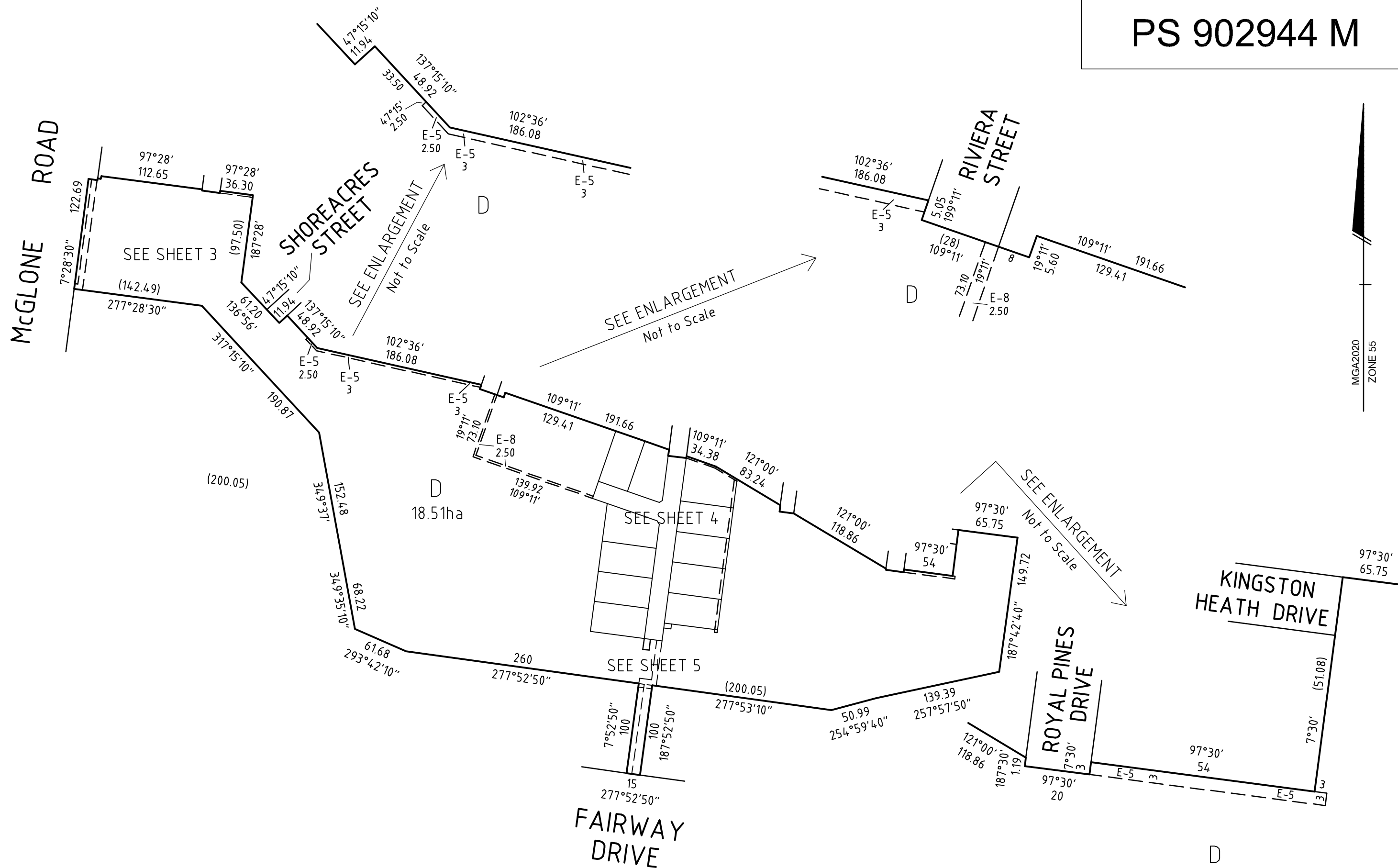


PLAN OF SUBDIVISION			EDITION 1	PS 902944 M	
LOCATION OF LAND			Council Name: Baw Baw Shire Council		
PARISH: Drouin West			SPEAR Reference Number: S190356V		
TOWNSHIP:					
SECTION:					
PART OF CROWN ALLOTMENTS: 51B, 53 & part of a former Govt. Road					
TITLE REFERENCE: Vol. 12286 Fol. 033					
LAST PLAN REFERENCE: Lot B PS 829837 U					
POSTAL ADDRESS: McGlone Road, Drouin 3818 (at time of subdivision)					
MGA CO-ORDINATES: E: 397 380 ZONE: 55 (of approx centre of land in plan) N: 5 781 970 GDA 2020					
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		Area of land in plan: 21.35ha Comprising of - 11 Lots: 2.274ha 1 Balance Lot: 18.51ha 1 Road: 5617m² 1 AusNet Reserve: 45m² <u>Other Purpose of Plan</u> 1. Removal of part of the Easement shown as E-5 on PS 829837 U, being a Pipeline or Ancillary Easement in favour of Central Gippsland Region Water Corporation created in PS 829837 U. <u>Grounds for Removal</u> Schedule 5 Clause 14 of the Road Management Act 2004.		
Road R-1 Reserve No.1	Baw Baw Shire Council AusNet Electricity Services Pty Ltd				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY					
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. PLA0133/18 This survey has been connected to permanent marks No(s). 55, 160, 187, 188, 236, 237, 295 & 296 In Proclaimed Survey Area No. -- Lots 1 to 400 (both inclusive) have been omitted from this plan					
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-6	Drainage & Sewerage	4	PS 605499N	All Lots on PS 605499N	
E-3 & E-4	Drainage	See Plan	PS 829837 U	Baw Baw Shire Council	
E-4 & E-5	Pipeline or Ancillary Purposes	See Plan	PS 829837 U	Central Gippsland Region Water Corporation	
E-7 & E-8	Pipeline or Ancillary Purposes	See Plan	This Plan & Sec. 136 Water Act 1989	Central Gippsland Region Water Corporation	
E-7	Drainage	See Plan	This Plan	Baw Baw Shire Council	
NOBELIUS LAND SURVEYORS		SURVEYORS FILE REF: 14621-S4		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
 P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au		Digitally signed by: Benjamin Stephen Nobelius, Licensed Surveyor, Surveyor's Plan Version (D), 11/09/2023, SPEAR Ref: S190356V			

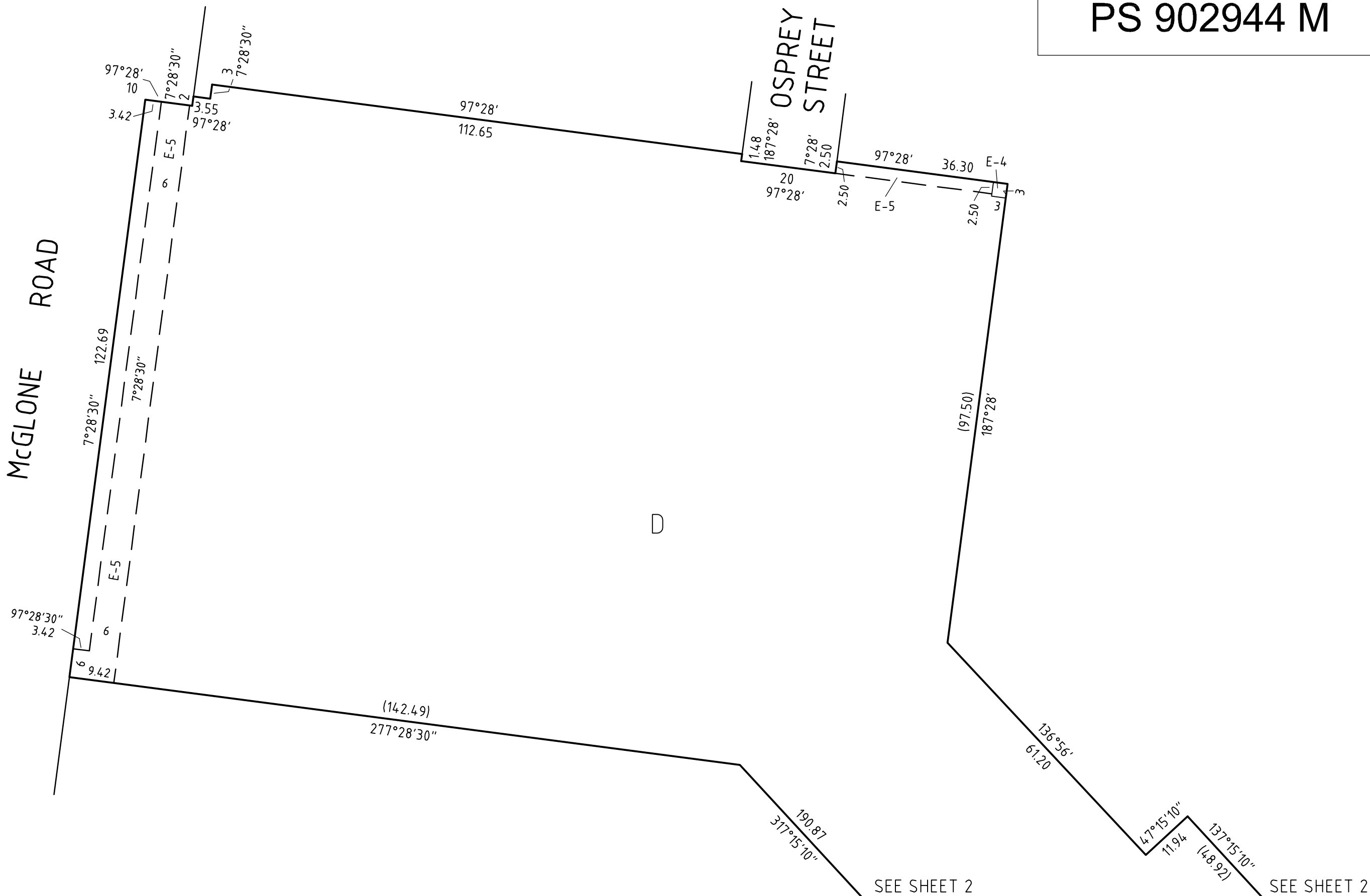


PS 902944 M

McGLONE ROAD

OSPREY STREET

D

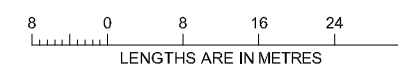


NOBELIUS LAND SURVEYORS



P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SCALE
1:800



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Surveyor's Plan Version (D),
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ORIGINAL SHEET
SIZE: A3

SHEET 3

PS 902944 M

SEE SHEET 2

129.41 109°11' 191.66

A

SEE SHEET 2

PINEHURST
STREET
97°30'

A triangle with angles $187^\circ 30'$ and $97^\circ 30'$. The side opposite the $187^\circ 30'$ angle is 6.96. The side opposite the $97^\circ 30'$ angle is 16. The third side is labeled P .

$$\begin{array}{r} 121^{\circ}00' \\ \underline{118.86} \end{array}$$

D

AUGUSTA
DRIVE

DRIVE

AUGUSTA

TEE STREET

Road R-1
5617m²

SEE SHEET 2

129.41 109°11' 191.66

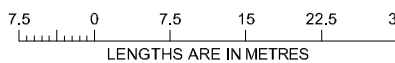
A

SEE SHEET 5

SEE SHEET 5

411

SCALE
1:750



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ORIGINAL SHEET
SIZE: A3

SHEET 4

NOBELIUS LAND SURVEYORS

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