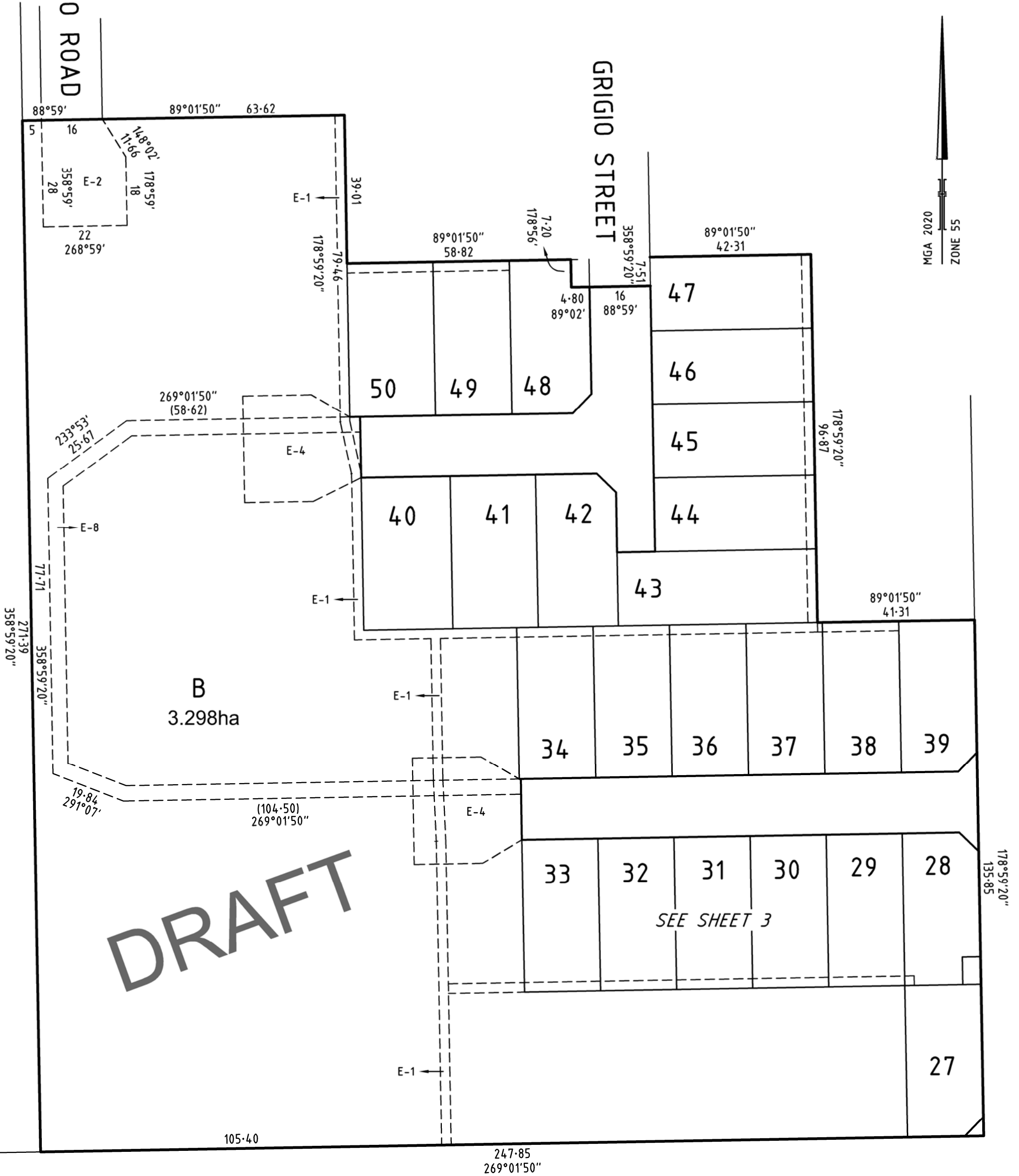


PLAN OF SUBDIVISION			EDITION 1		PS849478J	
LOCATION OF LAND PARISH: SHEPPARTON TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 77 (Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: PS849459N, Lot A POSTAL ADDRESS: 31-49 HAWKINS STREET (at time of subdivision) SHEPPARTON MGA94 CO-ORDINATES: 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. DRAFT			
ROAD R-1 RESERVE No. 1	GREATER SHEPPARTON CITY COUNCIL POWERCOR AUSTRALIA LIMITED					
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 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	SHEET 1 OF 4	
		Licensed Surveyor: Mark Christopher Sargent Version: 1				

VERDELHO ROAD

GRIGIO STREET

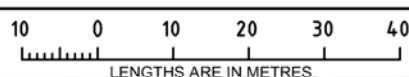


HAWKINS

STREET

SURVEYOR'S FILE REF: 310096SV00

SCALE
1: 1000



ORIGINAL SHEET
SIZE: A3

SHEET 2

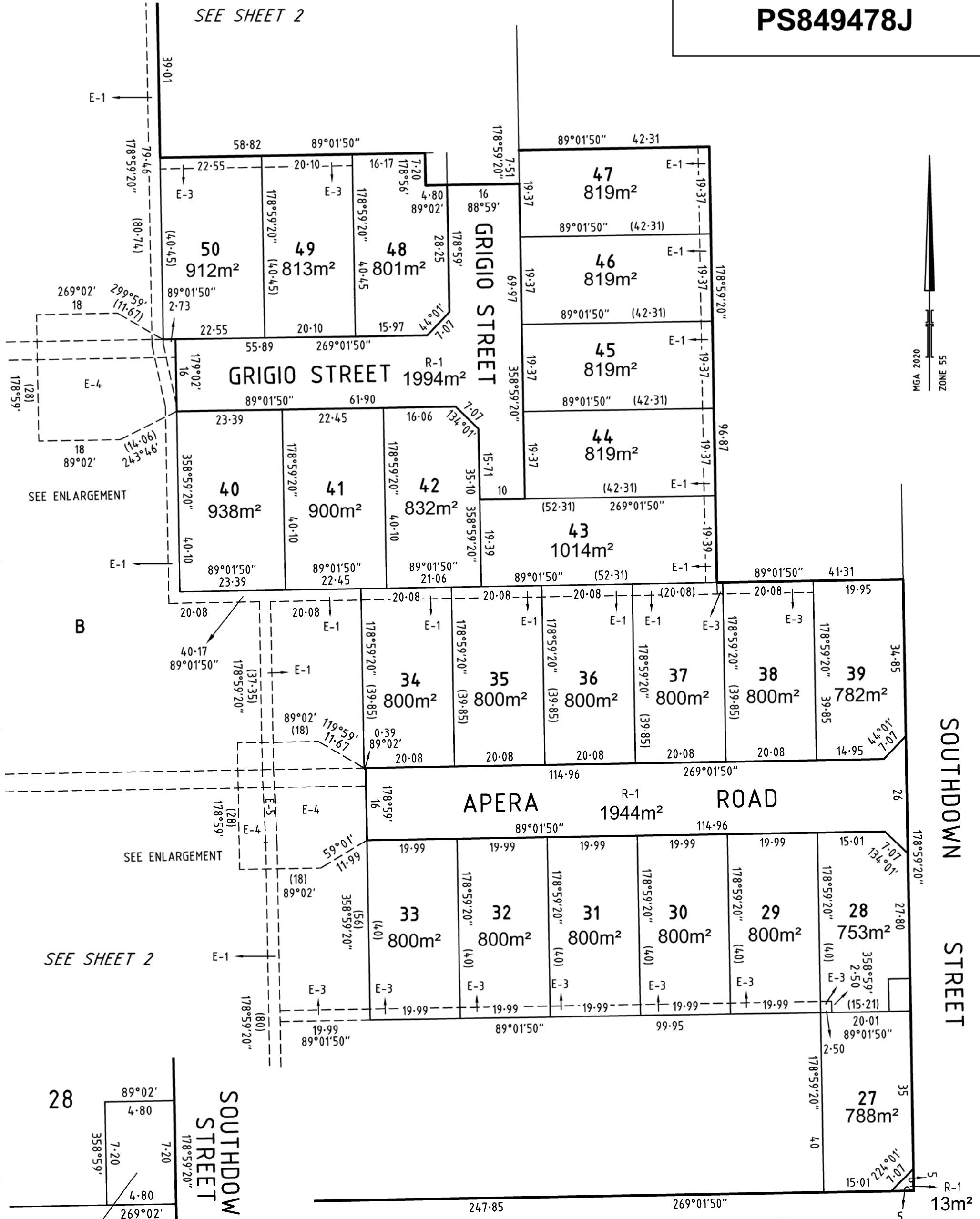
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Version: 1

SEE SHEET 2

PS849478J



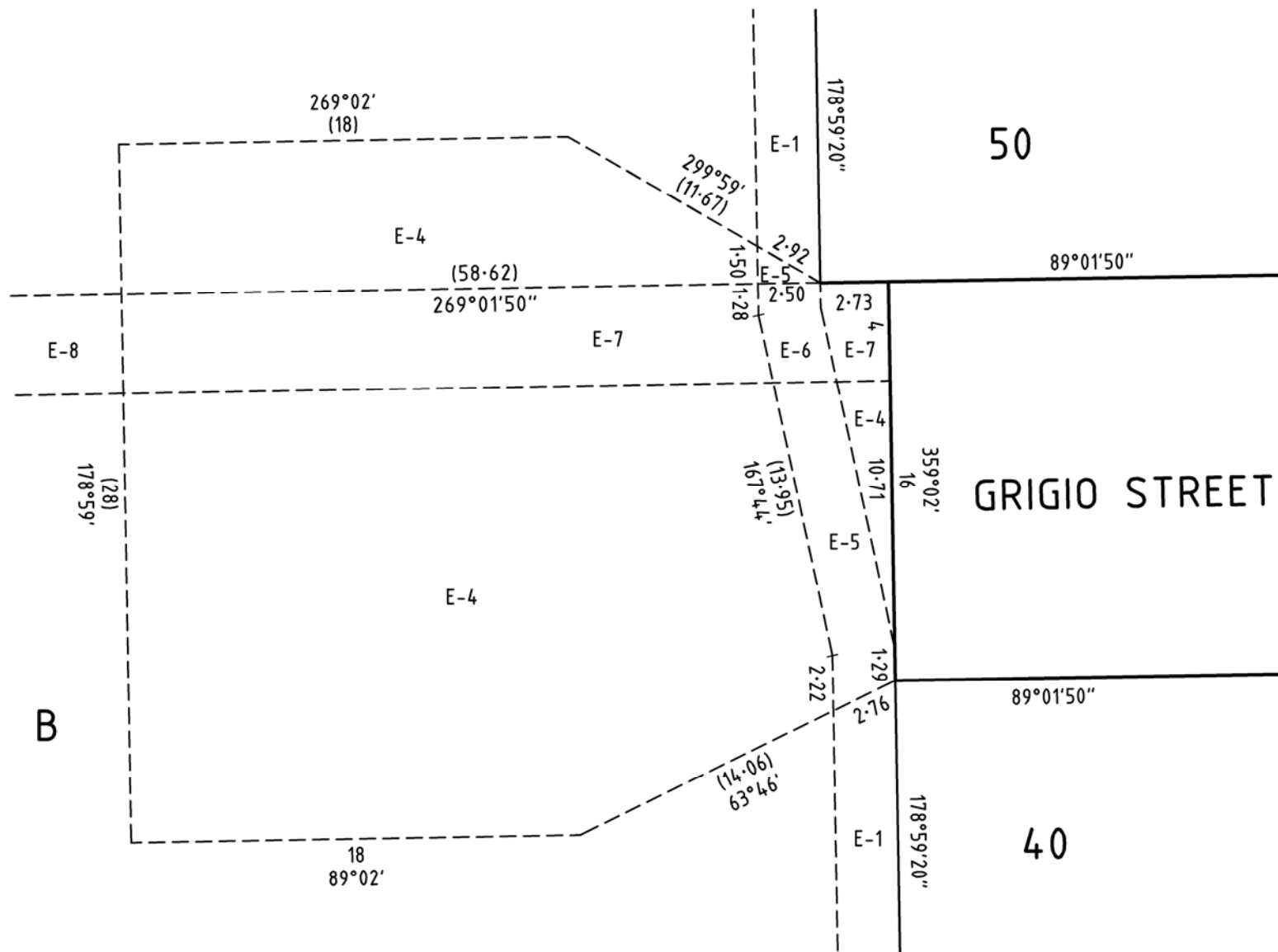
MG 202 ZONE 55

SOUTHDOWN STREET

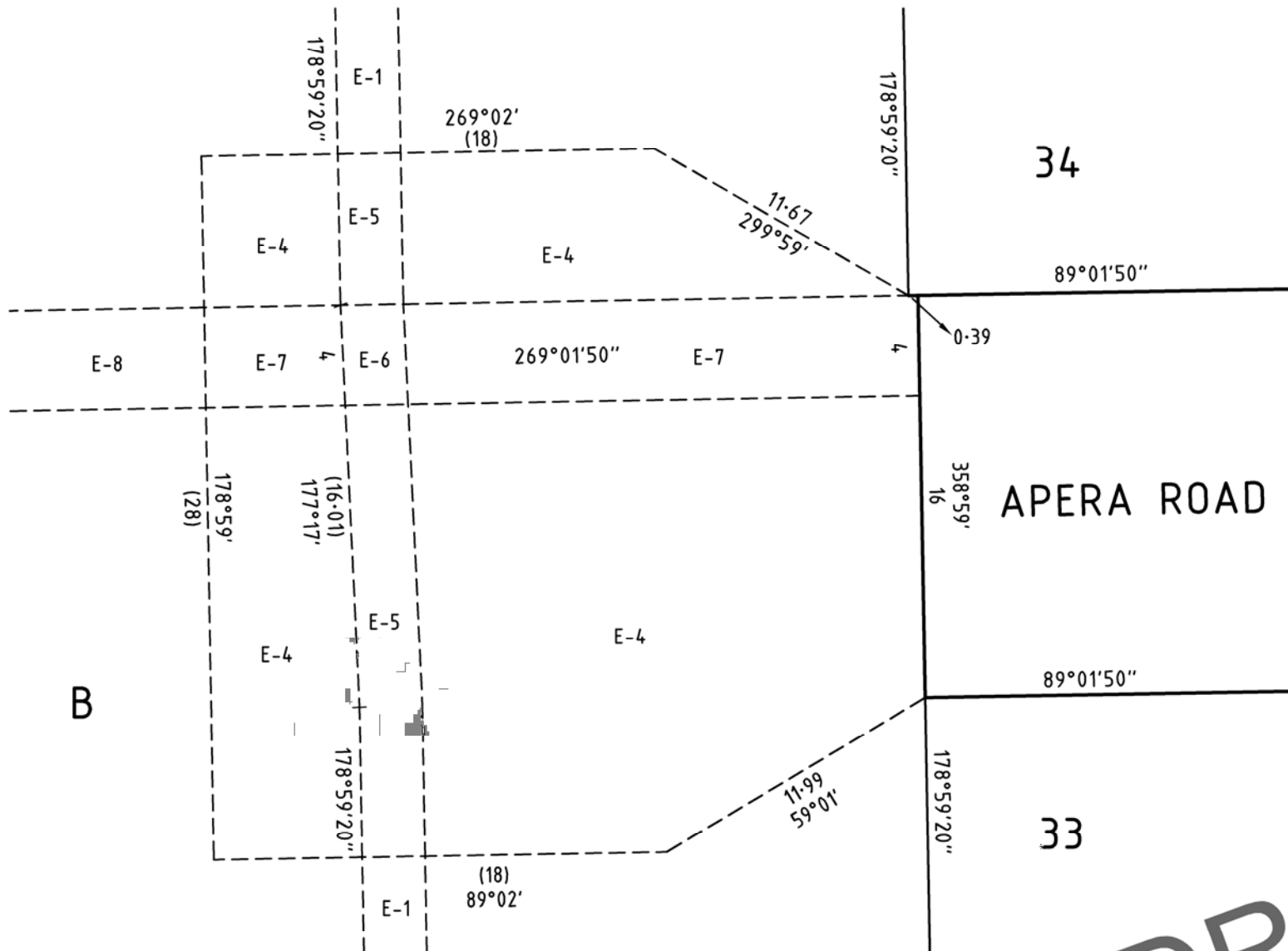
HAWKINS STREET

28
89°02'
4.80
7.20
358°59'
4.80
269°02'
RESERVE No1
35m²
ENLARGEMENT
SCALE 1:250

SOUTHDOWN STREET



ENLARGEMENT
SCALE 1:250



ENLARGEMENT
SCALE 1:250

DRAFT

SURVEYOR'S FILE REF: 310096SV00

SCALE
1: ###

ORIGINAL SHEET
SIZE: A3

SHEET 4

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Version: 1