
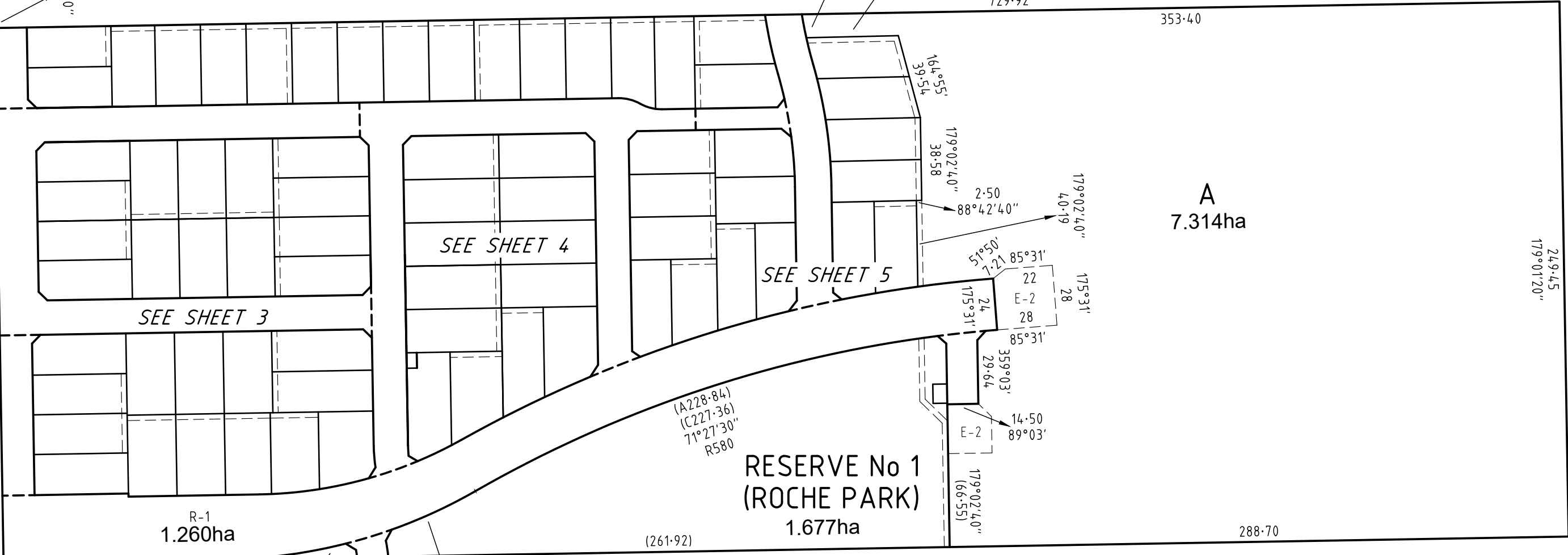


<b>PLAN OF SUBDIVISION</b>		EDITION 1		<b>PS849463X</b>	
<b>LOCATION OF LAND</b> PARISH: SHEPPARTON TOWNSHIP: - SECTION: C CROWN ALLOTMENT: 21 CROWN PORTION: - TITLE REFERENCE: C/T CG VOL 6824 FOL 609  LAST PLAN REFERENCE: TP488012F  POSTAL ADDRESS: 145 VERNEY ROAD (at time of subdivision) SHEPPARTON MGA2020 CO-ORDINATES: E: 358 100      ZONE: 55 (of approx centre of land in plan)      N: 5 975 500					
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>		
IDENTIFIER		COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines	
ROAD R-1		Greater Shepparton City Council			
RESERVE No. 1		Greater Shepparton City Council			
RESERVE No. 2		Greater Shepparton City Council			
RESERVE No.3 & No 4		Powercor Aust Ltd			
<b>NOTATIONS</b>					
DEPTH LIMITATION : 15.24 metres below the surface					
<b>SURVEY:</b> This plan is based on survey  <b>STAGING:</b> This is not a staged subdivision Planning Permit No. 2021-40  This survey has been connected to permanent marks No(s). 784, 785, 160, 162, 263  In Proclaimed Survey Area No. 39					
<b>EASEMENT INFORMATION</b>					
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	
<b>THE NORTH QUARTER ESTATE - STAGE 1 (73 LOTS)</b>				<b>AREA OF STAGE - 10.89ha</b>	
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 307926SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
		Licensed Surveyor: Mark Christopher Sargent		Version: 2	

FORD ROAD



VERNEY ROAD



A  
7.314ha

SEE SHEET 4

SEE SHEET 5

SEE SHEET 3

RESERVE No 1  
(ROCHE PARK)  
1.677ha

R-1  
1.260ha

RESERVE No 2

65°17'10"  
C42.92  
A42.97  
R240

(A228.84)  
(C227.36)  
71°27'30"  
R580

SURVEYOR'S FILE REF: 307926SV00



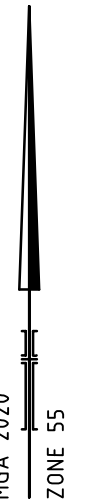
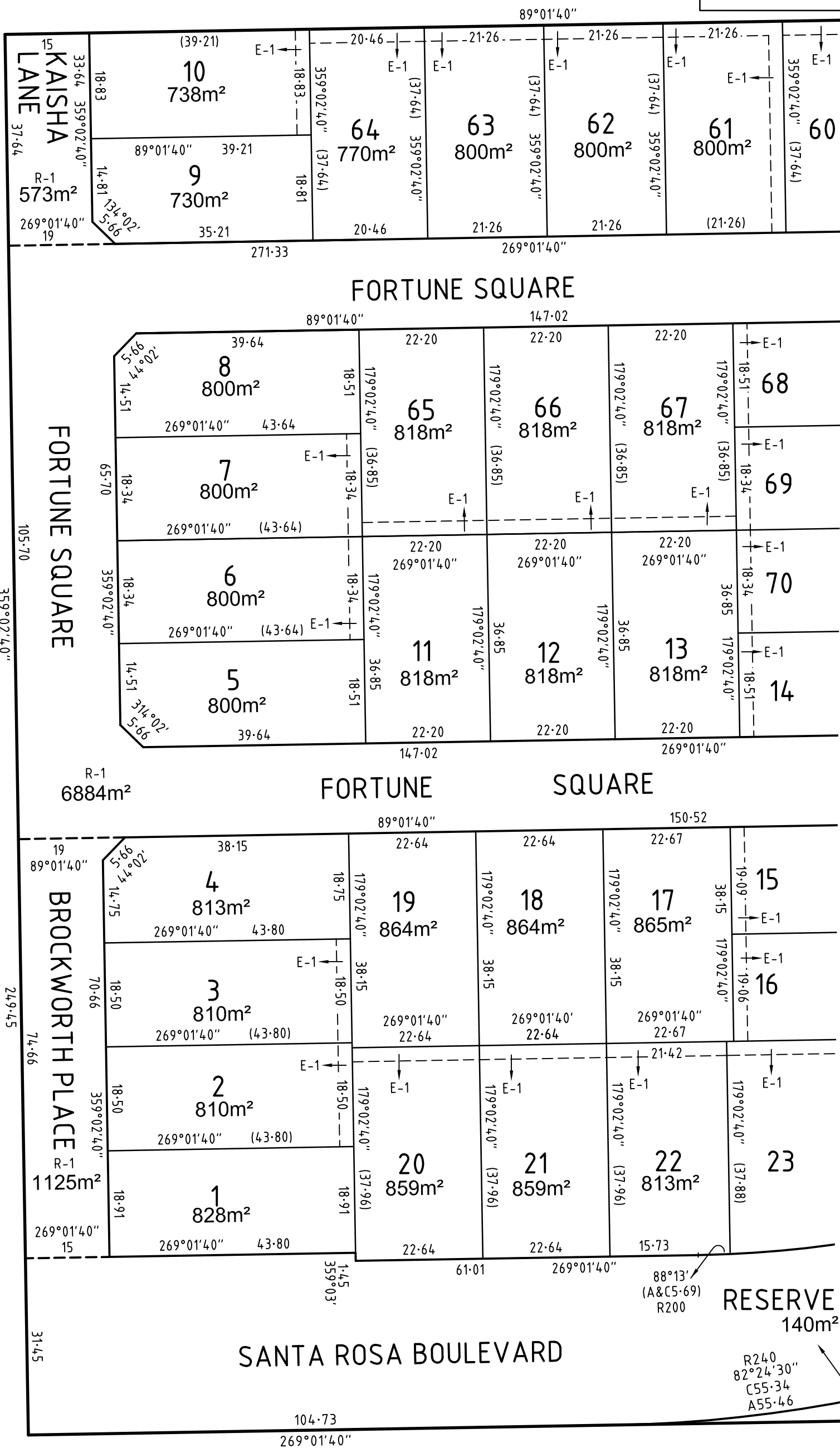
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SCALE 1: 2000  
20 0 20 40 60 80  
LENGTHS ARE IN METRES

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Version: 2

ORIGINAL SHEET  
SIZE: A3

SHEET 2



SEE SHEET 4

SURVEYOR'S FILE REF: 307926SV00

SCALE 1: 750

LENGTHS ARE IN METRES

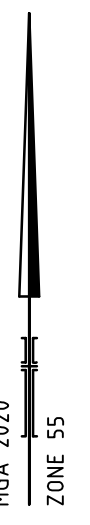
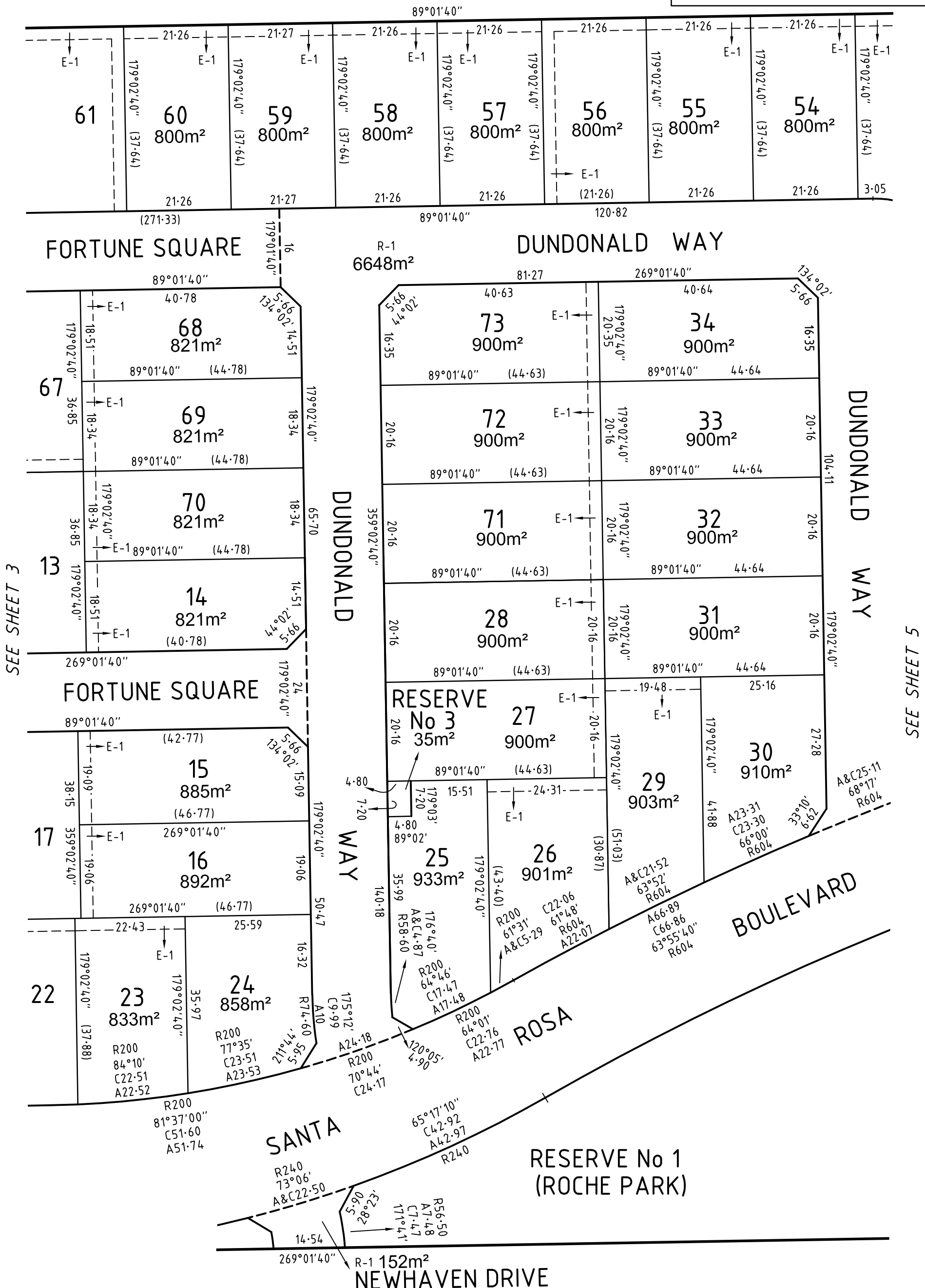
ORIGINAL SHEET SIZE: A3

SHEET 3



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Version: 2



SURVEYOR'S FILE REF: 307926SV00

SCALE 1: 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

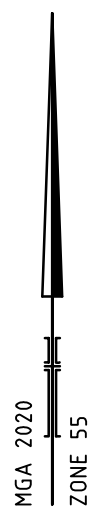
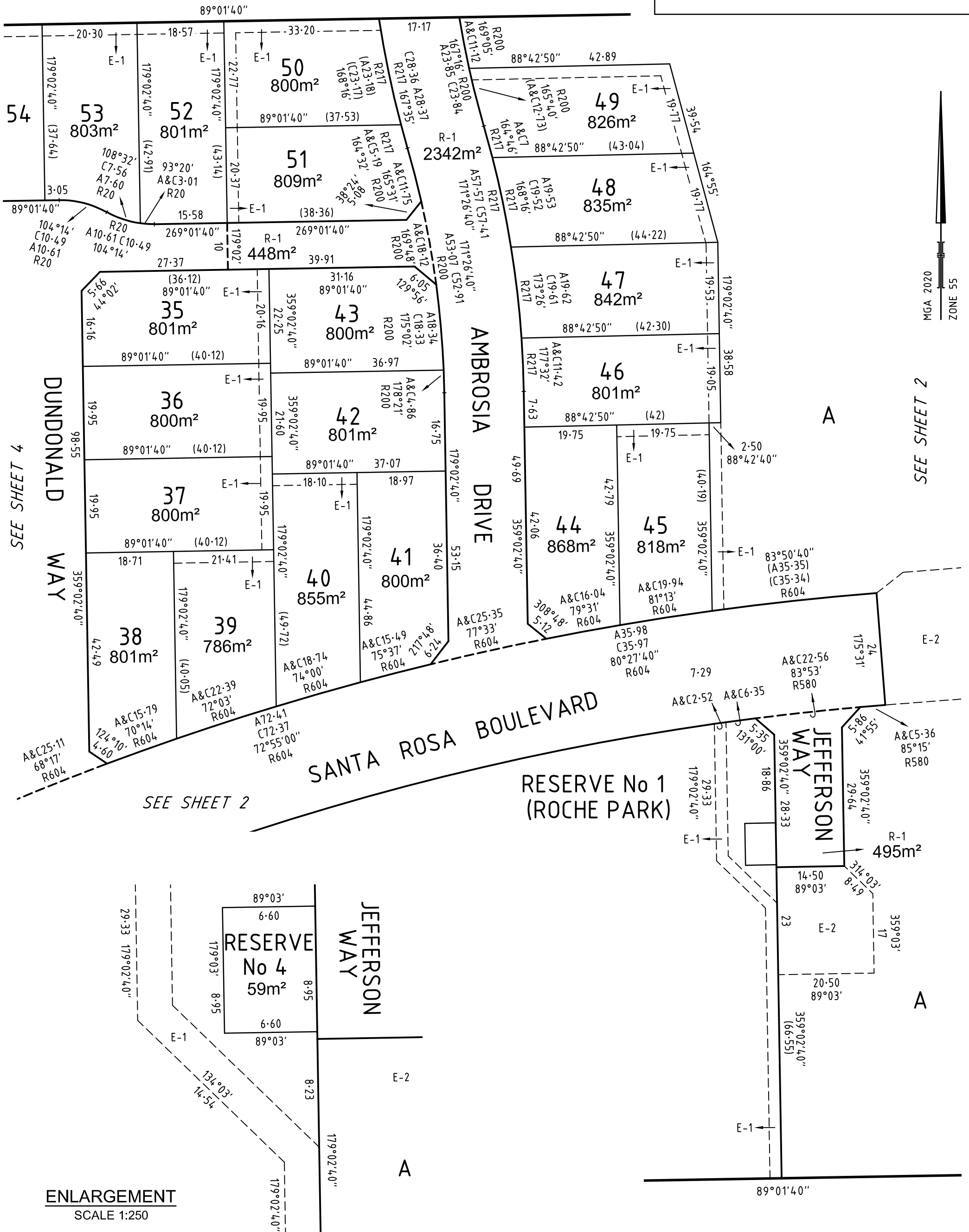
ORIGINAL SHEET SIZE: A3

SHEET 4



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Version: 2


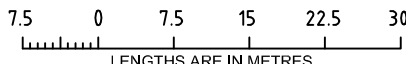


SEE SHEET 2

SEE SHEET 4

SEE SHEET 2

ENLARGEMENT  
SCALE 1:250

SURVEYOR'S FILE REF: 307926SV00	SCALE 1: 750	ORIGINAL SHEET SIZE: A3	SHEET 5
 <p>144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au</p>	 <p>LENGTHS ARE IN METRES</p> <p>Licensed Surveyor: Mark Christopher Sargent Version: 2</p>		