
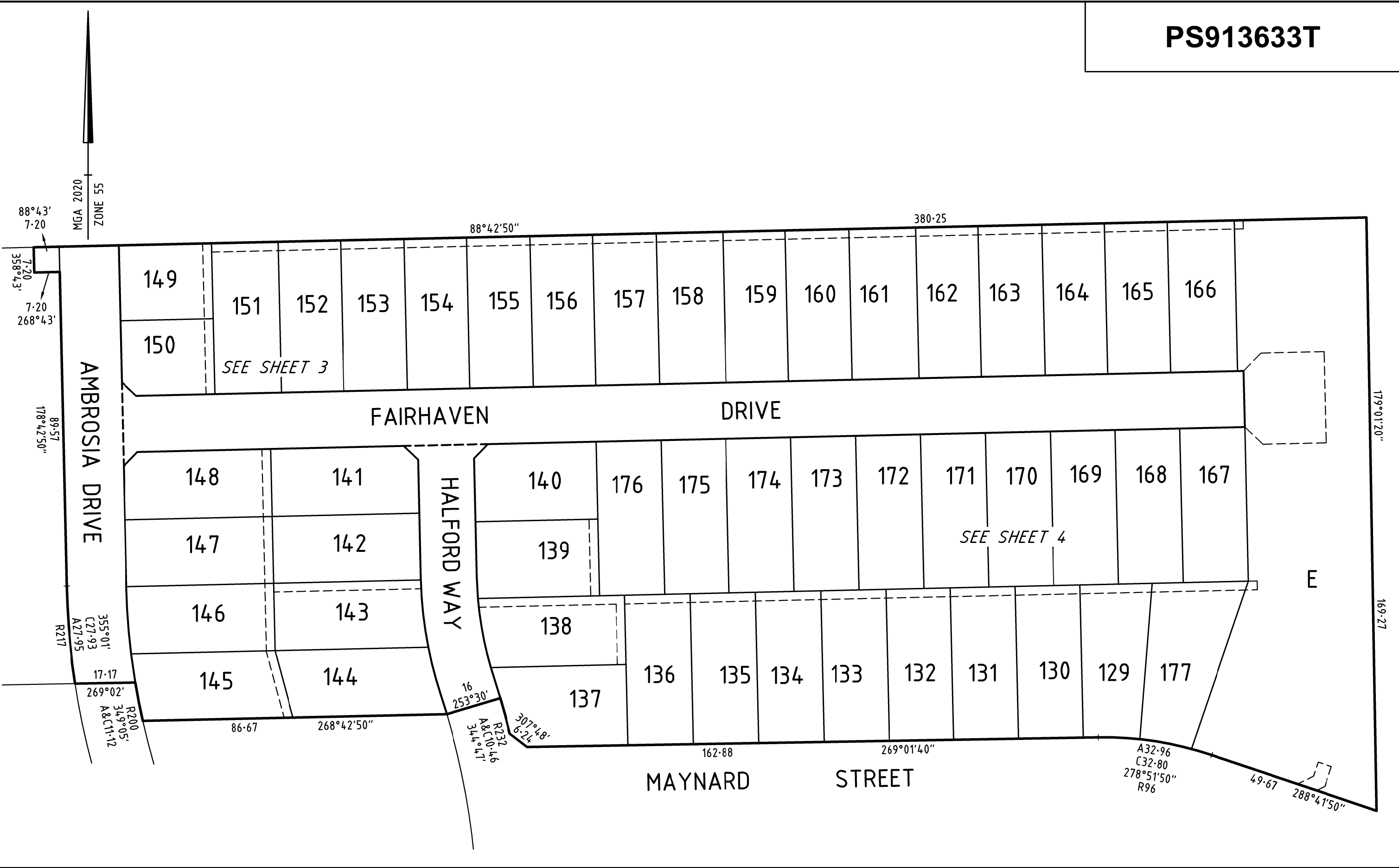


PLAN OF SUBDIVISION			EDITION 1	PS913633T
LOCATION OF LAND PARISH: SHEPPARTON TOWNSHIP: - SECTION: C CROWN ALLOTMENT: 20 (Part), 21 (Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL VOL FOL LAST PLAN REFERENCE: PS913663J, LOT 1 PS849466R, LOT B POSTAL ADDRESS: Ambrosia Drive (at time of subdivision) Shepparton MGA 2020 CO-ORDINATES: E: 358 400 ZONE: 55 (of approx centre of land in plan) N: 5 975 640			Council Name: Greater Shepparton City Council SPEAR Reference Number: S211954H	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Lots A to D and 1 to 128 (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove by agreement Carriageway Easements created in PS849466R that lies within this plan via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement Carriageway Easement created in PS840874Y 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 PS849466R that lies within R-1 on this plan via section 6 (1) (k) of the Subdivision Act 1988.	
ROAD R-1 RESERVE No. 1	GREATER SHEPPARTON CITY COUNCIL POWERCOR AUSTRALIA LTD			
NOTATIONS				
DEPTH LIMITATION : 15.24 metres below the surface				
SURVEY: This plan is based on survey in PS849463X STAGING: This is not a staged subdivision Planning Permit No. 2021-40 This survey has been connected to permanent marks No(s). 162, 263, 785, 784, 160 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	2.5	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-2	CARRIAGEWAY	SEE DIAG	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL
E-3	PIPELINES OR ANCILLARY PURPOSES	4	PS849466R (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
THE NORTH QUARTER ESTATE - STAGE 3 (49 LOTS)				AREA OF STAGE - 5.37ha
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 310013SV00		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Mark Christopher Sargent, Licensed Surveyor, Surveyor's Plan Version (5), 09/07/2024, SPEAR Ref: S211954H		SHEET 1 OF 4



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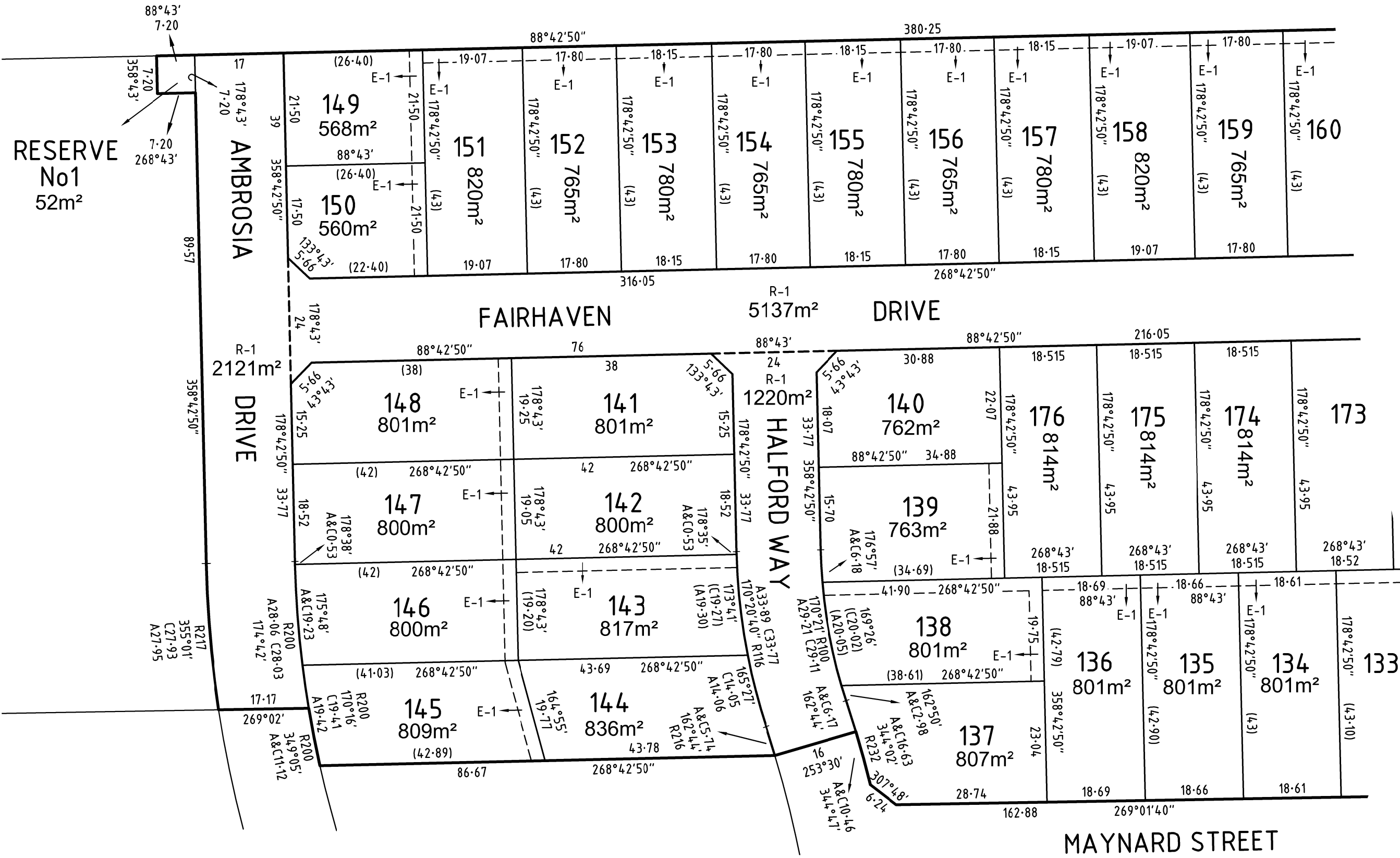
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10 0 10 20 30 40
 LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3

SHEET 2



SEE SHEET 4

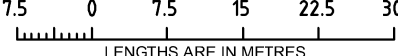
MGA 2020
ZONE 55

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SCALE 1: 750



LENGTHS ARE IN METRES

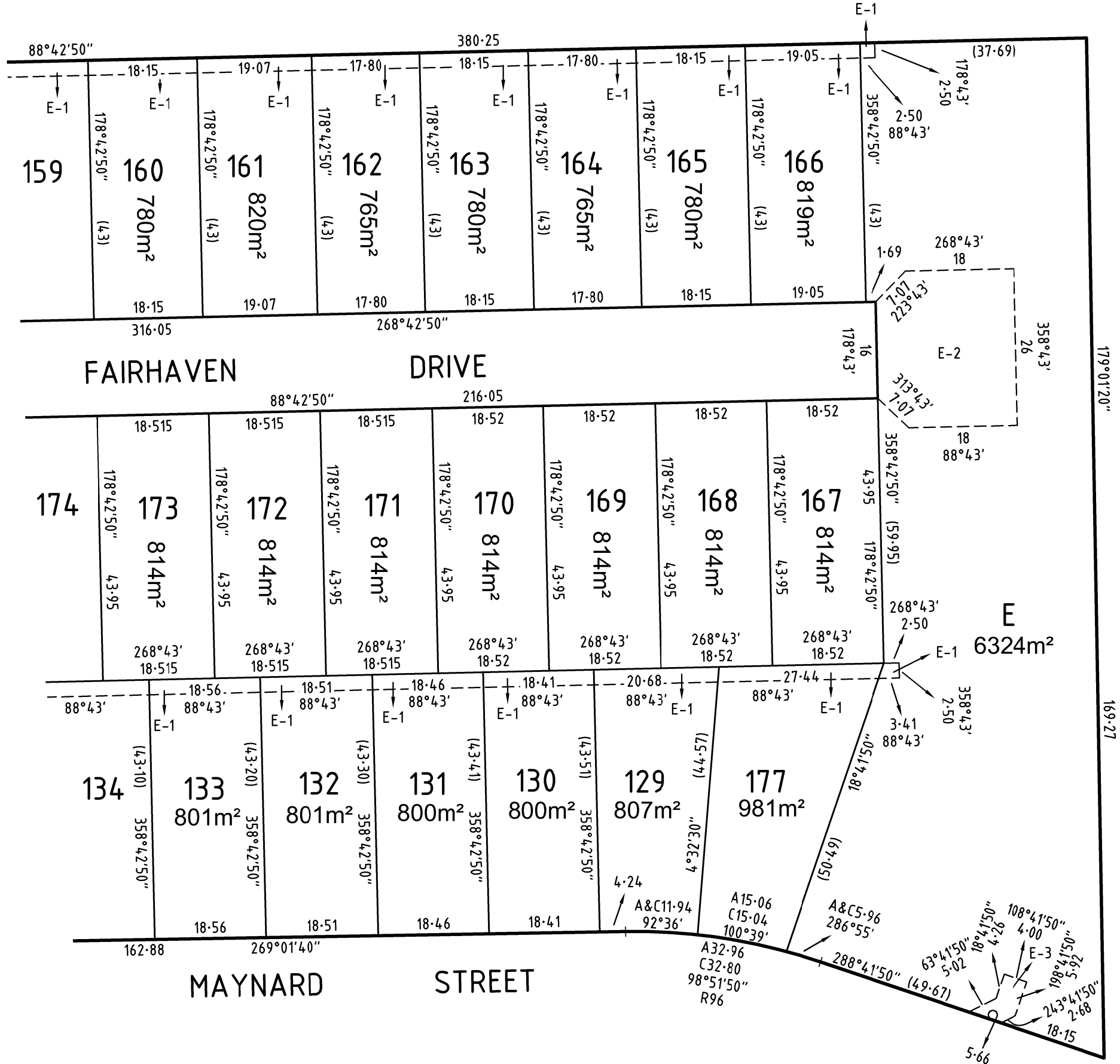
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SHEET 3



SEE SHEET 3



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SCALE 1: 750

7.5 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3

SHEET 4