

NORTHTRUP HOLDINGS LTD.

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

CITY OF FREDERICTON  
LANDS FOR PUBLIC PURPOSES  
LOT 12-588  
PLAN 32598864  
2013-04-24  
PID 75494914



SUBDIVISION PLAN

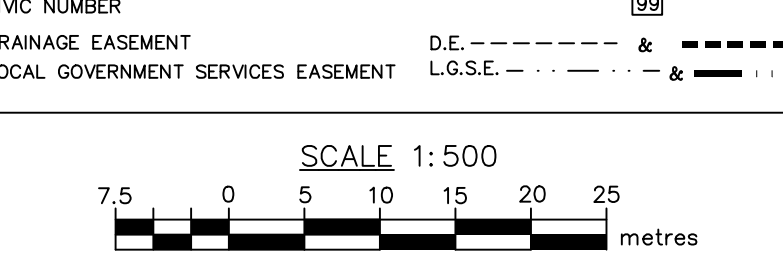
NORTHBROOK HEIGHTS SUBDIVISION 2023-2  
PHASE 7  
SHOWING

LOTS 23-28 TO 23-47  
LANDS FOR PUBLIC PURPOSES  
FEARNELEY STREET  
HANK STREET

CITY OF FREDERICTON  
COUNTY OF YORK  
PROVINCE OF NEW BRUNSWICK

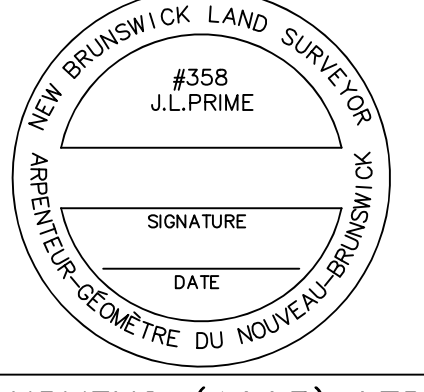
NOTES  
1. PLAN COMPILED FROM AN ELECTRONIC TOTAL STATION AND GPS SURVEY.  
2. AZIMUTHS ROUNDED TO NEAREST TO SECOND.  
3. ALL DIMENSIONS ARE EXPRESSED IN METRES AND DECIMALS THEREOF AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
4. ALL DISTANCES AND DIRECTIONS ARE CALCULATED UNLESS NOTED OTHERWISE.  
5. AZIMUTHS ARE N.B. GRID NORTH DERIVED FROM GPS OBSERVATIONS.  
6. COMBINED SCALE FACTOR OF 1:10,000 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.



SURVEYOR'S CERTIFICATE

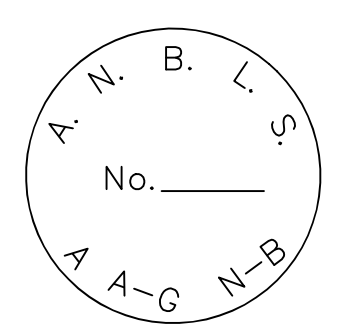
I, JOHN L. PRIME, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN FOR THE BOUNDARIES BEING DEALT WITH ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE SATISFIED THE REQUIREMENTS OF THE SURVEY ACT.  
CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING BYLAWS OR REGULATIONS BEING THE DOMAIN OF A DEVELOPMENT OFFICER.



DATE SURVEYED NOVEMBER 14, 2023  
DATE DRAWN  
SURVEYED BY JOHN L. PRIME  
N.B.L.S. #358, P.Eng.

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@bnet.nb.ca

ASSOCIATION OF NEW BRUNSWICK LAND SURVEYORS  
PLAN VALIDATION NUMBER



THE PURPOSE OF THIS PLAN

- 1. TO CREATE LOTS 23-28 TO 23-47 FROM A PORTION PID 75506998.
- 2. TO CREATE FEARNELEY STREET (PUBLIC) AND HANK STREET (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 "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.
- 5. 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.

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.

SIGNATURE OF OWNER OR AGENT

NORTHTRUP HOLDINGS LTD.  
GLENN NORTHTRUP, President

ENDORSEMENTS

ASSENT OF COUNCIL  
ASSENTIMENT 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'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

Table with columns: NUM, ARC, RADIUS, BEARING, DISTANCE. Lists curve data for lots C1 through C42.

Table with columns: NUM, BEARING, DISTANCE. Lists specific curve data for L1, L2, L3.

ADJUSTED NAD83(CRS) TABLE OF N.B. CO-ORDINATE VALUES. Table with columns: PT, EASTING (X), NORTHING (Y).