

NORTHURP HOLDINGS LTD.

DEED 23593198 (2007-03-22)
DEED 23577175 (2007-03-19)
DEED 33009227 (2013-08-19)
PID 75506998

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SUBDIVISION PLAN

NORTHBROOK HEIGHTS SUBDIVISION 2023-1

PHASE 8

SHOWING

LOTS 23-48 TO 23-70
LANDS FOR PUBLIC PURPOSES
GLENNORTH STREET
AIDEN STREET

CITY OF FREDERICTON
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK

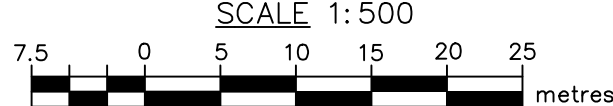
NOTES

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 FOUND FD ●
- SQUARE METRES sm
- HECTARE Ha
- BOUNDARIES DEALT WITH BY THIS PLAN & ---
- TABULATED COORDINATE VALUE
- SERVICE NB PARCEL IDENTIFIER PID 1234567
- GLOBAL POSITIONING SYSTEM GPS
- PUBLIC UTILITY EASEMENT P.U.E. ---
- ARC DISTANCE (246)
- REGISTRATION DATE (2010-01-01)
- CIVIC NUMBER 99
- DRAINAGE EASEMENT D.E. ---
- LOCAL GOVERNMENT SERVICES EASEMENT L.G.S.E. ---

SCALE 1:500

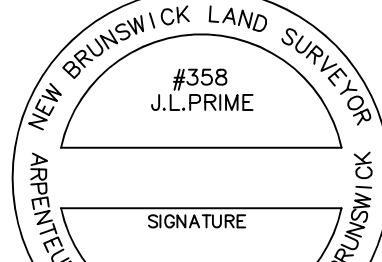


SURVEYOR'S CERTIFICATE

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 SURVEYS 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.

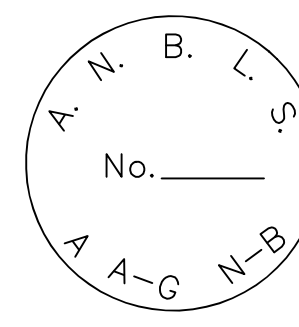
SURVEYORS SEAL



DATE SURVEYED NOVEMBER 21, 2023
DATE DRAWN
SURVEYED BY JOHN L. PRIME
N.B.L.S. #3558, P.Eng.

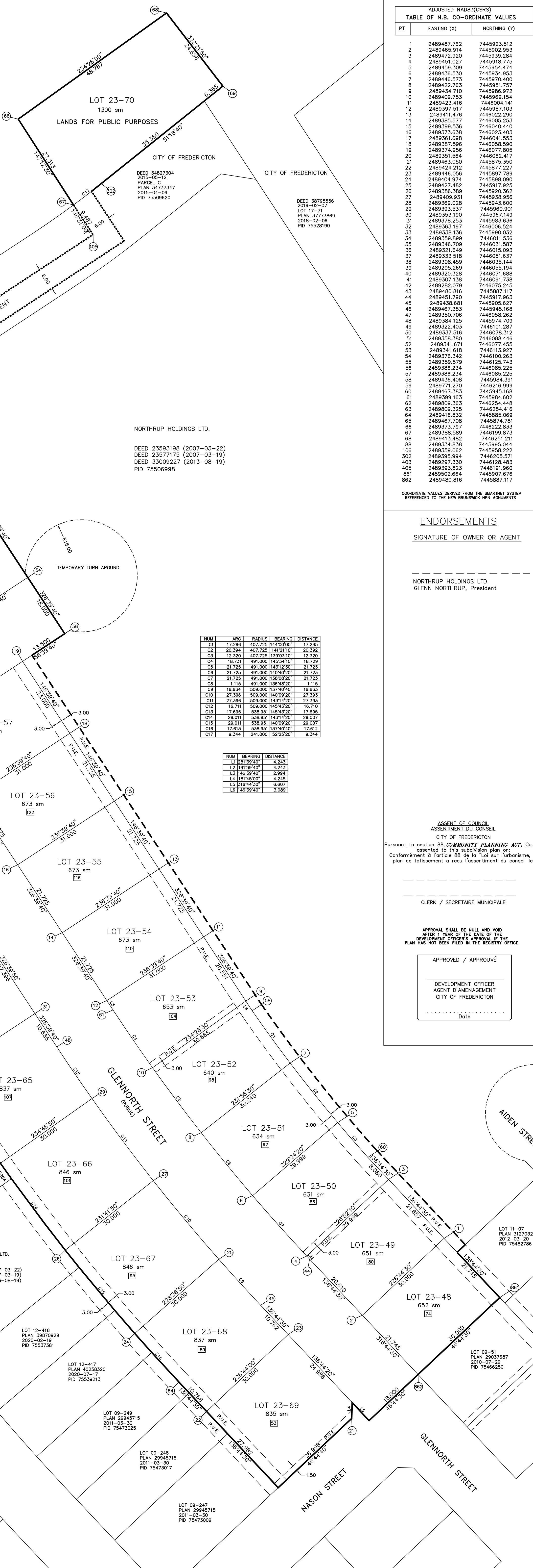
EASTERN LAND SURVEYS (1993) LTD.
355 PHILLIPS ROAD
NATIONWORTH - NEW MARYLAND
FREDERICTON, N.B.
E3C-2E4
TEL: 459-5357 FAX: 453-0602
E-MAIL: jprime@bnet.nb.ca

ASSOCIATION OF NEW BRUNSWICK LAND SURVEYORS
PLAN VALIDATION NUMBER



THE PURPOSE OF THIS PLAN

1. TO CREATE LOTS 23-48 TO 23-70 FROM A PORTION PID 75506998.
2. TO CREATE GLENNORTH STREET (PUBLIC) AND AIDEN STREET (PUBLIC) AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88 (6)(g) OF THE COMMUNITY PLANNING ACT, R.S.N.B., 2017 C19.
3. 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.
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.



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

PT	EASTING (X)	NORTHING (Y)
1	2489487.782	7445923.512
2	2489465.914	7445902.953
3	2489472.920	7445939.284
4	2489451.027	7445918.775
5	2489459.309	7445954.440
6	2489436.530	7445934.953
7	2489446.573	7445970.400
8	2489422.763	7445951.757
9	2489434.710	7445986.372
10	2489409.753	7445969.154
11	2489423.416	7446004.141
12	2489397.517	7445987.103
13	2489411.476	7446022.290
14	2489385.577	7446005.253
15	2489399.536	7446030.440
16	2489373.638	7446023.403
17	2489361.698	7446041.553
18	2489387.596	7446058.590
19	2489374.956	7446017.805
20	2489351.564	7446062.417
21	2489463.050	7445875.350
22	2489424.212	7445877.227
23	2489446.056	7445897.789
24	2489404.974	7445898.090
25	2489427.482	7445917.925
26	2489386.389	7445920.362
27	2489409.931	7445938.956
28	2489369.028	7445943.600
29	2489393.537	7445960.901
30	2489353.190	7445967.149
31	2489378.253	7445983.636
32	2489363.197	7446006.524
33	2489338.136	7445990.032
34	2489359.899	7446011.536
35	2489346.709	7446031.587
36	2489321.649	7446015.093
37	2489333.518	7446051.637
38	2489308.459	7446035.144
39	2489324.956	7446057.805
40	2489320.328	7446071.688
41	2489307.138	7446091.738
42	2489282.079	7446075.245
43	2489460.816	7445987.117
44	2489451.790	7445917.963
45	2489438.681	7445905.627
46	2489467.383	7445915.168
47	2489350.706	7446058.262
48	2489384.125	7445974.709
49	2489352.403	7446222.833
50	2489337.516	7446078.512
51	2489358.380	7446088.446
52	2489341.671	7446077.455
53	2489341.618	7446113.927
54	2489376.342	7446100.263
55	2489359.579	7446125.743
56	2489386.234	7446085.225
57	2489386.234	7446085.225
58	2489436.408	7445984.391
59	2489771.270	7446216.999
60	2489467.383	7445945.188
61	2489399.163	7445984.602
62	2489809.363	7446254.448
63	2489809.325	7446254.416
64	2489416.832	7445885.069
65	2489467.708	7445874.781
66	2489373.787	7446222.833
67	2489388.586	7446159.873
68	2489413.482	7446251.211
69	2489334.838	7445995.044
70	2489334.838	7445995.044
71	2489334.838	7445995.044
72	2489334.838	7445995.044
73	2489334.838	7445995.044
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89	2489334.838	7445995.044
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91	2489334.838	7445995.044
92	2489334.838	7445995.044
93	2489334.838	7445995.044
94	2489334.838	7445995.044
95	2489334.838	7445995.044
96	2489334.838	7445995.044
97	2489334.838	7445995.044
98	2489334.838	7445995.044
99	2489334.838	7445995.044
100	2489334.838	7445995.044

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

ENDORSEMENTS

SIGNATURE OF OWNER OR AGENT

NORTHURP HOLDINGS LTD.
GLENN NORTHURP, President

ASSENT OF COUNCIL
ASSENTMENT DU CONSEIL
CITY OF FREDERICTON
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 FROM 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