
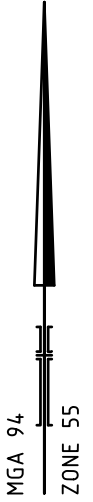
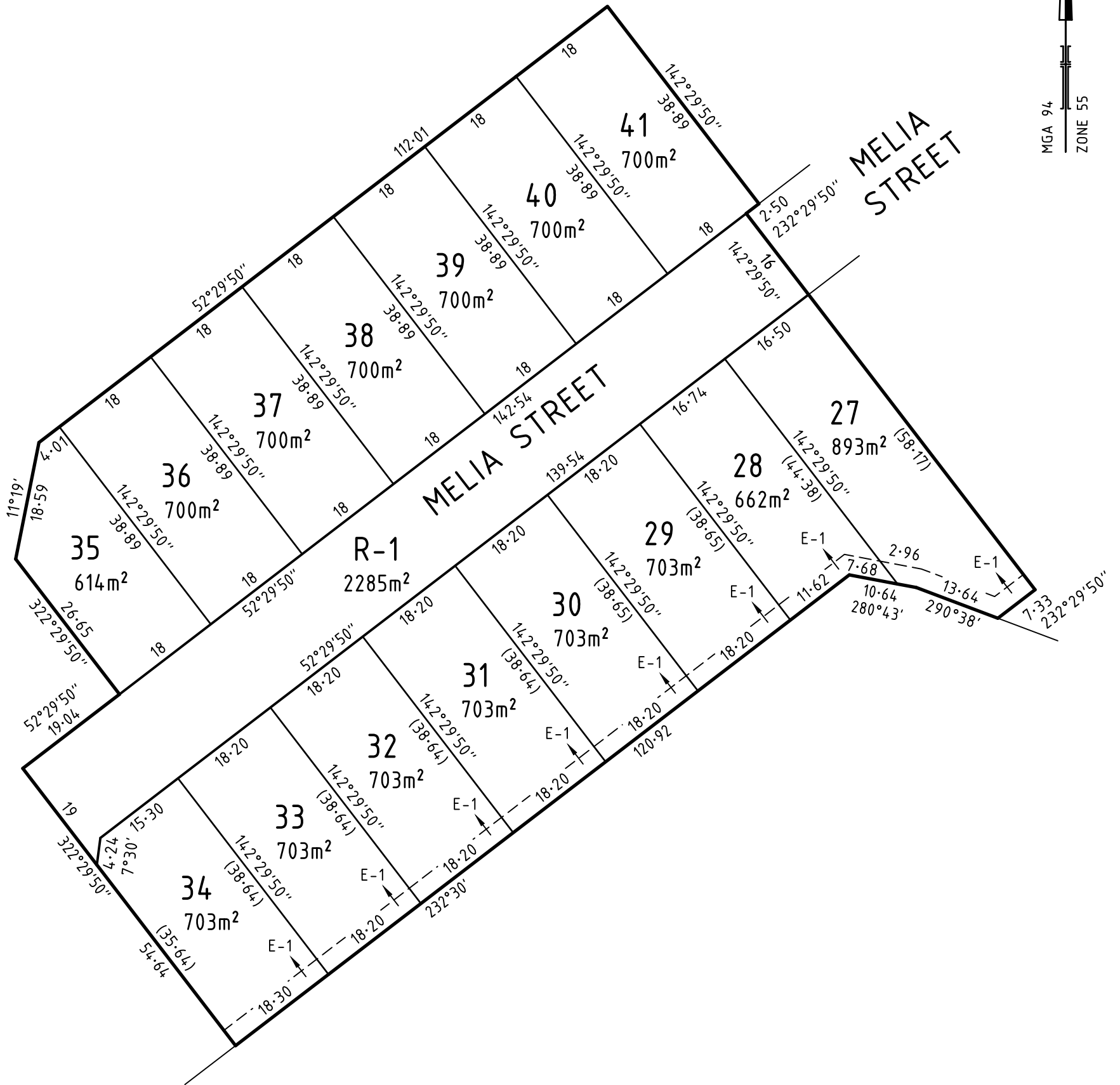


<b>PLAN OF SUBDIVISION</b>		EDITION 1	<b>PS839769D</b>	
<b>LOCATION OF LAND</b> PARISH: STRATHFIELDSAYE TOWNSHIP: SECTION: 19 CROWN ALLOTMENT: 10 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL 12162 FOL 443  LAST PLAN REFERENCE: Lot 2 on PS815359J  POSTAL ADDRESS: 2121 Guys Hill Road (at time of subdivision) Strathfieldsaye MGA94 CO-ORDINATES: E: 262 257      ZONE: 55 (of approx centre of land in plan)      N: 5 923 332				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines  Lots 1 to 27 (all inclusive) have been omitted from this plan.		
ROAD R-1	CITY OF GREATER BENDIGO			
<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)				
Section 12(2) of the Subdivision Act 1988 applies to all of the land in this plan				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1 & E-2	Pipelines or Ancillary Purposes	3	This Plan - Sec 136 Water Act 1989	Coliban Region Water Corporation
E-2	Drainage	3	This Plan	City of Greater Bendigo
<b>PIONEER RISE ESTATE STAGE 2 27 - 41 LOTS</b>			<b>AREA OF STAGE - 1.287ha</b>	
 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		SURVEYORS FILE REF: 307806SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Michael Meehan Version: 1		SHEET 1 OF 2



SURVEYOR'S FILE REF: 307806SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2



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