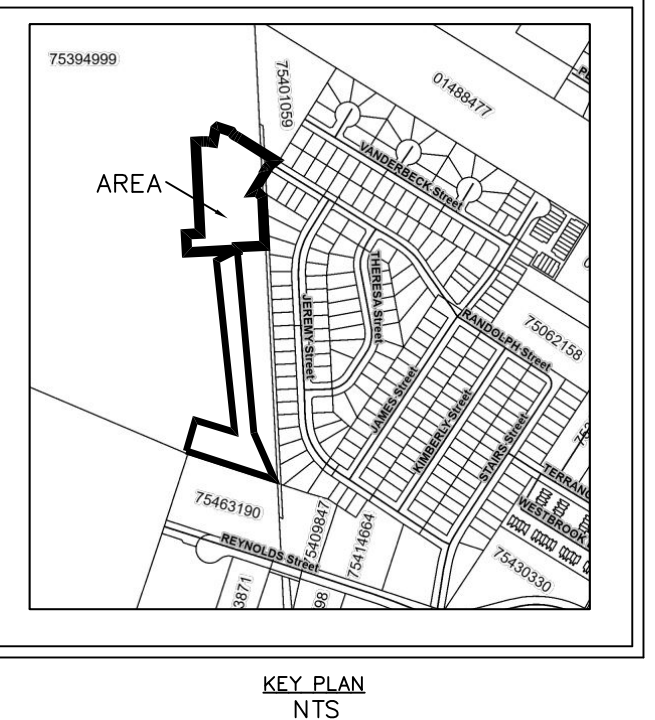




ADJUSTED NAD83(CRS)
TABLE OF N.B. CO-ORDINATE VALUES

PT	EASTING (X)	NORTHING (Y)
1	2487775.485	7444442.515
2	2487750.491	7444441.264
3	2487788.169	7444419.119
4	2487751.690	7444417.294
5	2487780.368	7444395.143
6	2487752.889	7444393.324
7	2487750.567	7444371.179
8	2487754.088	7444359.354
9	2487736.087	7444368.926
10	2487734.888	7444392.896
11	2487733.407	7444422.509
12	2487687.380	7444366.489
13	2487686.181	7444390.459
14	2487700.198	7444425.853
15	2487701.929	7444391.247
16	2487728.163	7444427.252
17	2487702.445	7444440.984
18	2487727.414	7444442.234
19	2487730.655	7444477.516
20	2487732.157	7444447.477
21	2487700.692	7444476.017
22	2487699.056	7444508.712
23	2487729.556	7444499.484
24	2487747.983	7444491.387
25	2487753.526	7444494.659
26	2487791.280	7444471.019
31	2487722.265	7444526.281
32	2487727.955	7444531.482
33	2487745.885	7444533.325
34	2487749.393	7444521.752
35	2487706.144	7444509.066
41	2487757.133	7444435.830
46	2487786.129	7444459.903
60	2487741.588	7444369.057
61	2487753.976	7444121.440
62	2487766.276	7444075.718
63	2487751.588	7444369.295
64	2487692.157	7444118.347
65	2487688.310	7444106.578
66	2487754.476	7444111.453
67	2487756.741	7444056.173
68	2487768.505	7444068.821
69	2487654.063	7444077.486
70	2487802.275	7444039.023
71	2487693.491	7444106.334
75	2487660.146	7444524.788
76	2487705.245	7444527.044
77	2487788.096	7444494.007
78	2487698.157	7444526.689
81	2487767.886	7444511.183
151	2487674.645	7444064.762
154	2487803.081	7444022.989
344	2487804.858	7444453.784

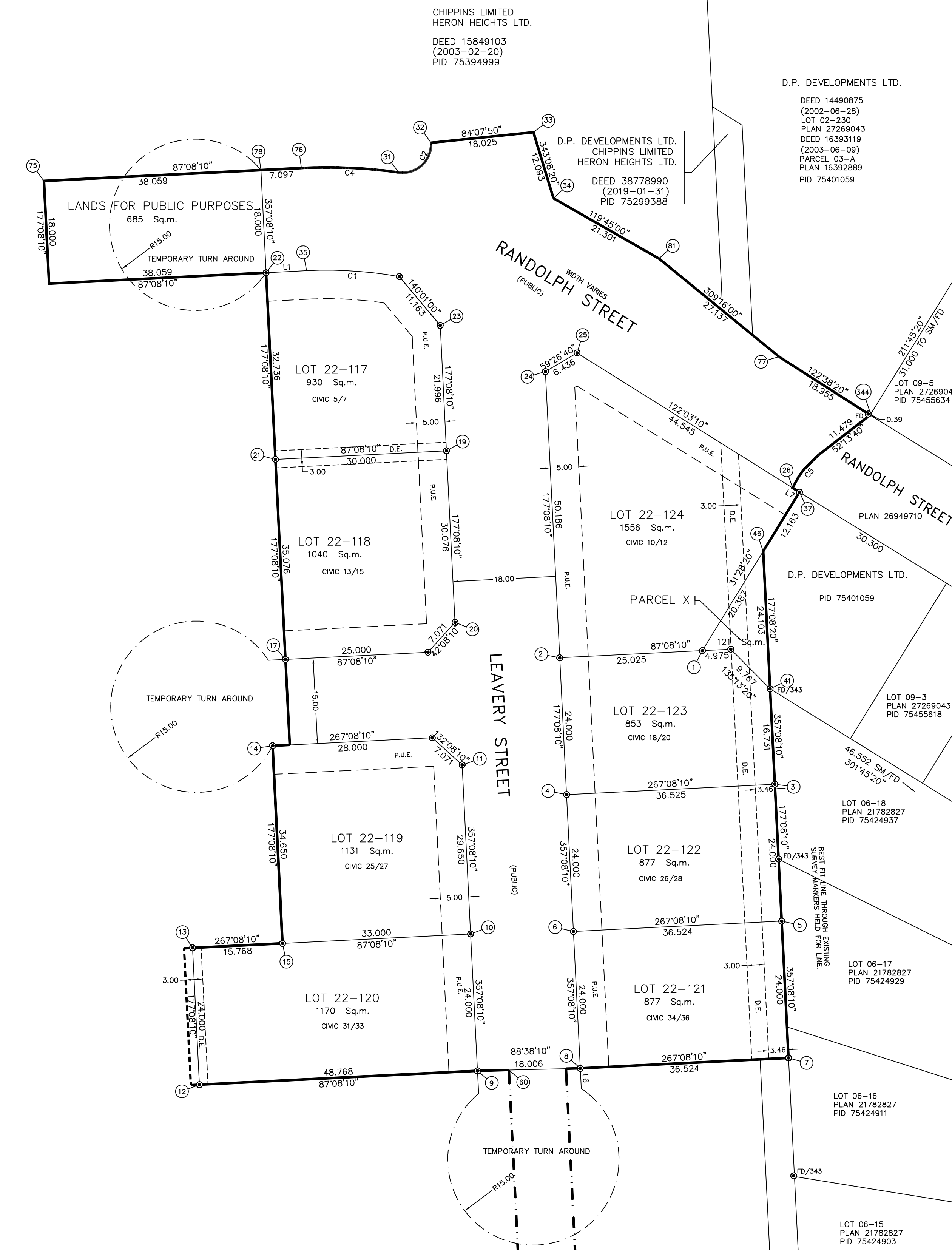
COORDINATE VALUES DERIVED FROM THE SMARTNET SYSTEM
REFERENCED TO THE NEW BRUNSWICK HPM MONUMENTS

N.M.	BEARING	DISTANCE
L1	87°08'10"	7.087
L2	177°08'10"	3.000
L3	127°45'10"	1.481
L8	87°21'30"	5.161

N.M.	APX.	ADJUSTED BEARING	DISTANCE
C1	16.308	72.000	9.937
C2	16.308	72.000	9.937
C3	16.308	72.000	9.937
C4	17.053	80.000	17.053
C5	7.361	15.000	7.361

N.B. GRID NORTH

CHIPPINS LIMITED
HERON HEIGHTS LTD.
DEED 15849103
(2003-02-20)
PID 75394999



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DEED 15849103
(2003-02-20)
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CHIPPINS LIMITED
HERON HEIGHTS LTD.
DEED 15849103
(2003-02-20)
PID 75394999

D.P. DEVELOPMENTS LTD.
CHIPPINS LIMITED
HERON HEIGHTS LTD.
DEED 38778990
(2019-01-31)
PID 75299388

D.P. DEVELOPMENTS LTD.
DEED 14490875
(2002-06-28)
LOT 02-230
PLAN 27269043
DEED 14303119
(2003-06-09)
PARCEL 03-A
PLAN 16392889
PID 75401059

LOT 09-5
PLAN 27269043
PID 75405634

D.P. DEVELOPMENTS LTD.
PID 75401059

LOT 08-3
PLAN 27269043
PID 75455618

LOT 06-18
PLAN 21782827
PID 75424937

LOT 06-17
PLAN 21782827
PID 75424929

LOT 06-16
PLAN 21782827
PID 75424911

LOT 06-15
PLAN 21782827
PID 75424903

LOT 06-14
PLAN 21782827
PID 75424895

LOT 06-13
PLAN 21782827
PID 75424887

LOT 06-12
PLAN 200443
PID 75424879

LOT 06-11
PLAN 21782827
PID 75424861

LOT 110
PLAN 200807
PLAN 200443
PID 75332080

LOT 109
PLAN 200443
PID 75332072

LOT 108
PLAN 200443
PID 75332064

LOT 107
PLAN 200443
PID 75332056

LOT 106
PLAN 200443
PID 75332048

LOT 105
PLAN 200443
PID 75332031

LOT 104
PLAN 200443
PID 75332023

LOT 103
PLAN 200443
PID 75332015

LOT 102
PLAN 200443
PID 75332007

LOT 101
PLAN 200443
PID 75331991

LOT 100
PLAN 200443
PID 75331983

LOT 99
PLAN 200443
PID 75331975

LOT 98
PLAN 200443
PID 75331967

LOT 97
PLAN 200443
PID 75331959

LOT 96
PLAN 200443
PID 75331951

LOT 95
PLAN 200443
PID 75331943

SUBDIVISION PLAN

BROOKSIDE WEST SUBDIVISION 2022-3

PHASE 9

SHOWING
LOTS 22-117 TO 22-124
PARCEL 'X'

LEAVRY STREET - RANDOLPH STREET
CITY OF FREDERICTON
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK

NOTES

1. PLAN COMPILED FROM AN ELECTRONIC TOTAL STATION AND GPS SURVEY.
2. ALL DIMENSIONS ARE EXPRESSED IN METRES AND DECIMALS THEREOF AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
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. ALL DIMENSIONS ARE N.B. GRID NORTH DERIVED FROM GPS OBSERVATIONS.
6. COMBINED SCALE FACTOR OF 1/50000 APPLIED.
7. THE INFORMATION EXPRESSED ON THIS PLAN IS ISSUED TO WHO 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 TO BE POSTED OR POSTED WITH A STANDARD SURVEY MARKER.

DRAINAGE EASEMENT RESTRICTIONS

1. THE LOTS ON THIS SUBDIVISION PLAN THAT ARE BENEFITED OR BURDENED BY A DRAINAGE EASEMENT ARE SUBJECT TO THE DRAINAGE EASEMENT RESTRICTIVE COVENANT FILED WITH SERVICE NEW BRUNSWICK AS C-361.
2. THE CITY OF FREDERICTON IS NOT RESPONSIBLE FOR THE OPERATION OR MAINTENANCE OF THE DRAINAGE SHALES 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 22-117 TO 22-124 AND LOT 22-99 FROM A PORTION OF PID 75394999, 75299388 AND 75401059.
2. TO CREATE EXTENSION OF RANDOLPH STREET AND LEAVRY STREET (PUBLIC) AND VEST IN THE CITY OF FREDERICTON, AS INDICATED PURSUANT TO REGULATION 2021-83 SECTION 4 UNDER THE COMMUNITY PLANNING ACT, R.S.B. 2017:019.
3. TO CREATE EASEMENTS BURDENING THE PUBLIC UTILITY EASEMENTS AND VEST IN THE PUBLIC UTILITY, N.B. POWER CORPORATION, BELL CANADA INC. AND ROBERT COMMUNICATIONS LTD. AS INDICATED PURSUANT TO REGULATION 2021-83 SECTION 5 UNDER THE COMMUNITY PLANNING ACT.
4. 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.
5. TO CREATE "LANDS FOR PUBLIC PURPOSES" AND VEST IN THE CITY OF FREDERICTON, AS INDICATED PURSUANT TO REGULATION 2021-83 SECTION 4 UNDER THE COMMUNITY PLANNING ACT.
6. TO CREATE PARCEL 'X' FROM A PORTION OF PID 75394999 AND A PORTION OF PID 75394999 TO BE CONSOLIDATED WITH PROPERTY OF D.P. DEVELOPMENTS LTD., PID 75401059.

LEGEND

STANDARD SURVEY MARKER FOUND/ N.B.S. # FD/358

STANDARD SURVEY MARKER PLACED SQUARE METRES

BOUNDARIES DEALT WITH BY THIS PLAN

TABULATED COORDINATE VALUE

SERVICE NO. PARCEL IDENTIFIER

GLOBAL POSITIONING SYSTEM

PUBLIC UTILITY EASEMENT

APX. DISTANCE

REGISTRATION DATE

CIVIC NUMBER

DRAINAGE EASEMENT

LOCAL GOVERNMENT SERVICES EASEMENT

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.

DECEMBER 2022 - APRIL 2023

DATE SURVEYED

APRIL 3, 2023

DRAWN

SURVEYED BY JOHN L. PRIME

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

EASTERN LAND SURVEYS (1993) LTD.

355 PHILLIPS ROAD

NASBORTH - NEW MARYLAND

FREDERICTON, N.B.

E3C-254

TEL: 459-5357 FAX: 453-0602

E-MAIL: jprime@elstn.net.nb.ca

FILE 07298-130-20

SIGNATURE OF OWNER OR AGENT

CHIPPINS LIMITED (ARNOLD CHIPPIN, President)

HERON HEIGHTS LTD. (DONALD MacFARLANE, President)

D.P. DEVELOPMENTS LTD. (PETER DEMERCHANT, President)

ENDORSEMENTS

APPROVED / APPROUVÉ

DEVELOPMENT OFFICER
AGENT D'AMÉNAGEMENT
CITY OF FREDERICTON

Date

AGENT OF COUNCIL
ASSISTANT DU SÉCRÉTAIRE
CITY OF FREDERICTON

Pursuant to section 84, COMMUNITY PLANNING ACT, Council
Conformément à l'article 84 de la Loi sur l'aménagement, le
Plan de développement et des services de conseil le:

CLERK / SECRÉTAIRE MUNICIPALE

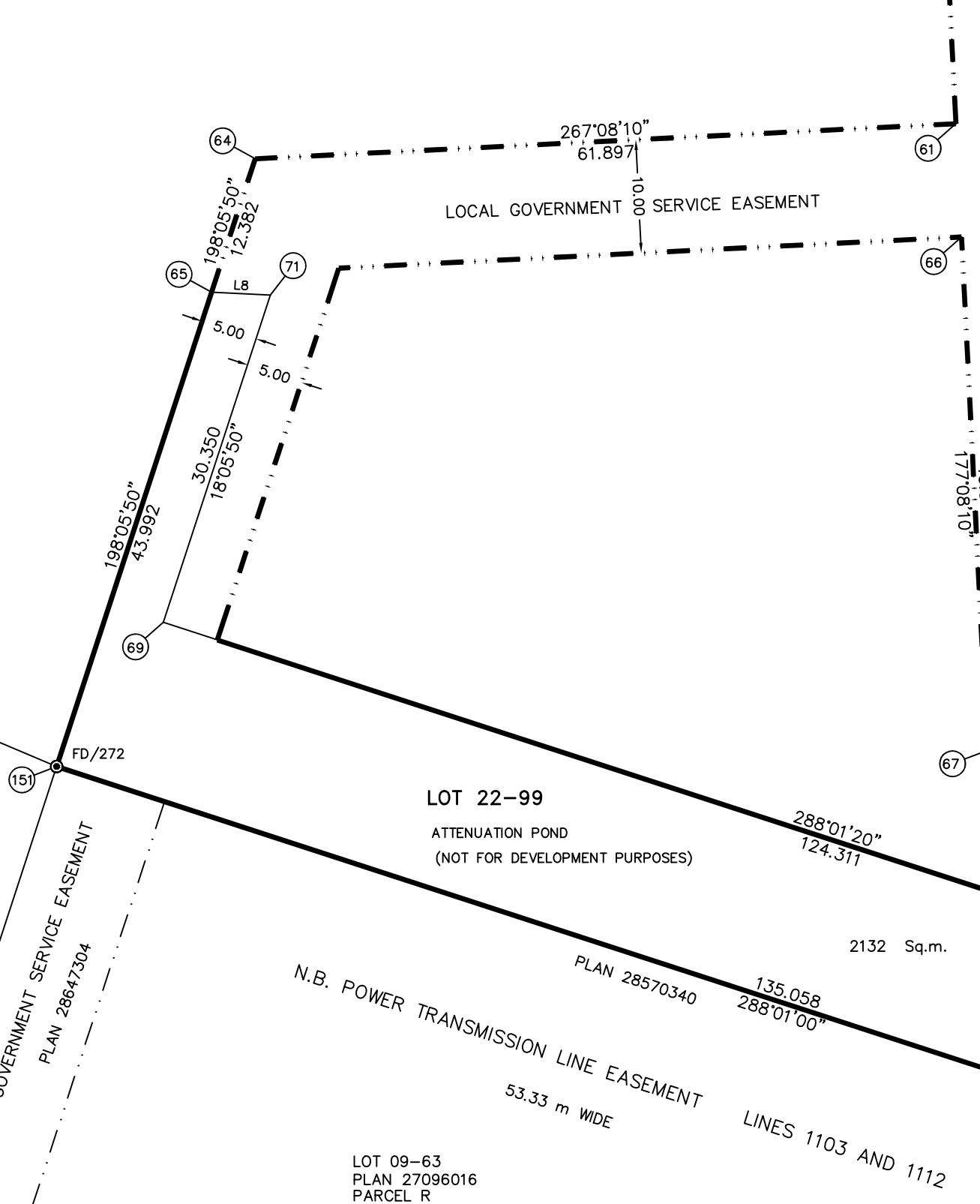
ASSOCIATION OF NEW BRUNSWICK LAND SURVEYORS
PLAN VALIDATION NUMBER

A. N. B. L. S.

No. 227384

A. A. G. N. B.

CHIPPINS LIMITED
HERON HEIGHTS LTD.
DEED 15849103
(2003-02-20)
PID 75394999



LOT 22-99
ATTENUATION POND
(NOT FOR DEVELOPMENT PURPOSES)

PLAN 28570340
135.058
285.07.00

LOT 09-63
PLAN 27096016
PARCEL
PLAN 28570340
PID 75463190