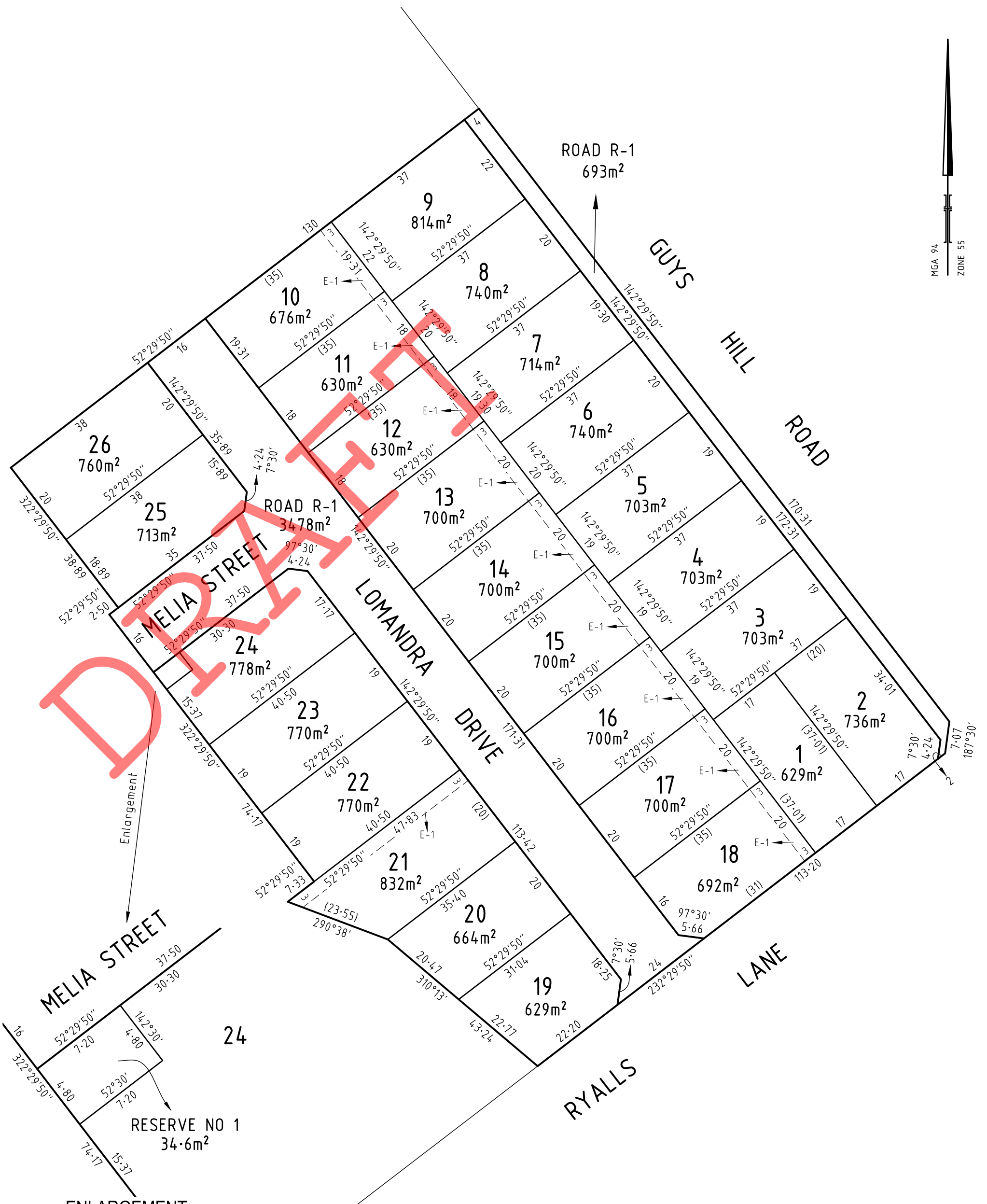
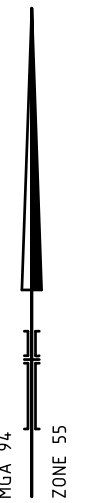
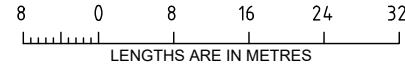



<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS827017W</b>	
<b>LOCATION OF LAND</b> PARISH: STRATHFIELDSAYE TOWNSHIP: SECTION: 19 CROWN ALLOTMENT: 10 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL 12162 FOL 443  LAST PLAN REFERENCE: Lot 1 on PS815359J  POSTAL ADDRESS: 212 Guys Hill Road (at time of subdivision) Strathfieldsaye 3551  MGA94 CO-ORDINATES: E: 262 380                      ZONE: 55 (of approx centre of land in plan) N: 5 923 380				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON	Further purpose of plan  Removal of Power Line, Drainage and Carriageway, easements shown on PS815359J  Ground for Removal Planning Permit DS/582/2018  Creation of Restrictions applies to lots in this plan- see sheet 3.		
ROAD R-1 RESERVE NO 1	CITY OF GREATER BENDIGO POWERCOR AUSTRALIA LTD			
<b>NOTATIONS</b>				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey  STAGING: This is not a staged subdivision Planning Permit No. DS/582/2018  This survey has been connected to permanent marks No(s). 48, 61, 62, 121 In Proclaimed Survey Area No.				
<b>EASEMENT INFORMATION</b>				
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	See Diagram	This Plan - Sec 136 Water Act 1989	Coliban Region Water Corporation
E-1	Drainage	See Diagram	This Plan	City of Greater Bendigo
<b>PIONEER RISE ESTATE STAGE 1 - 26 LOTS</b>			<b>AREA OF STAGE - 2.273ha</b>	
16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		SURVEYORS FILE REF: 307190SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Michael Meehan Version: 7		SHEET 1 OF 3



ENLARGEMENT  
SCALE 1:250

SURVEYOR'S FILE REF: 307190SV00	SCALE 1: 800  LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au	Licensed Surveyor: Michael Meehan Version: 7		

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lot 2 on this plan  
Benefited Land: Lots 1 and lots 3 to 26 (both inclusive)

Restriction:

The registered proprietor of lot 2 must not construct or allow to be constructed any dwelling on Lot 2 with a front facade facing any direction other than that of Guys Hill Road.

CREATION OF RESTRICTION No. 2

The following restriction is to be created upon registration of this plan:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lots 18 and 19 on this plan  
Benefited Land: Lots 1 to 17 (both inclusive) and 20 to 26 (both inclusive)

Restriction:

The registered proprietors of lot 18 and 19 must not construct or allow to be constructed any dwelling on Lots 18 or 19 with a front facade facing any direction other than that of Ryalls Lane.