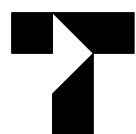
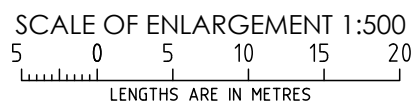
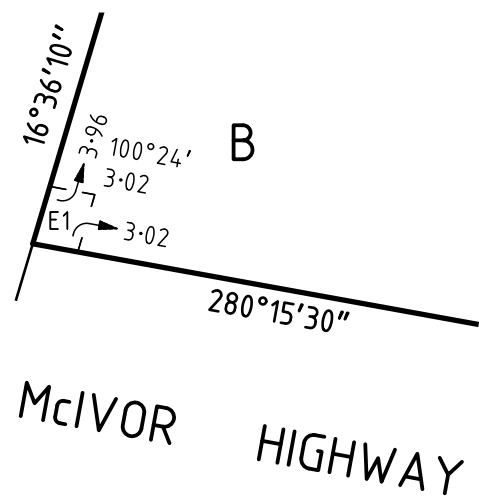
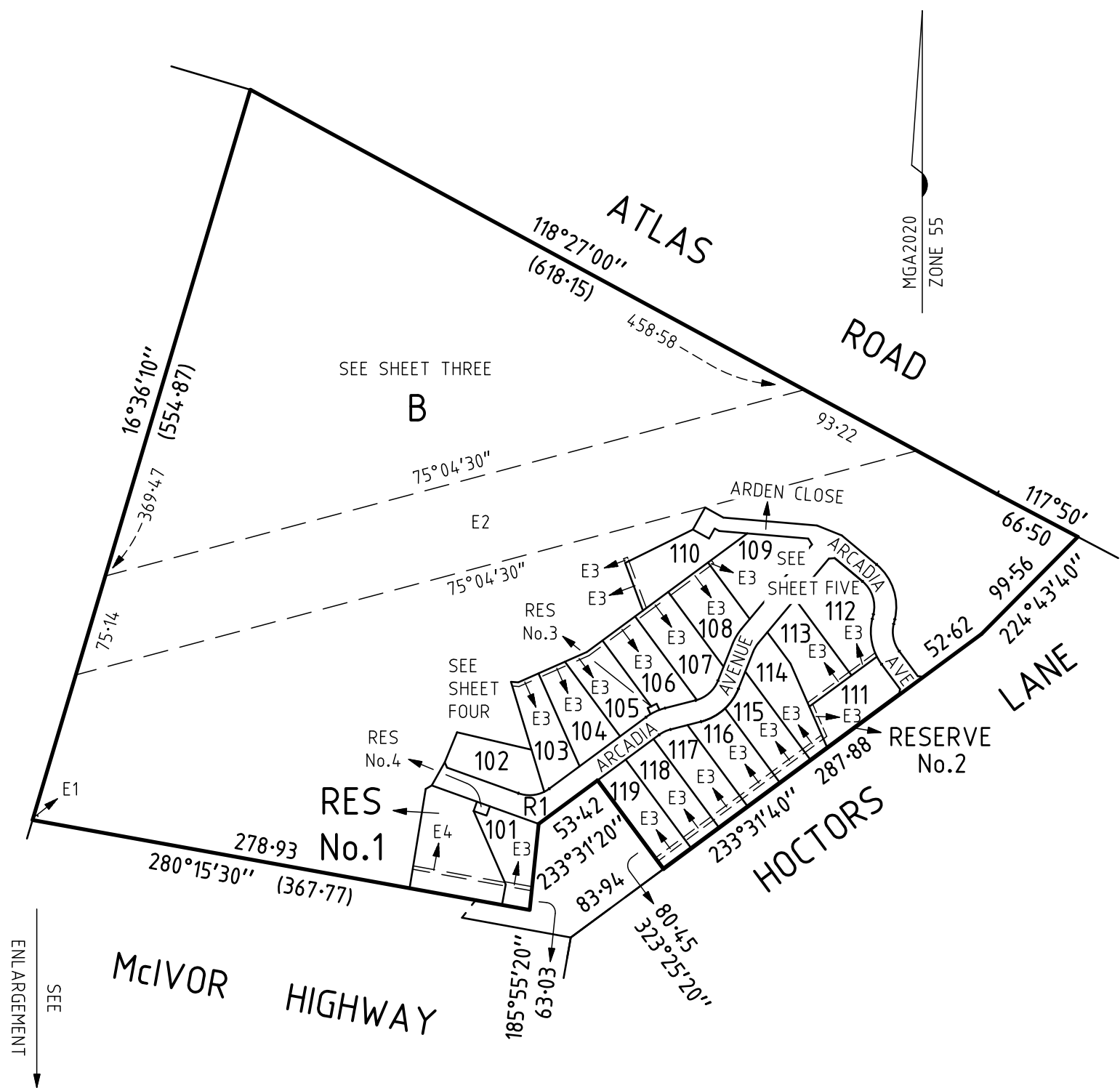


PLAN UNDER SECTION 22 OF THE SUBDIVISION ACT 1988 PLAN OF SUBDIVISION			EDITION 1		PS937211M		
LOCATION OF LAND PARISH: WELLSFORD CROWN DESCRIPTION: CROWN ALLOTMENT 43A (PART) TITLE REFERENCE: VOL. TBA FOL.TBA LAST PLAN REFERENCE: LOT 2 ON PS937210P POSTAL ADDRESS: 3 HOCTORS LANE & 809 MCIVOR HIGHWAY (at time of subdivision) JUNORTOUN 3551 MGA CO-ORDINATES: E 263 900 ZONE: 55 (approx centre of land in plan) N 5 927 400 MGA2020			COUNCIL NAME: GREATER BENDIGO CITY COUNCIL				
VESTING OF ROADS AND/OR RESERVES							
IDENTIFIER		COUNCIL/BODY/PERSON					
ROAD R1 RESERVE NO.1 RESERVE NO.2 RESERVE No.3 RESERVE No.4		GREATER BENDIGO CITY COUNCIL GREATER BENDIGO CITY COUNCIL POWERCOR AUSTRALIA LTD POWERCOR AUSTRALIA LTD POWERCOR AUSTRALIA LTD					
NOTATIONS							
Depth Limitation: 15.24 metres below the surface applies to all the land in this plan							
Staging: This plan is not a staged subdivision Planning Permit no. DS/696/2023 Survey: This plan is based on survey				WARNING: This document is a copy of an unregistered plan. It is preliminary in nature and remains so until it is ultimately registered at Land Victoria and titles have been amended or issued. Until that time changes may be made to this document without any notification. Tomkinson Group accepts no liability for any loss or damage arising from the use of this plan without you first having confirmed in writing, from Tomkinson, the currency and suitability of this document for your particular intended use.			
CREATION OF RESTRICTION UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED: 1. THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND BURDENED LAND: ALL THE LOTS EXCEPT LOT B IN THIS PLAN BENEFITED LAND: ALL THE LOTS EXCEPT LOT B IN THIS PLAN RESTRICTION: THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AA011710 EXCEPT WITH THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY EXPIRY DATE: 31st DECEMBER 2040							
EASEMENT INFORMATION							
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
IDENTIFIER	PURPOSE	WIDTH (m)	ORIGIN	LAND BENEFITTED/IN FAVOUR OF			
E1	DRAINAGE	SEE DIAG	INSTR No. F806457	STATE RIVERS AND WATER SUPPLY COMMISSION			
E2	POWERLINE	SEE DIAG	INSTR No. A874091	STATE ELECTRICITY COMMISSION OF VICTORIA			
E3	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF GREATER BENDIGO			
E3, E4	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SEC 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION			
VIRIDIA ESTATE - 22 LOTS  SURVEY ► ENGINEERING ► PLANNING ► PROJECT MANAGEMENT HEAD OFFICE: 57 MYERS STREET BENDIGO PH 03 5445 8700 ABN 11 103 336 358 WWW.TOMKINSON.COM			SURVEYOR'S FILE REF: 503104.02 LICENSED SURVEYOR: CHRISTOPHER WHITE VERSION 06		ORIGINAL SHEET SIZE: A3	SHEET 1 of 5 SHEETS	
				THIS PLAN IS UNREGISTERED AND MAY BE SUBJECT TO CHANGE PLOTTED: 07-09-2026 P.J.L.			

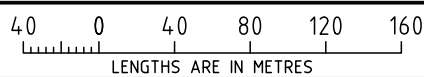


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SCALE
1:4000



CHRISTOPHER WHITE

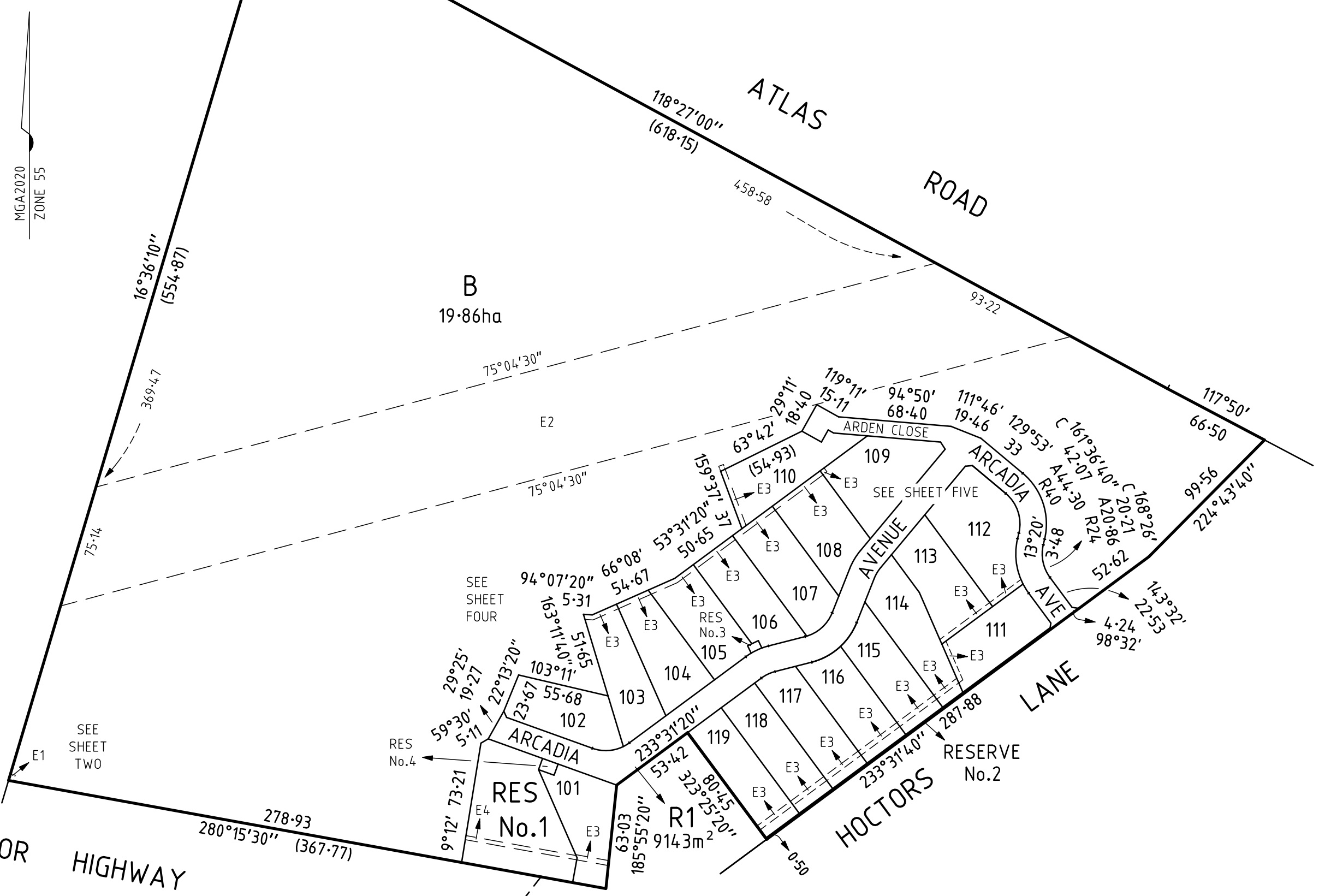
ORIGINAL
SHEET SIZE
A3

SURVEYORS REF No.
503104.02

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06

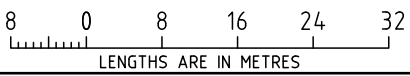
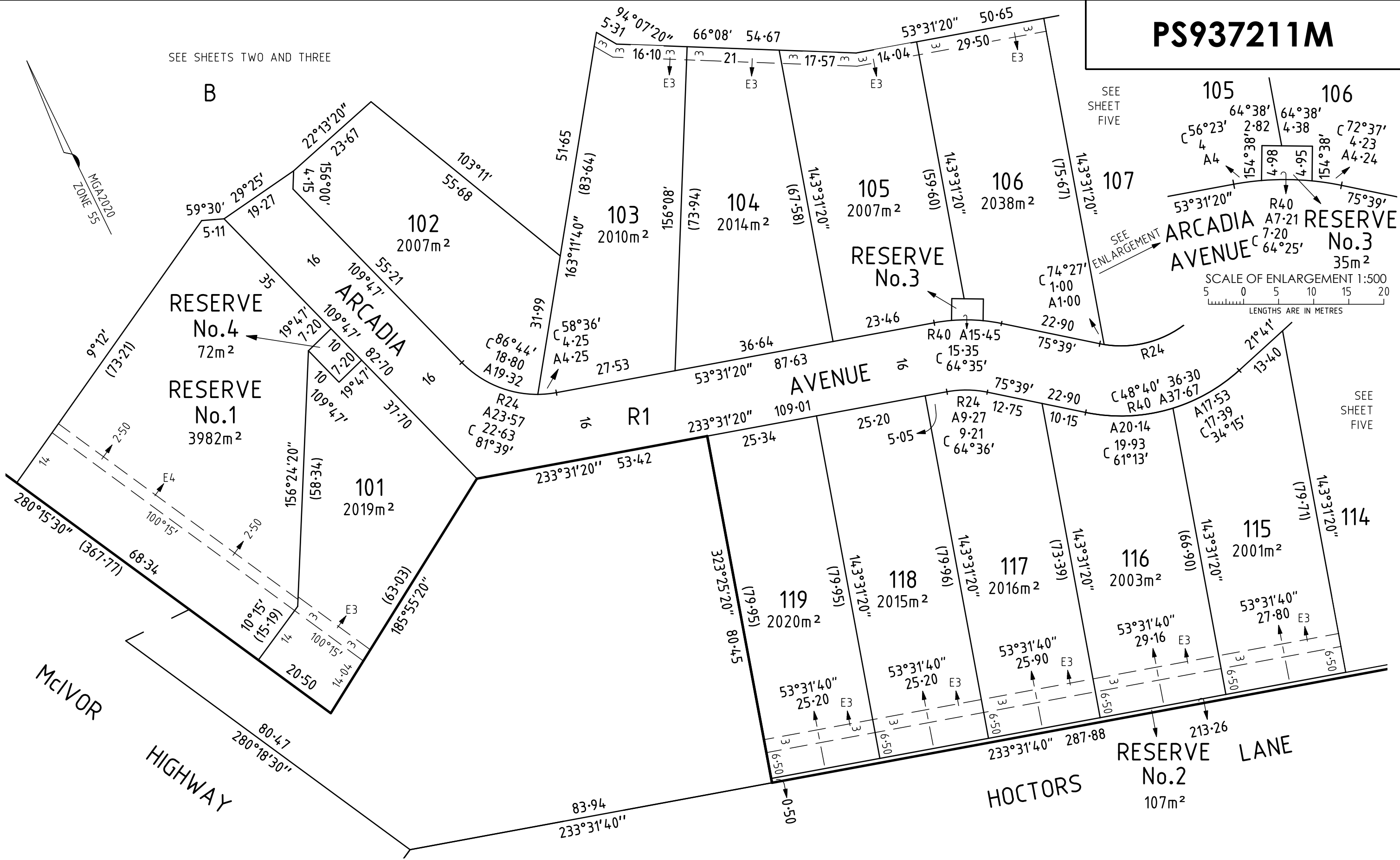
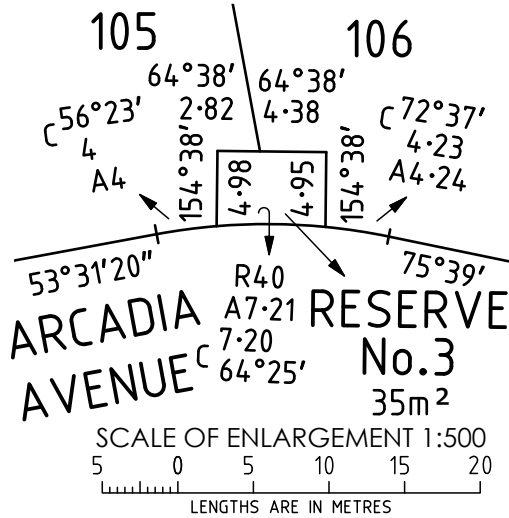
PLOTTED 07-09-2026
Sheet 2

P.J.L.



SEE SHEETS TWO AND THREE

SEE SHEET FIVE



SEE SHEETS TWO AND THREE

E2

SEE SHEETS TWO AND THREE

PS937211M

