


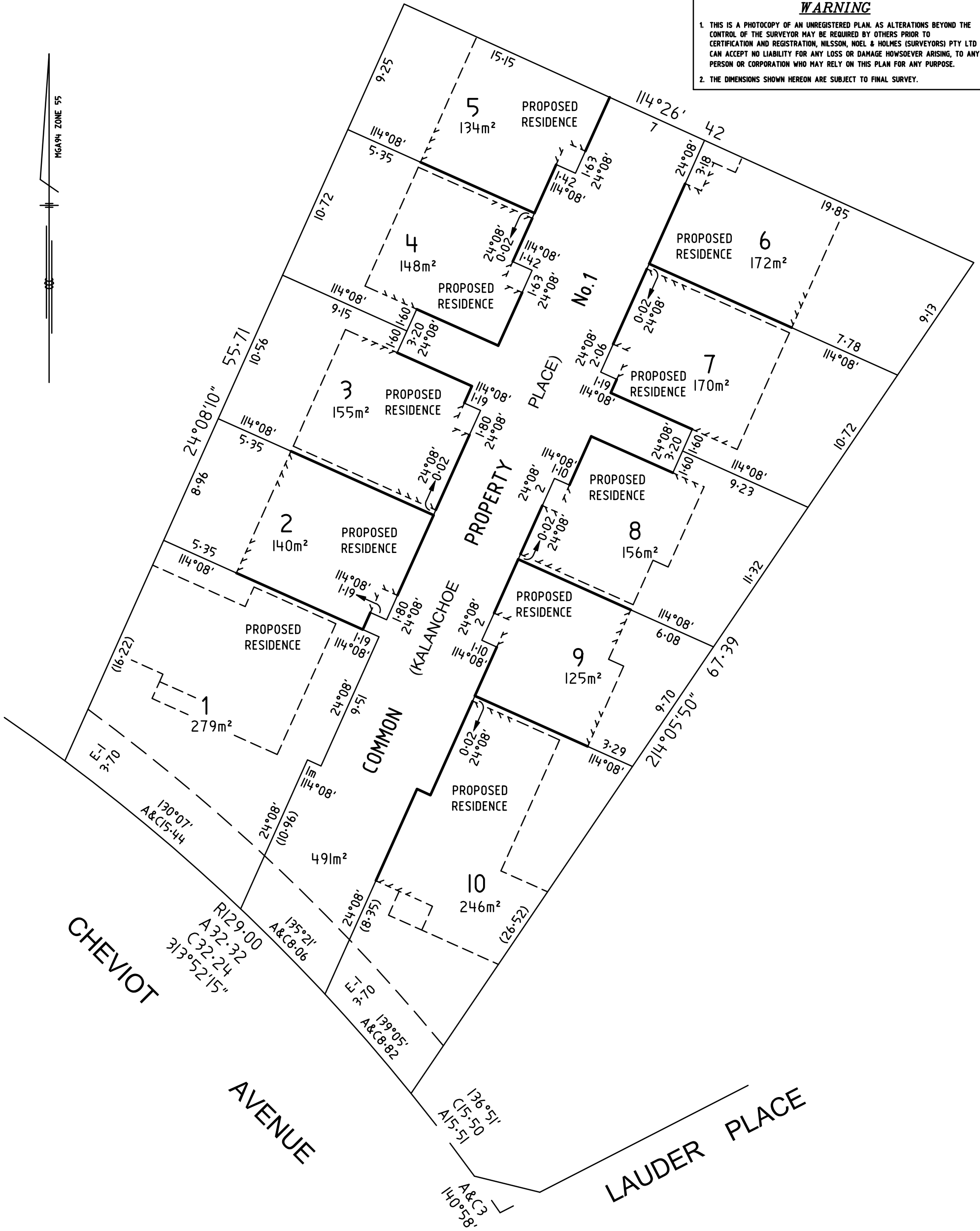
PLAN OF SUBDIVISION		LV USE ONLY EDITION	PLAN NUMBER PS 840174E
<p style="text-align: center;">LOCATION OF LAND</p> <p>Parish: BERWICK Township: - Crown Section: 27 (PART) Crown Allotment: - Crown Portion: - Title Reference: Last Plan Reference: LOTS 242 & 243 ON LP 127778 Postal Address: 75 - 77 CHEVIOT AVENUE, (of time of subdivision) BERWICK 3806 MGA94 Co-ordinates: E 355 030 Zone: 55 (of approx. centre of land in plan) N 5 787 480</p>		<p>Council Name: CITY OF CASEY</p> <div style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p style="text-align: center;"><u>WARNING</u></p> <p>1. THIS IS A PHOTOCOPY OF AN UNREGISTERED PLAN. AS ALTERATIONS BEYOND THE CONTROL OF THE SURVEYOR MAY BE REQUIRED BY OTHERS PRIOR TO CERTIFICATION AND REGISTRATION, NILSSON, NOEL & HOLMES (SURVEYORS) PTY LTD CAN ACCEPT NO LIABILITY FOR ANY LOSS OR DAMAGE HOWSOEVER ARISING, TO ANY PERSON OR CORPORATION WHO MAY RELY ON THIS PLAN FOR ANY PURPOSE.</p> <p>2. THE DIMENSIONS SHOWN HEREON ARE SUBJECT TO FINAL SURVEY.</p> </div>	
VESTING OF ROADS AND / OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON	<p>Boundaries shown by continuous thick lines are defined by buildings. Location of boundaries defined by buildings. Exterior Face: ALL BOUNDARIES</p> <p>The land shown as Common Property No.1 on sheet 2 hereof is a private road called 'Kalanchoe Place'.</p> <p>Other Purpose of Plan: CREATION OF RESTRICTION</p> <p>Upon the registration of this plan the following restriction is to be created as directed in Planning Permit No. PInA00094/20.</p> <p>Description of Restriction: The registered proprietor or proprietors for the time being of Lots 1 & 2 on this plan shall not construct any building or works other than in accordance with the endorsed plans attached to Planning Permit No. PInA00094/20 issued by the City of Casey or any further planning approval issued by the council.</p> <p>Land to Benefit: Lots 1 and 2 on this plan Land to be Burdened: Lots 1 and 2 on this plan</p> <p>This restriction will expire 12 months after the issue of a Certificate of Occupancy for the building works.</p>	
NIL	NIL		
NOTATIONS		<p>Depth Limitation: DOES NOT APPLY</p> <p>Staging: This is not a staged subdivision. Planning Permit No.</p> <p style="text-align: center;">OWNERS CORPORATION NOTATION</p> <p style="text-align: center;">LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.</p> <p>Survey: This plan is based on survey. This survey has been connected to permanent marks no(s) In proclaimed Survey Area No. 45</p>	
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EASEMENT INFORMATION			
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL LAND IN THIS PLAN.			
Easement Reference	Purpose	Width (Metres)	Origin
E-1	SEWERAGE	3.70	THIS PLAN
Land Benefited / In Favour Of			
SOUTH EAST WATER CORPORATION			
<p>Nilsson, Noel & Holmes (Surveyors) Pty. Ltd. A.C.N. 067 949 615 Surveyors, Engineers & Town Planners 8A Codrington Street, Cranbourne 3977 Phone (03) 5996 4133 Email: mail@nnhsurveyors.net.au</p> 		<p>REF: 0037 DWG No. 0037S 03/02/2021</p> <p>LICENSED SURVEYOR: STANLEY G. JEFFREYS VER 04</p>	<p>ORIGINAL SHEET SIZE: A3</p> <p>Sheet 1 of 2 sheets</p>

PLAN OF SUBDIVISION

PLAN NUMBER
PS 840174E

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Phone (03) 5996 4133
Email: mail@nnhsurveyors.net.au



SCALE 1:250
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

LICENSED SURVEYOR:
STANLEY G. JEFFREYS VER 04

REF: **0037** DWG No. 0037S 03/02/2021

ORIGINAL SHEET
SIZE: A3

SHEET 2