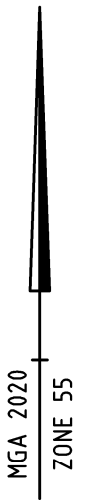


PLAN OF SUBDIVISION		EDITION 1	PS849486K	
LOCATION OF LAND PARISH: SHEPPARTON TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 77 (Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: PS849478J, LOT B POSTAL ADDRESS: 31-49 HAWKINS STREET (at time of subdivision) SHEPPARTON MGA 2020 CO-ORDINATES: E: 357 200 ZONE: 55 (of approx centre of land in plan) N: 5 975 700				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines Lots 1 to 50 (inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement carriageway easement created in PS849459N that lies within this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement carriageway easement created in PS849478J that lies within this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement powerline easement created in PS849478J that lies within this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement pipelines or ancillary purposes easement created in PS849459N that lies within road R-1 in this plan via section 6 (1) (k) of the Subdivision Act 1988.		
ROAD R-1	GREATER SHEPPARTON CITY COUNCIL			
RESERVE No. 1	GREATER SHEPPARTON CITY COUNCIL			
RESERVE No. 2	GREATER SHEPPARTON CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey in PS849459N STAGING: This is not a staged subdivision Planning Permit No. 2021-167/B This survey has been connected to permanent marks No(s). 136, 316, 263 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	2.5m	PS849459N (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-2	PIPELINES OR ANCILLARY PURPOSES	2.5m	PS849478J (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-3	PIPELINES OR ANCILLARY PURPOSES	2.5m	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
THE VINES ESTATE - STAGE 8 (34 LOTS)				AREA OF STAGE - 3.298ha
144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 310159SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Christopher Sargent Version: 2		SHEET 1 OF 4

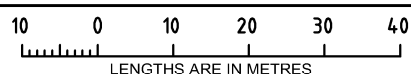
DRAFT



DRAFT

SURVEYOR'S FILE REF: 310159SV00

SCALE
1: 1000



ORIGINAL SHEET
SIZE: A3

SHEET 2



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Version: 2

RESERVE No1
864m²

RESERVE No2
636m²

VERDELHO ROAD

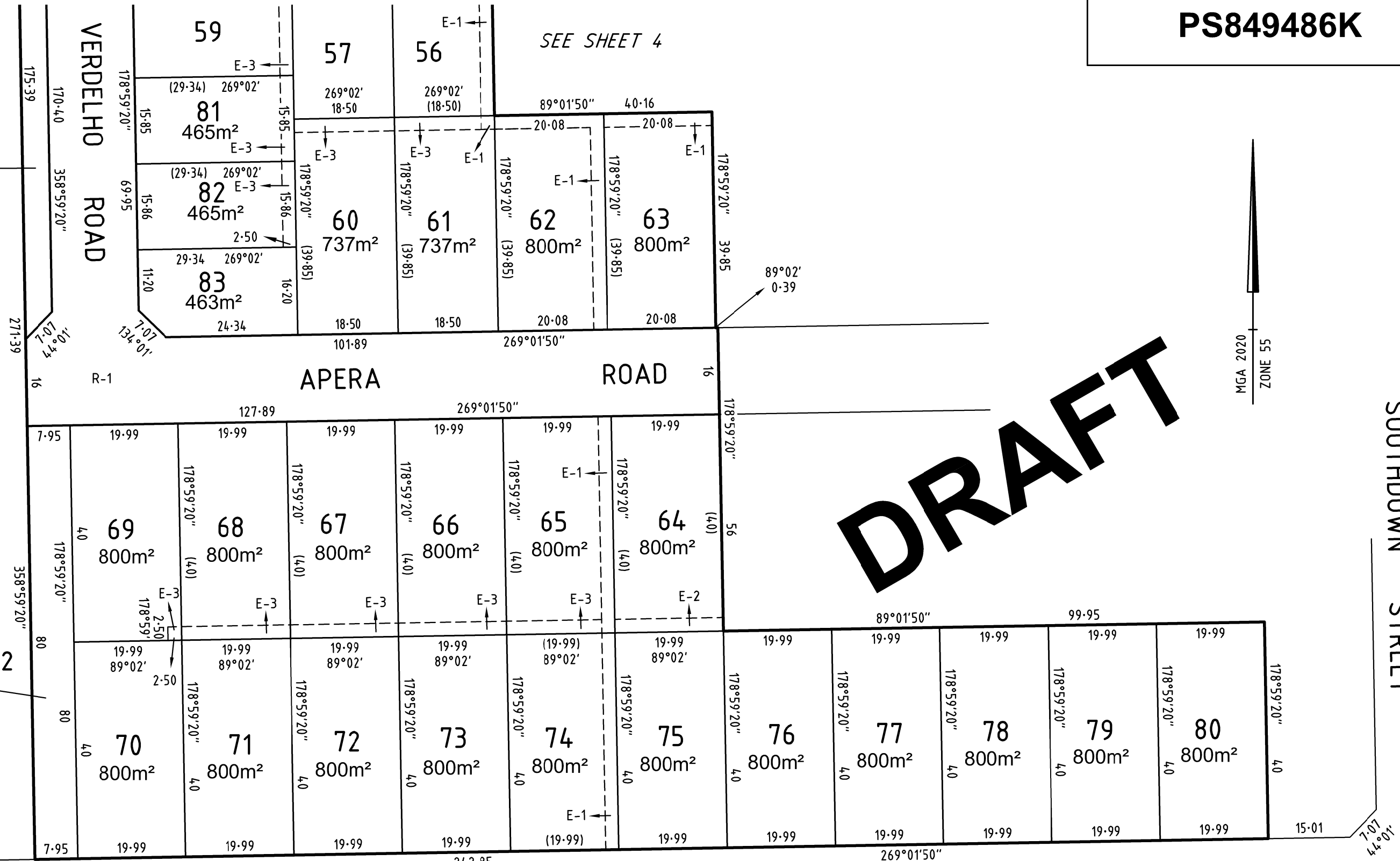
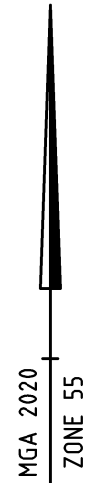
APERA ROAD

SOUTHDOWN STREET

HAWKINS STREET

SEE SHEET 4

DRAFT



SURVEYOR'S FILE REF: 310159SV00



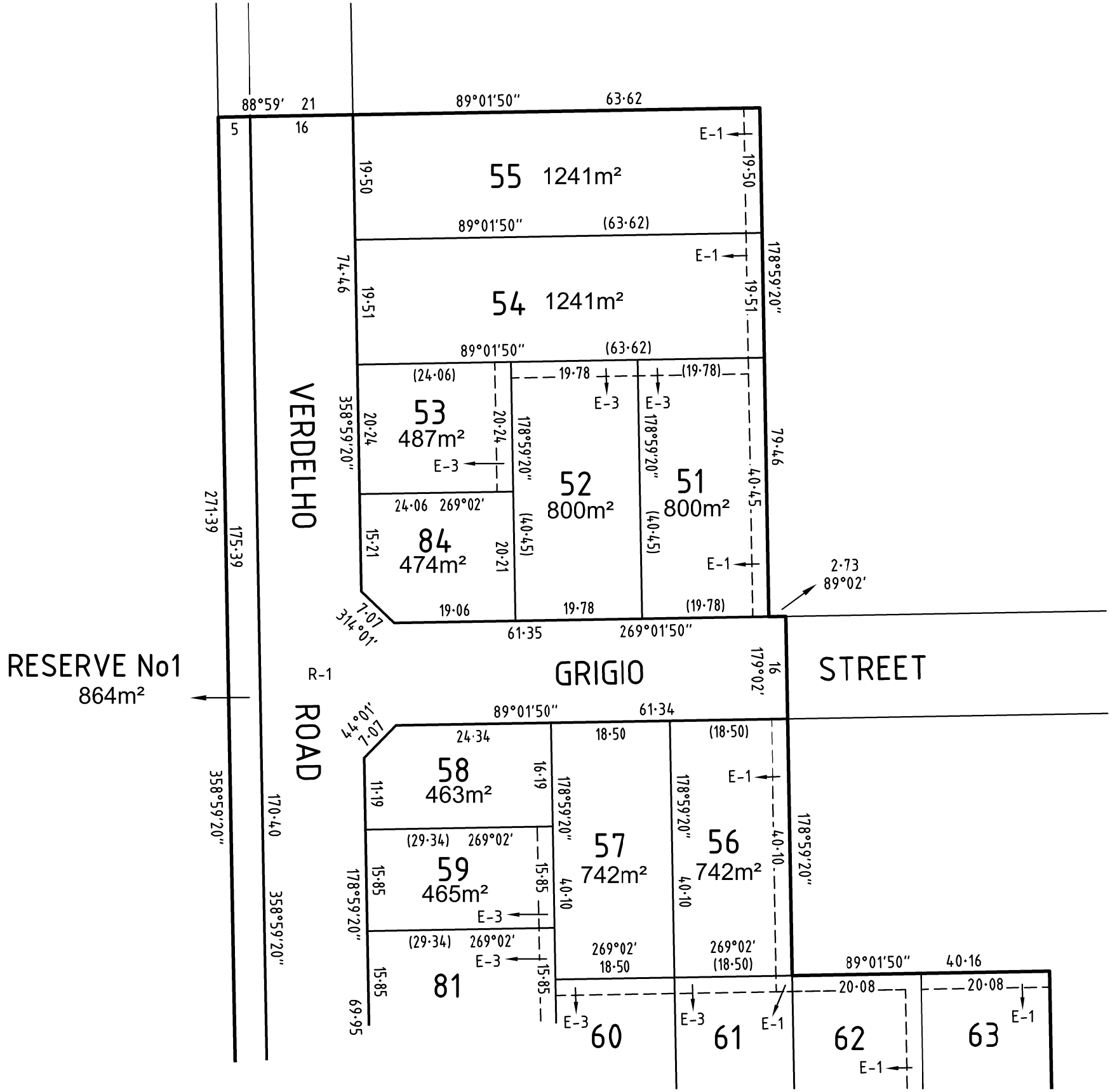
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SCALE 1:750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3


SHEET 3

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Version: 2



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SEE SHEET 3

SURVEYOR'S FILE REF: 310159SV00		SCALE 1: 750 7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4
 <p>144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au</p>		Licensed Surveyor: Mark Christopher Sargent Version: 2		