PLAN OF SUBDIVISION

EDITION 1

PS 928625 J

LOCATION OF LAND

PARISH: Drouin West

TOWNSHIP:

SECTION:

PART OF CROWN ALLOTMENTS: 51B, 53 & part of a former Govt. Road

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot E PS 902947 F

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

Council Name: Baw Baw Shire Council

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	Baw Baw Shire Council

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 406, 408 to 412, 416 to 422 and 426 to 430 (all inclusive) have been omitted from this plan

Area of land in plan: 15.69ha
Comprising of - 12 Lots: 2.731ha
1 Balance Lot: 12.00ha
1 Road Reserve: 9591m²

NOTATIONS

Other Purpose of Plan

1. Removal of the Easements shown as E-1 & E-6 on PS 902947 F, being a Drainage & Sewerage Easement in favour of All Lots on PS 605499N created in PS 605499N

2. Removal of part of the Easement shown as E-5 on PS 902947 F, being a Pipeline or Ancillary Purposes Easement in favour of Central Gippsland Region Water Corporation created in PS 829837U

3. Removal of part of the Easement shown as E-7 on PS 902947 F, being a Pipeline or Ancillary Purposes Easement in favour of Central Gippsland Region Water Corporation created in PS 902944M

4. Removal of part of the Easement shown as E-7 on PS 902947 F, being a Drainage Easement in favour of Baw Baw Shire Council created in PS 902944M

5. Removal of the Easement shown as E-2 on PS 902947 F, being a Drainage Easement in favour of Baw Baw Shire Council created in PS 902947F

6. Removal of the Easement shown as E-11 on PS 902947 F, being a Drainage Easement in favour of Baw Baw Shire Council created in PS 902944M

Grounds for Removals

Schedule 5 Clause 14 of the Road Management Act 2004.

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-4	Drainage	See Plan	PS 829837 U	Baw Baw Shire Council
E-4, E-5 & E-10	Pipeline or Ancillary Purposes	See Plan	PS 829837 U	Central Gippsland Region Water Corporation
E-7 & E-8	Pipeline or Ancillary Purposes	See Plan	PS 902944M & Sec. 136 Water Act 1989	Central Gippsland Region Water Corporation
E-7	Drainage	See Plan	PS 902944M	Baw Baw Shire Council
E-9 & E-10	Drainage	See Plan	PS 902947 F	Baw Baw Shire Council
E-3 & E-9	Pipeline or Ancillary Purposes	See Plan	PS 902947 F & Sec. 136 Water Act 1989	Central Gippsland Region Water Corporation
E-1 & E-6	Drainage	See Plan	This Plan	Baw Baw Shire Council
E-1 & E-2	Pipeline or Ancillary Purposes	See Plan	This Plan & Sec. 136 Water Act 1989	Central Gippsland Region Water Corporation

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

SURVEYORS FILE REF: 14621-S6

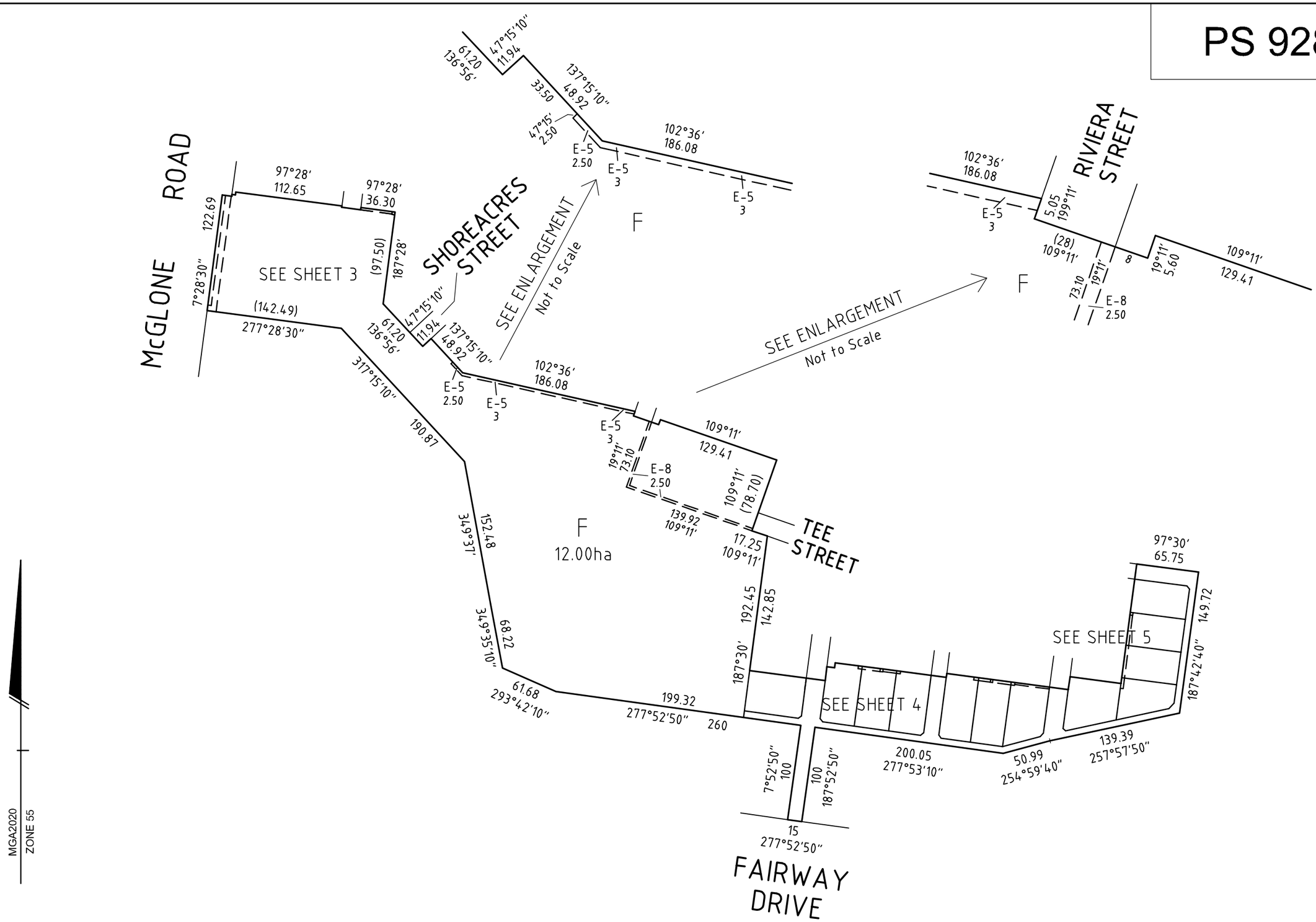
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SHEET 1 OF 5

LICENSED SURVEYOR: B. S. NOBELIUS

VERSION B

PS 928625 J



NOBELIUS LAND SURVEYORS P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au		SCALE 1:4000	40 0 40 80 120 160 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
		LICENSED SURVEYOR: B. S. NOBELIUS VERSION B			

PS 928625 J

McGLONE ROAD

OSPREY STREET

SHOREACRES STREET

F

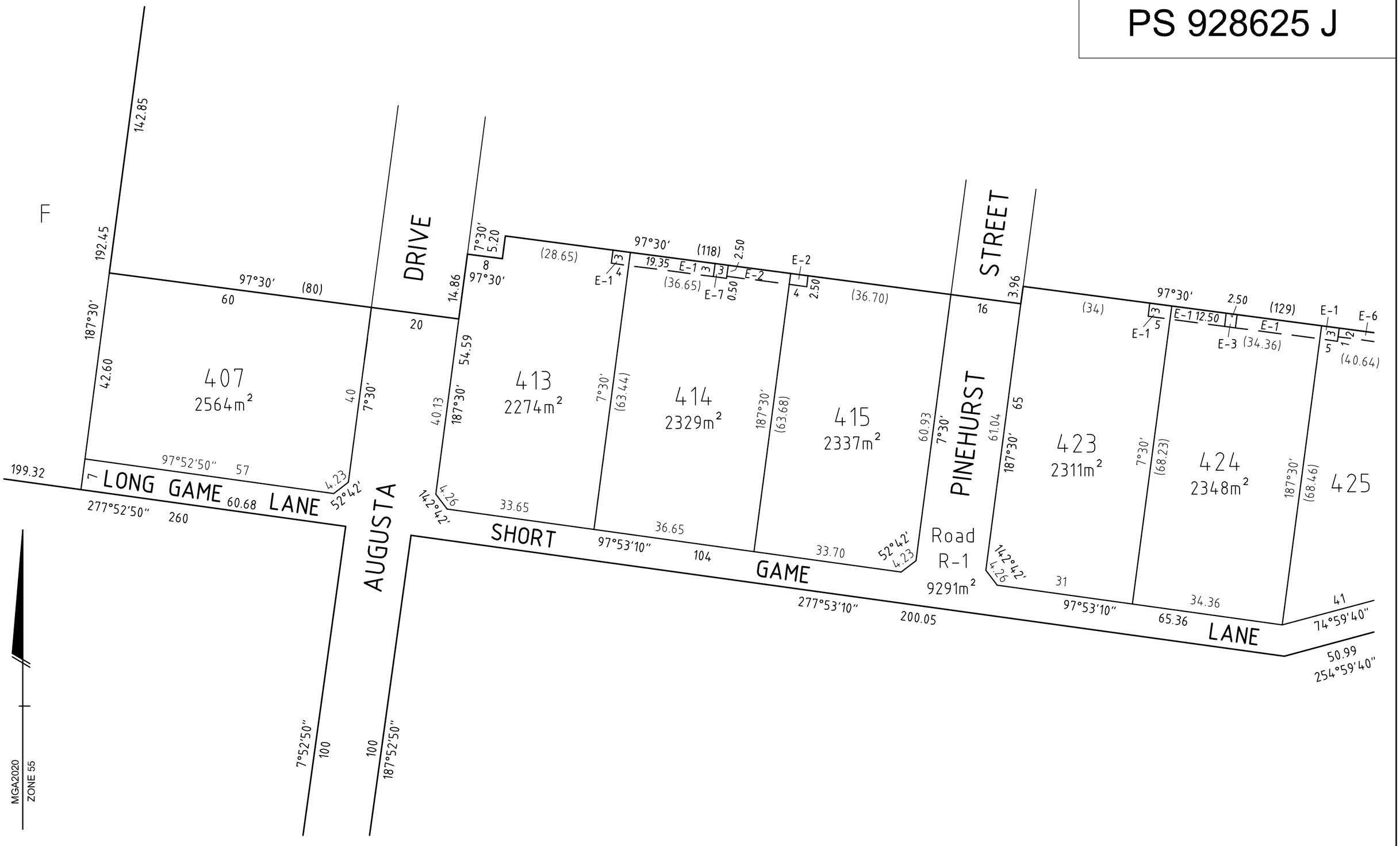
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10
7°28′30″
2
3.42
3.55
97°28′
3
7°28′30″
97°28′
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1.48
187°28′
7°28′
2.50
97°28′
36.30
E-4
3
20
97°28′
2.50
E-5
2.50
E-5
6
7°28′30″
122.69
7°28′30″
E-5
6
97°28′30″
3.42
6
6
9.42
(142.49)
277°28′30″
190.87
317°15′10″
SEE SHEET 2
(97.50)
187°28′
136°56′
61.20
47°15′10″
11.94
137°15′10″
(48.92)
SEE SHEET 2

MGA2020
ZONE 55

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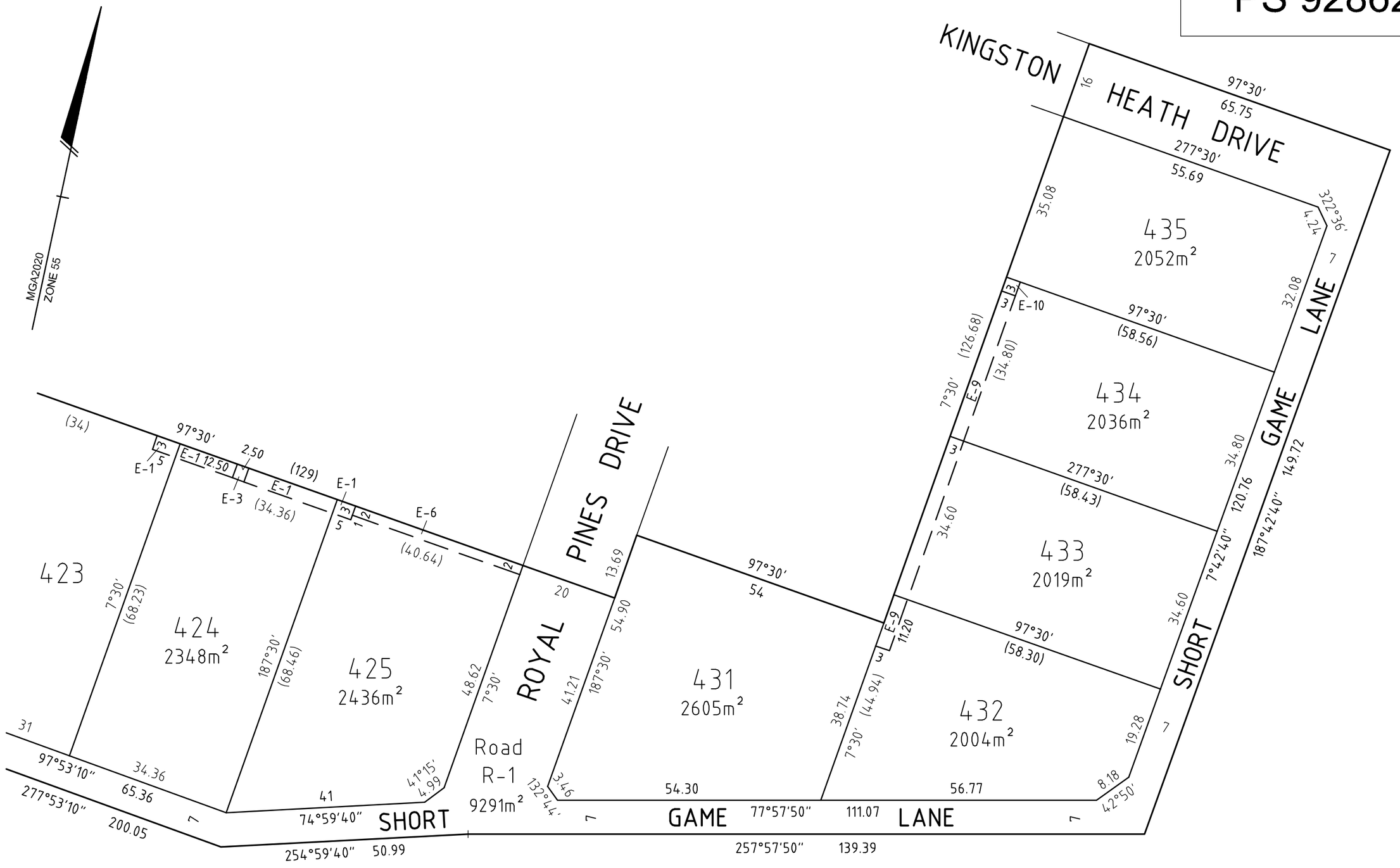
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VERSION B			

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	LICENSED SURVEYOR: B. S. NOBELIUS VERSION B		

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SCALE		ORIGINAL SHEET	
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VERSION B