

**CALL TABLE**

Course	Azimuth	Distance
L1	124°05'30"	1.815
L2	124°05'30"	2.821
L3	124°05'30"	0.600
L4	124°05'30"	2.027
L5	32°03'20"	7.083
L6	32°03'20"	10.155
L7	119°24'40"	6.000
L8	32°53'30"	4.833
L9	32°53'30"	2.241
L10	348°10'20"	9.664
L11	73°09'10"	6.287
L12	343°07'10"	14.779
L13	138°29'10"	9.524
L14	142°27'20"	2.120

**TABLE OF N.B. CO-ORDINATE VALUES**

Point	Easting	Northing	Description
36	2484399.751	7439885.888	LOT CORNER
41	2484319.239	7439838.603	LOT CORNER
42	2484230.268	7439838.308	LOT CORNER
82	2484283.228	7439854.503	DRAINAGE EASEMENT
85	2484287.519	7439857.360	DRAINAGE EASEMENT
86	2484278.443	7439857.443	DRAINAGE EASEMENT
87	2484276.620	7439866.539	DRAINAGE EASEMENT
88	2484277.211	7439862.680	DRAINAGE EASEMENT
130	2484418.026	7439797.780	LOT CORNER
175	2484185.632	7439753.143	LOT CORNER
160	2484187.013	7439792.967	LOT CORNER
167	2484140.836	7439758.112	LOT CORNER
169	2484157.264	7439775.601	LOT CORNER
176	2484155.598	7439753.595	LOT CORNER
179	2484221.981	7439843.560	LOT CORNER
188	2484166.647	7439768.553	LOT CORNER
294	2484105.954	7439731.120	LOT CORNER
301	2484184.632	7439753.143	BEGIN CURVE
305	2484124.935	7439745.808	LOT CORNER
308	2484189.188	7439791.495	BEGIN CURVE
309	2484193.780	7439769.753	END CURVE
310	2484184.632	7439753.143	BEGIN CURVE
311	2484184.632	7439753.143	LOT CORNER
312	2484176.404	7439743.924	LOT CORNER
313	2484166.686	7439734.080	LOT CORNER
314	2484162.255	7439730.432	END CURVE
318	2484174.374	7439734.440	LOT CORNER
321	2484098.903	7439681.408	LOT CORNER
322	2484091.532	7439675.705	RIGHT OF WAY
323	2484104.350	7439662.863	RIGHT OF WAY
324	2484107.674	7439675.814	LOT CORNER
326	2484126.657	7439686.125	LOT CORNER
329	2484155.128	7439702.157	LOT CORNER
331	2484173.271	7439716.196	BEGIN CURVE
332	2484174.064	7439716.814	LOT CORNER
333	2484182.643	7439724.308	LOT CORNER
334	2484190.424	7439732.626	LOT CORNER
335	2484197.328	7439741.685	LOT CORNER
336	2484199.898	7439745.595	END CURVE
338	2484209.036	7439760.199	BEGIN CURVE
339	2484208.838	7439761.547	LOT CORNER
340	2484215.064	7439758.601	LOT CORNER
342	2484218.140	7439775.907	LOT CORNER
343	2484208.940	7439796.442	LOT CORNER
345	2484199.278	7439806.401	END CURVE
346	2484316.861	7439838.654	LOT CORNER
347	2484303.846	7439838.361	LOT CORNER
348	2484299.568	7439770.476	LOT CORNER
351	2484246.759	7439705.469	LOT CORNER
355	2484214.400	7439665.638	LOT CORNER
356	2484214.043	7439665.200	LOT CORNER
357	2484199.898	7439745.595	LOT CORNER
359	2484188.577	7439638.349	LOT CORNER
361	2484168.123	7439626.540	LOT CORNER
363	2484147.147	7439614.429	LOT CORNER
364	2484256.537	7439627.277	RIGHT OF WAY
365	2484259.161	7439626.335	LOT CORNER
367	2484286.258	7439668.235	BEGIN CURVE
368	2484286.398	7439668.450	LOT CORNER
369	2484335.343	7439763.915	LOT CORNER
370	2484319.144	7439699.071	LOT CORNER
371	2484341.591	7439708.041	LOT CORNER
372	2484349.349	7439716.711	LOT CORNER
373	2484353.543	7439763.915	LOT CORNER
376	2484352.752	7439767.763	LOT CORNER
377	2484350.182	7439773.536	END CURVE
378	2484348.659	7439786.864	LOT CORNER
379	2484362.362	7439795.494	LOT CORNER
381	2484427.621	7439835.478	LOT CORNER
382	2484374.500	7439791.295	LOT CORNER
383	2484373.659	7439771.428	END CURVE
384	2484372.851	7439763.915	LOT CORNER
385	2484368.268	7439758.504	END CURVE
386	2484410.924	7439770.051	LOT CORNER
387	2484403.175	7439739.795	LOT CORNER
389	2484364.517	7439771.694	LOT CORNER
390	2484370.830	7439770.763	LOT CORNER
391	2484382.991	7439709.167	END CURVE
394	2484390.263	7439689.370	LOT CORNER
395	2484379.484	7439691.512	BEGIN CURVE
396	2484358.341	7439692.702	LOT CORNER
397	2484327.334	7439683.024	LOT CORNER
398	2484304.366	7439662.754	LOT CORNER
399	2484301.373	7439658.460	END CURVE
401	2484274.106	7439616.207	LOT CORNER
402	2484272.889	7439614.416	RIGHT OF WAY
403	2484276.077	7439608.838	LOT CORNER
404	2484296.431	7439595.415	LOT CORNER
406	2484335.343	7439627.598	LOT CORNER
409	2484371.668	7439617.245	LOT CORNER
411	2484229.474	7439779.508	LOT CORNER
412	2484334.105	7439790.557	LOT CORNER
494	2484104.116	7439805.564	RADIUS POINT
495	2484180.220	7439778.244	RADIUS POINT
496	2484364.770	7439617.460	RADIUS POINT
497	2484333.424	7439762.619	RADIUS POINT
498	2484362.751	7439761.723	RADIUS POINT
499	2484368.204	7439757.700	RADIUS POINT
2114	2484436.239	7439869.335	LOT CORNER
2166	2484378.302	7439642.975	LOT CORNER
2267	2484369.734	7439687.317	LOT CORNER
2500	2484403.369	7439613.608	LOT CORNER
2501	2484394.733	7439706.834	LOT CORNER
2502	2484407.290	7439704.339	LOT CORNER
28149	2487601.199	7437047.558	NBHPN MONUMENT

**CURVE TABLE**

Curve	Radius	Length	Chord	Chord Bear.	Radius Pt.
C1	16.000	24.564	22.222	168°04'30"	495
C2	34.000	13.974	13.876	135°52'00"	495
C3	34.000	21.542	21.183	163°47'30"	495
C4	34.000	15.114	14.990	196°40'40"	495
C5	34.000	1.569	1.568	210°44'00"	495
C6	113.000	4.669	4.669	213°14'20"	494
C7	113.000	11.395	11.390	217°18'40"	494
C8	113.000	11.395	11.390	221°05'20"	494
C9	113.000	11.395	11.390	228°52'00"	494
C10	113.000	1.006	1.006	232°00'40"	494
C11	95.000	0.079	0.079	212°03'20"	494
C12	95.000	13.846	13.839	216°16'40"	494
C13	95.000	13.846	13.833	224°37'40"	494
C14	95.000	5.740	5.740	230°32'10"	494
C15	93.500	0.257	0.257	32°58'10"	496
C16	93.500	23.837	23.773	40°21'10"	496
C17	93.500	21.436	21.589	54°13'30"	496
C18	93.500	24.240	24.173	68°13'10"	496
C19	93.500	29.488	29.366	84°40'50"	496
C20	75.500	21.045	20.976	93°15'10"	496
C21	75.500	5.236	5.235	345°24'00"	496
C22	75.500	30.847	30.633	48°34'10"	496
C23	75.500	32.934	32.673	72°46'10"	496
C24	75.500	21.045	20.976	93°15'10"	496
C25	20.000	7.009	6.973	355°08'10"	497
C26	20.000	6.345	6.319	336°00'30"	497
C27	15.000	13.908	13.415	353°28'50"	498
C28	15.000	12.272	12.819	54°16'30"	498
C29	15.000	13.570	13.112	114°28'00"	498
C30	15.000	21.728	19.877	181°50'50"	498
C31	20.000	2.448	2.446	219°50'20"	499
C32	20.000	10.876	10.743	200°45'10"	499

**DRAINAGE EASEMENTS RESTRICTIONS**

- THE LOTS ON THIS SUBDIVISION PLAN THAT ARE BENEFITED OR BURDENED BY A DRAINAGE EASEMENT ARE SUBJECT TO THE DRAINAGE EASEMENT RESTRICTIONS AND COVENANTS FILED WITH SERVICE NEW BRUNSWICK AS C-961.
- THE CITY OF FREDERICTON IS NOT RESPONSIBLE FOR THE OPERATION OR MAINTENANCE OF THE DRAINAGE SWALES LOCATED ON THE DRAINAGE EASEMENTS.
- THE CITY OF FREDERICTON ASSUMES NO OBLIGATION TO ENFORCE COMPLIANCE WITH THE DRAINAGE EASEMENT RESTRICTIONS GOVERNMENT.

**EASEMENT NOTES**

EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" ARE VESTED IN THE NEW BRUNSWICK POWER CORPORATION, BELL CANADA AND ROGERS COMMUNICATIONS, AS INDICATED PURSUANT TO REGULATION 2021-83 SECTION 5 UNDER THE COMMUNITY PLANNING ACT.

EASEMENTS DESIGNATED AS LOCAL GOVERNMENT SERVICES EASEMENTS ARE VESTED IN THE CITY OF FREDERICTON, PURSUANT TO REGULATION 2021-83, SECTION 4 UNDER THE COMMUNITY PLANNING ACT.

**PURPOSE OF PLAN**

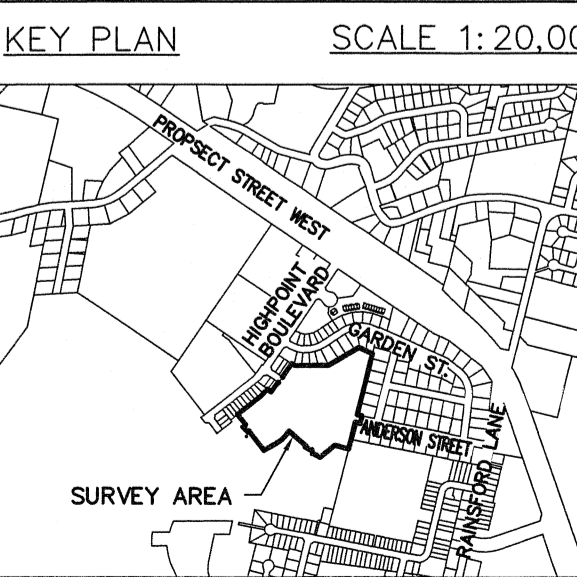
THE PURPOSE OF THIS PLAN IS:

- TO CREATE LOTS 24-275 TO 24-316 FROM A PORTION OF PID 01501196.
- TO CREATE VIEWPOINT CRESCENT (PUBLIC), ANDERSON STREET (PUBLIC) AND TIMBER RIDGE COURT (PUBLIC) FROM A PORTION OF PID 01501196 AND VEST IN THE CITY OF FREDERICTON PURSUANT TO REGULATION 2021-83, SECTION 4 UNDER THE COMMUNITY PLANNING ACT.
- TO CREATE L.G.S.E.s, DRAINAGE EASEMENTS AND P.U.E.s AS SHOWN ON THE PLAN. SEE EASEMENT NOTES.

**APPROVED/APPROUVE'**

DEVELOPMENT OFFICER / AGENT D'AMENAGEMENT  
**THE CITY OF FREDERICTON**

**DATE**  
 This approval shall be null and void after twelve months of the date of the Development Officer's approval if plan has not in the meantime been filed in the Registry Office.



**ASSENT OF COUNCIL**  
 ASSENTIMENT DU CONSEIL

Pursuant to Section 88, Community Planning Act, Council assented to this subdivision plan on:  
 Conformément de l'article 88 de la Loi sur l'urbanisme, le conseil a approuvé ce plan de lotissement le [date].

CLERK / SECRÉTAIRE MUNICIPALE

**NOTES**

- AZIMUTHS ROUNDED TO NEAREST TO SECONDS.
- ALL DIMENSIONS ARE EXPRESSED IN METRES AND DECIMALS THEREOF AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- ALL DISTANCES AND DIRECTIONS ARE CALCULATED UNLESS NOTED OTHERWISE.
- AZIMUTHS ARE N.B. GRID NORTH DERIVED FROM GPS OBSERVATIONS.
- COMBINED SCALE FACTOR OF 1:00000 APPLIED.
- SURVEY MARKERS WERE FOUND OR PLACED AT ALL LOT CORNERS.

**SIGNATURE OF OWNER OR AGENT**  
 SHAWN COLPITTS, PRESIDENT - HIGHPOINT RIDGE REAL ESTATE LTD.  
 PID 01501196 - DEED TRANSFER 20788619 - REG. 2005-08-17

**LEGEND**

- STANDARD SURVEY MARKER FOUND
- STANDARD SURVEY MARKER PLACED
- IRON PIPE FOUND
- ROUND IRON BAR FOUND
- SQUARE IRON BAR FOUND
- WOODEN SURVEYOR'S POST
- CALCULATED POINT
- UTILITY POLE
- SURVEY SYSTEM COORDINATE MONUMENT
- TABULATED COORDINATE VALUE
- BOUNDARIES DEALT WITH BY THIS PLAN
- EASEMENT
- DEED TRACT LINE
- PUBLIC UTILITY EASEMENT
- LOCAL GOVERNMENT SERVICES EASEMENT
- SQUARE METRES
- HECTARE
- SNB PARCEL IDENTIFIER
- DOCUMENTS ARE FILED IN THE COUNTY REGISTRY OF PROPERTY LOCATION
- DATE OF REGISTRATION

**SURVEYOR'S CERTIFICATE**

I, H. MURDOCK MacALLISTER, 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.

MARCH 2026  
 DATE SURVEYED  
 MARCH 25, 2026  
 DATE DRAWN

H. MURDOCK MacALLISTER  
 No. 356  
 H. Murdock MacAllister  
 SIGNATURE  
 MARCH 31, 2026  
 DATE

NEW BRUNSWICK LAND SURVEYOR  
 ASSOCIATION  
 ASSOCIATION DES GEOMETRES DU NOUVEAU-BRUNSWICK

SCALE 1:750

**SURTEK GROUP LTD.**

CONSULTING ENGINEERS & SURVEYORS

411-101 St. Mary's Street  
 Fredericton, NB E3A 8H4

Phone: 454-7044  
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 Email: Office@SurTek.ca

File No: 21553/2026

**SUBDIVISION PLAN**

**HIGHPOINT RIDGE REAL ESTATE LTD.**  
 SUBDIVISION 2026-1

SHOWING

**LOTS 24-275 TO 24-316, VIEWPOINT CRESCENT (PUBLIC), ANDERSON STREET (PUBLIC) AND TIMBER RIDGE COURT (PUBLIC)**

VIEWPOINT CRESCENT / ANDERSON STREET  
 CITY OF FREDERICTON  
 COUNTY OF YORK  
 PROVINCE OF NEW BRUNSWICK