
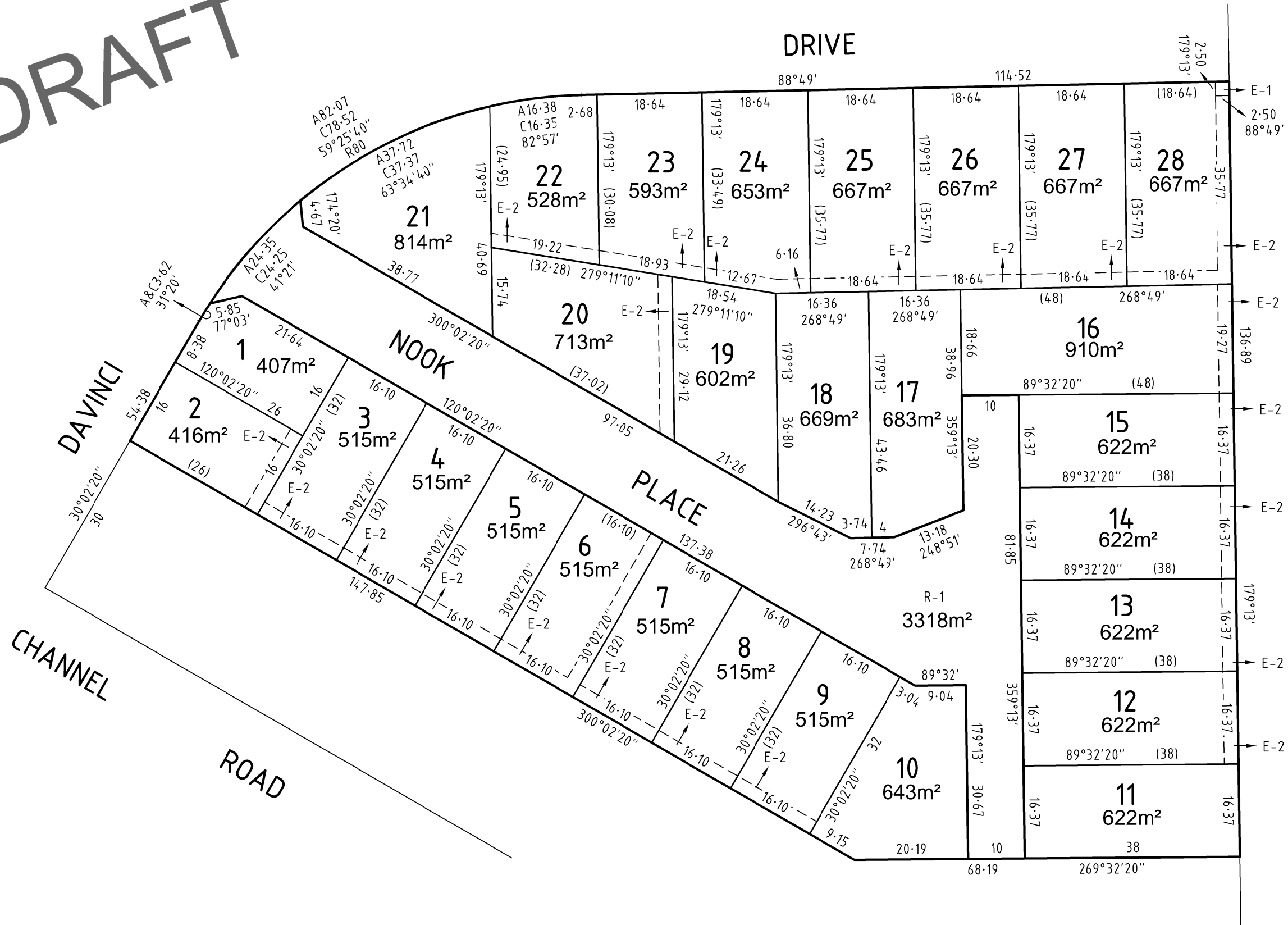


PLAN OF SUBDIVISION		EDITION 1	PS807310M	
LOCATION OF LAND PARISH: Shepparton TOWNSHIP: - SECTION: D CROWN ALLOTMENT: 2 (Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL 11401 FOL 346 LAST PLAN REFERENCE: PS614721P, Lot 1 POSTAL ADDRESS: 65 Channel Road (at time of subdivision) Shepparton 3631 MGA2020 CO-ORDINATES: E: 358 230 ZONE: 55 (of approx centre of land in plan) N: 5 969 840				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines	
ROAD R-1	GREATER SHEPPARTON CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION : 15.24 metres below the surface				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. 2021-314 This survey has been connected to permanent marks No(s). 560 & 147 In Proclaimed Survey Area No. 39				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	PIPELINES OR ANCILLARY PURPOSES	2.5	PS614721P (Sec 136 Water Act 1989)	Goulburn Valley Region Water Corporation
E-2	PIPELINES OR ANCILLARY PURPOSES	2.5	This Plan (Sec136 Water Act 1989)	Goulburn Valley Region Water Corporation
THE NOOK ESTATE - STAGE 1 (28 LOTS)			AREA OF STAGE - 2.03ha	
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 309395SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Christopher Sargent Version: 1		SHEET 1 OF 2

DRAFT

DRAFT



SURVEYOR'S FILE REF: 309395SV00

SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2



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