208.776	7444932.218
92	2488265.004	7444888.747
93	2488246.721	7444939.957
94	2488208.369	7444916.910
95	2488245.782	7444957.932
96	2488185.585	7444957.196
97	2488228.267	7444968.888
98	2488167.945	7445002.620
99	2488255.822	7444972.888
100	2488263.126	7444968.385
101	2488242.012	7445008.424
102	2488273.625	7444988.809
103	2488275.457	7444981.929
104	2488270.993	7444974.689
105	2488282.044	7444958.316
107	2488290.153	7445005.762
108	2488267.582	7445013.805
109	2488283.272	7445004.130
110	2488258.135	7444998.483
112	2488258.225	7444992.562
113	2488259.859	7444967.651
114	2488261.819	7444949.758
115	2488279.815	7444950.132
116	2488294.812	7444950.443
117	2488267.833	7444932.793
118	2488255.333	7444964.198
119	2488252.737	7444853.781
120	2488231.264	7444906.091
121	2488229.730	7444834.816
122	2488208.053	7444798.416
128	2488134.436	7445192.880
129	2488145.883	7445170.300
131	2488183.496	7444980.940
133	2488195.987	7444942.527
136	2488241.589	7444905.153
COORDINATE VALUES DERIVED FROM THE SMARTNET SYSTEM REFERENCED TO THE NEW BRUNSWICK HPN MONUMENTS		
NUM	BEARING	DISTANCE
L2	31°39'20"	3.923
L3	31°39'20"	1.582
L4	185°05'30"	1.081
L5	76°39'30"	7.071
L6	149°26'30"	17.629
L7	108°10'10"	30.948
L8	128°05'00"	27.866
L9	310°38'20"	17.201
C1	10.281	15.000
C2	17.825	18.000
C3	18.850	18.000
C4	13.832	18.000
C5	13.657	18.000
C6	8.599	18.000
C7	8.599	15.000
C8	13.356	15.000
C10	10.210	18.000

DRAINAGE EASEMENT

NUM	BEARING	DISTANCE
L2	31°39'20"	3.923
L3	147°34'10"	22.388
L4	171°21'50"	53.498
L5	149°26'30"	17.629
L6	108°10'10"	30.948
L7	128°05'00"	27.866
L9	310°38'20"	17.201