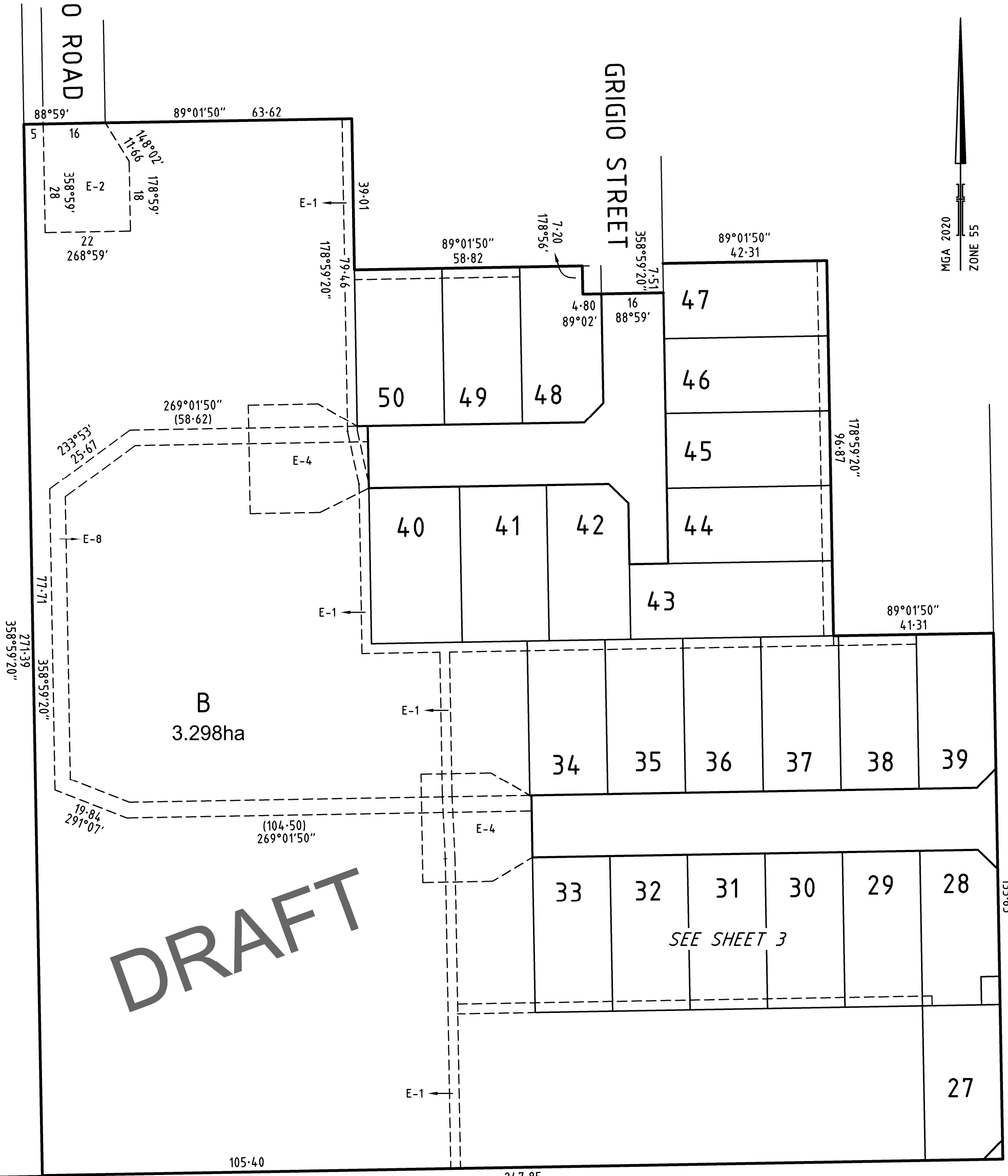
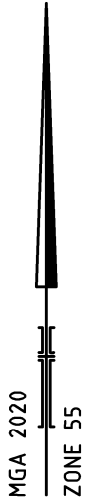


PLAN OF SUBDIVISION		EDITION 1	PS849478J	
LOCATION OF LAND PARISH: SHEPPARTON TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 77 (Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: PS849459N, Lot A POSTAL ADDRESS: 31-49 HAWKINS STREET (at time of subdivision) SHEPPARTON MGA94 CO-ORDINATES: E: 357 310 ZONE: 55 (of approx centre of land in plan) N: 5 975 740				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Land being subdivided is enclosed within thick continuous lines Lots 1 to 26 and A (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement, Carriageway Easement created as E-2 in PS849459N that lies within R-1 plus lots 46, 47 and 48 in this plan, via section 6 (1) (k) of the Subdivision Act 1988.		
ROAD R-1 RESERVE No. 1	GREATER SHEPPARTON CITY COUNCIL POWERCOR AUSTRALIA LIMITED			
NOTATIONS		DRAFT		
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 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, E-5, E-6	PIPELINES OR ANCILLARY PURPOSES	2.5m	PS849459N (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-2	CARRIAGEWAY	SEE DIAG	PS849459N	GREATER SHEPPARTON CITY COUNCIL
E-3	PIPELINES OR ANCILLARY PURPOSES	2.5m	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-4, E-5, E-6, E-7	CARRIAGEWAY	SEE DIAG	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL
E-6, E-7, E-8	POWERLINE (SEC 88 ELECTRICITY INDUSTRY ACT 2000)	4m	THIS PLAN	POWERCOR AUSTRALIA LIMITED
THE VINES ESTATE - STAGE 7 (24 LOTS)			AREA OF STAGE - 2.38ha	
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 310096SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Mark Christopher Sargent Version: 1		SHEET 1 OF 4

VERDELHO ROAD

GRIGIO STREET



B
3.298ha

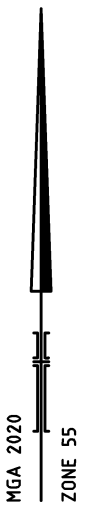
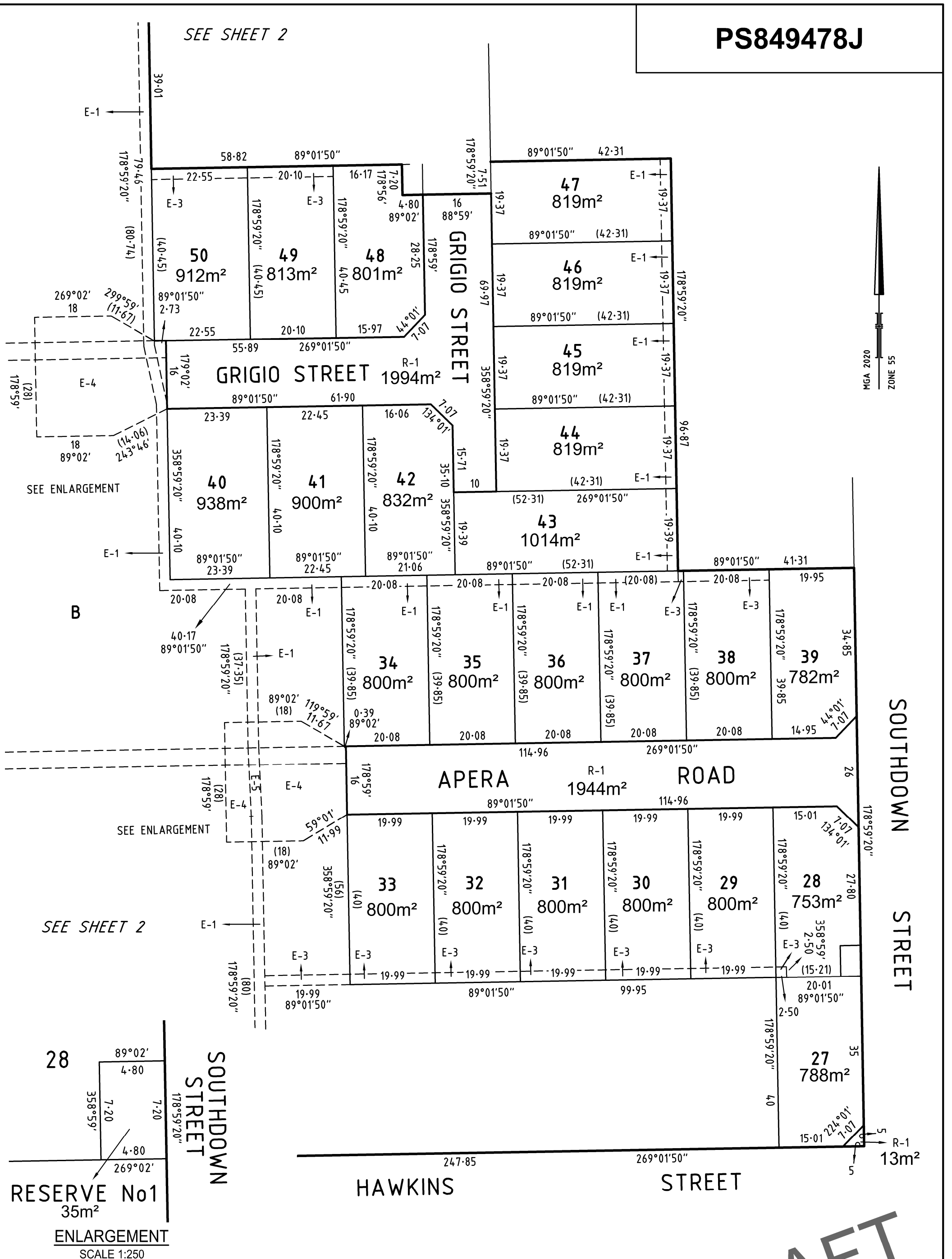
DRAFT

HAWKINS

STREET

SURVEYOR'S FILE REF: 310096SV00	SCALE 1: 1000 10 0 10 20 30 40 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
	144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au	Licensed Surveyor: Mark Christopher Sargent Version: 1	

SEE SHEET 2



SOUTHDOWN STREET

HAWKINS STREET

HAWKINS STREET

SOUTHDOWN STREET

RESERVE No1
35m²
ENLARGEMENT
SCALE 1:250

SURVEYOR'S FILE REF: 310096SV00	SCALE 1: 800 8 0 8 16 24 32 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3 SHEET 3
<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: 1	DRAFT

