

SUBDIVISION PLAN

WEST HILLS - PHASE II 2013

SHOWING

LOT 12-549 AND MUNICIPAL SERVICES EASEMENTS

BROOKSIDE DRIVE
CITY OF FREDERICTON
PROVINCE OF NEW BRUNSWICK

NOTES

1. DIMENSIONS ROUNDED TO NEAREST 10 SECONDS.
2. CONVERSIONS TO FEET BY DIVISION BY 0.3048.
3. ALL DISTANCES AND DIRECTIONS ARE CALCULATED UNLESS NOTED OTHERWISE.
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5. COMBINED SCALE FACTOR OF 1:1000 APPLIED.
6. ALL LOTS DEALT WITH BY THIS PLAN ARE SUBJECT TO RESTRICTIVE COVENANTS.
7. AT POINT NUMBER 403 DED TO A HORIZONTAL CURVE IN THE ROADWAY.

LEGEND

- STANDARD SURVEY MARKER FOUND
- STANDARD SURVEY MARKER PLACED
- ROUND IRON BAR FOUND
- SQUARE IRON BAR FOUND
- SQUARE METRE POST
- HECTARE SYSTEM COMPONENT COMPONENT
- HECTARE SYSTEM COMPONENT PLACED
- UTILITY POLE
- UNDERSIEMED COGNATE VALUE
- COUNTY REGISTRY OFFICE
- CEMENTED POINT
- CEMENTED POINT
- DEED TRACT LINE
- OVIC NUMBER

TABLE OF NB. CO-ORDINATE VALUES

THE COORDINATE VALUES LISTED ARE NAD83 (CSRS)

Point	Easting	Northing	Description
370	248895.443	744338.286	EASEMENT
371	248895.056	744331.059	EASEMENT
372	248895.076	744351.675	EASEMENT
373	248895.076	744351.675	EASEMENT
374	248895.076	744351.675	EASEMENT
375	248895.076	744351.675	EASEMENT
376	248895.076	744351.675	EASEMENT
377	248895.076	744351.675	EASEMENT
378	248895.076	744351.675	EASEMENT
379	248895.076	744351.675	EASEMENT
380	248895.076	744351.675	EASEMENT
381	248895.076	744351.675	EASEMENT
382	248895.076	744351.675	EASEMENT
383	248895.076	744351.675	EASEMENT
384	248895.076	744351.675	EASEMENT
385	248895.076	744351.675	EASEMENT
386	248895.076	744351.675	EASEMENT
387	248895.076	744351.675	EASEMENT
388	248895.076	744351.675	EASEMENT
389	248895.076	744351.675	EASEMENT
390	248895.076	744351.675	EASEMENT
391	248895.076	744351.675	EASEMENT
392	248895.076	744351.675	EASEMENT
393	248895.076	744351.675	EASEMENT
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402	248895.076	744351.675	EASEMENT
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411	248895.076	744351.675	EASEMENT
412	248895.076	744351.675	EASEMENT
413	248895.076	744351.675	EASEMENT
414	248895.076	744351.675	EASEMENT
415	248895.076	744351.675	EASEMENT
416	248895.076	744351.675	EASEMENT
417	248895.076	744351.675	EASEMENT
418	248895.076	744351.675	EASEMENT
419	248895.076	744351.675	EASEMENT
420	248895.076	744351.675	EASEMENT
421	248895.076	744351.675	EASEMENT
422	248895.076	744351.675	EASEMENT
423	248895.076	744351.675	EASEMENT
424	248895.076	744351.675	EASEMENT
425	248895.076	744351.675	EASEMENT
426	248895.076	744351.675	EASEMENT
427	248895.076	744351.675	EASEMENT
428	248895.076	744351.675	EASEMENT
429	248895.076	744351.675	EASEMENT
430	248895.076	744351.675	EASEMENT

SIGNATURE OF OWNER OR AGENT

FOR HILL BROS. REALTY & INVESTMENTS LTD.
PID 20814522 - DEED/TRANSFER 19298224 REG. 2004-10-19
NO. 19298224

FOR WEST HILLS GOLF CLUB LTD.
PID 75418046 - DEED/TRANSFER 30683628 REG. 2013-09-27
NO. 30683628

SURVEYOR'S CERTIFICATE

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.

I, JOHN L. PRIME, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN FOR THE BOUNDARIES BEING DEALT WITH ON THIS PLAN BELIEVED AND HAD I HAD SAID BELIEF THE REQUIREMENTS OF THE SURVEYOR'S ACT.

SUPERSED BY JOHN L. PRIME
DATE SURVEYED NOVEMBER 14, 2013
N.B.L.S. #258, PENO
DATE DRAWN NOVEMBER 15, 2013

SURTEK GROUP LTD.
CONSULTING ENGINEERS & SURVEYORS

411-101 St. Mary's Street
Fredericton, NB E3A 8H4
Phone: 454.7044
Fax: 454.1147
Email: office@surtek.ca
DRAWING : 12014SJB FILE No. : 12014

ENDORSEMENTS

APPROVED/APProuvé
DEVELOPMENT OFFICER
THE CITY OF FREDERICTON
DATE

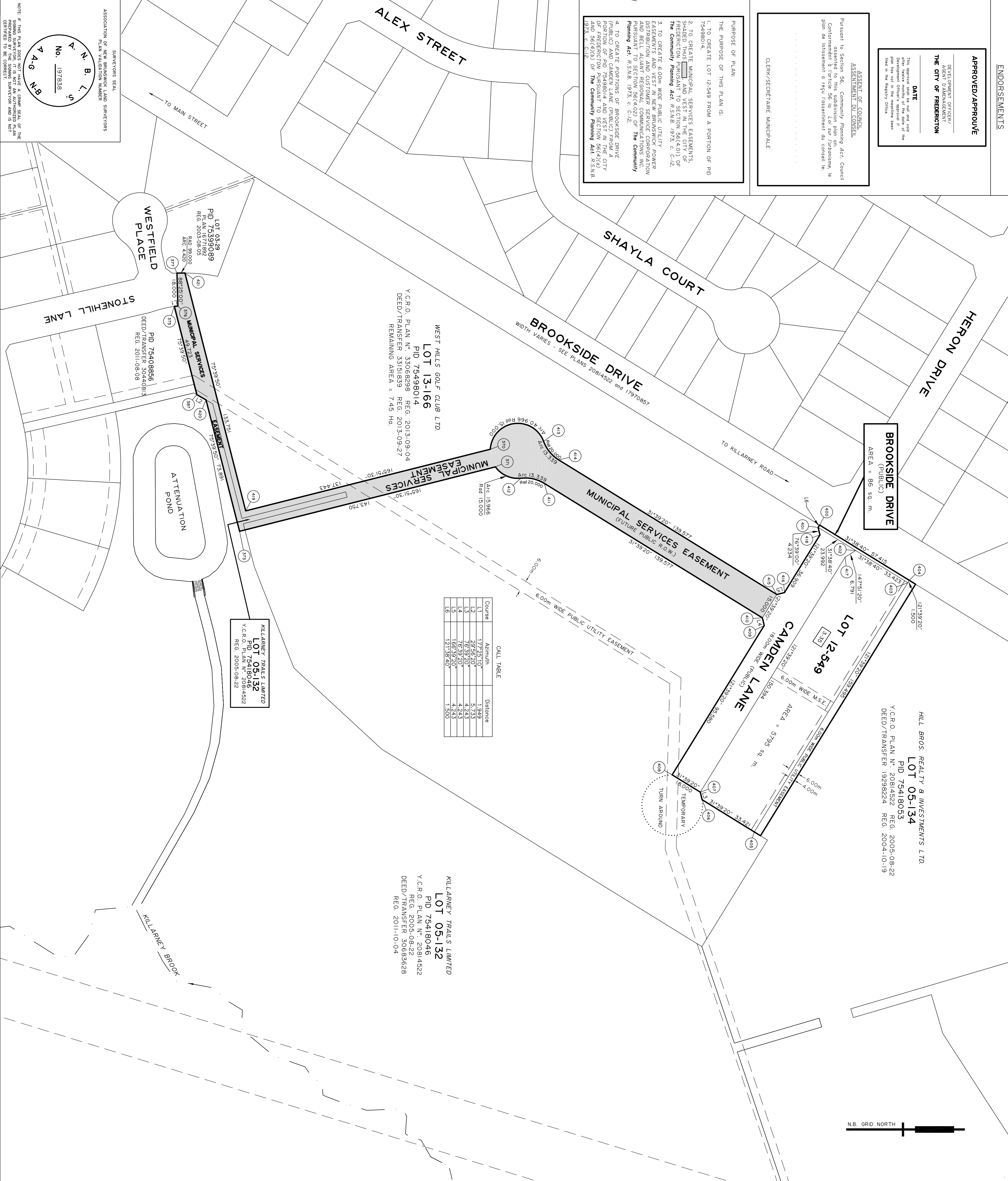
The approval shall be null and void and the Development Officer's approval is hereby withdrawn if the plan is not as the original has been shown on this drawing sheet.

ASSEMBLY OF COUNCIL
ASSESSMENT DU CONSEIL
CITY OF FREDERICTON
PROVINCE OF NEW BRUNSWICK
CLERK/SECRETAIRES MUNICIPALE

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS:
1. TO CREATE LOT 12-549 FROM A PORTION OF PID 7549814.

1. TO CREATE LOT 12-549 FROM A PORTION OF PID 7549814.
2. TO CREATE MUNICIPAL SERVICES EASEMENTS, SHARED THIS LOT AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 56(4)(C) OF THE Community Planning Act, R.S.M.B. 1975, c. C-12.
3. TO CREATE 6.00M WIDE PUBLIC UTILITY POWER DISTRIBUTION AND CUSTOMER SERVICE CORPORATION AND BELL ALLIANT REGIONAL COMMUNICATIONS INC. PURSUANT TO SECTION 56(4)(2) OF THE Community Planning Act, R.S.M.B. 1975, c. C-12.
4. TO CREATE PORTIONS OF BROOKSIDE DRIVE (PUBLIC) AND CAMDEN LANE (PUBLIC) FROM A CITY OF FREDERICTON PURSUANT TO SECTION 56(4)(C) AND 56(4)(D) OF THE Community Planning Act, R.S.M.B. 1975, c. C-12.



CALL TABLE

Course	Azimuth	Distance
L1	172°25'10"	5.949
L2	172°39'20"	4.243
L3	76°39'20"	4.243
L4	161°39'20"	4.243
L5	121°38'40"	1.300

HILL BROS. REALTY & INVESTMENTS LTD.
LOT 05-134
PID 75418053
Y.C.R.O. PLAN N° 20814522 REG. 2005-08-22
DEED/TRANSFER 19298224 REG. 2004-10-19

KILLARNEY TRAILS LIMITED
LOT 05-132
PID 75418046
Y.C.R.O. PLAN N° 20814522
REG. 2005-08-22
DEED/TRANSFER 30683628
REG. 2011-10-04

KILLARNEY TRAILS LIMITED
LOT 05-132
PID 75418046
Y.C.R.O. PLAN N° 20814522
REG. 2005-08-22

SURVEYOR'S SEAL
ASSOCIATION OF NEW BRUNSWICK LAND SURVEYORS
PLAN VALUATION NUMBER
No. 192838
A N B L S
4 A G N B

NOTE: IF THE PLAN DOES NOT HAVE A CHIEF SEAL OF THE SURVEYOR, IT IS NOT AN AUTHORIZED PLAN AND IS NOT TO BE USED FOR ANY PURPOSE.