

SEARCH OF TORRENS TITLE

VOLUME 141791	FOLIO 2
EDITION 8	DATE OF ISSUE 31-May-2018

SEARCH DATE : 22-Mar-2019

SEARCH TIME : 10.22 AM

DESCRIPTION OF LAND

Town of NEW NORFOLK
 Lot 2 on Sealed Plan 141791
 Derivation : Part of 441 Acres Gtd. to Thomas George Gregson
 Prior CT 139082/16

SCHEDULE 1

M687996 TRANSFER to DEWENT VALLEY JWS PTY LTD Registered
 31-May-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP141791 EASEMENTS in Schedule of Easements
 SP141791 FENCING COVENANT in Schedule of Easements
 SP137711 SP139081 & SP139082 FENCING COVENANT in Schedule of
 Easements
 D126310 BURDENING EASEMENT: a pipeline easement in favour of
 Tasmanian Water and Sewerage Corporation Limited over
 the lands marked Drainage Easement 2.50 width and
 Drainage Easement 4.00 wide on Sealed Plan 141791
 (Subject to provisions) Registered 08-Jul-2014 at
 noon
 SP135237 FENCING PROVISION in Schedule of Easements
 C331634 FENCING PROVISION in Transfer
 E137750 MORTGAGE to Snowy Mountain Pty Ltd Registered
 31-May-2018 at 12.01 PM
 M748627 CAVEAT by Jonathon Charles Root, Commissioner of
 State Revenue (including Power of Sale) Registered
 12-Mar-2019 at noon
 M749679 CAVEAT by ROCHFORD PTY LTD Registered 19-Mar-2019 at
 noon
 M749682 CAVEAT by NEU GOLD (AUST.) PTY LTD Registered
 19-Mar-2019 at noon

UNREGISTERED DEALINGS AND NOTATIONS

SEARCH OF TORRENS TITLE

VOLUME 141791	FOLIO 1
EDITION 8	DATE OF ISSUE 31-May-2018

SEARCH DATE : 22-Mar-2019

SEARCH TIME : 10.08 AM

DESCRIPTION OF LAND

Town of NEW NORFOLK
 Lot 1 on Sealed Plan 141791
 Derivation : Part of 441 Acres Gtd. to Thomas George Gregson
 Prior CT 139082/16

SCHEDULE 1

M687996 TRANSFER to DEWENT VALLEY JWS PTY LTD Registered
 31-May-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP141791 EASEMENTS in Schedule of Easements
 SP141791 FENCING COVENANT in Schedule of Easements
 SP137711 SP139081 & SP139082 FENCING COVENANT in Schedule of Easements
 D126310 BURDENING EASEMENT: a pipeline easement in favour of Tasmanian Water and Sewerage Corporation Limited over the lands marked Drainage Easement 'B' variable width and Drainage Easement 'D' 2.80 wide on Sealed Plan 141791 (Subject to provisions) Registered
 08-Jul-2014 at noon
 SP135237 FENCING PROVISION in Schedule of Easements
 C331634 FENCING PROVISION in Transfer
 E137750 MORTGAGE to Snowy Mountain Pty Ltd Registered
 31-May-2018 at 12.01 PM
 M719580 CAVEAT by ACM Consulting Pty Ltd and Peter Eksteen Registered 13-Sep-2018 at noon
 M748627 CAVEAT by Jonathon Charles Root, Commissioner of State Revenue (including Power of Sale) Registered 12-Mar-2019 at noon
 M749679 CAVEAT by ROCHFORD PTY LTD Registered 19-Mar-2019 at noon
 M749682 CAVEAT by NEU GOLD (AUST.) PTY LTD Registered 19-Mar-2019 at noon

COUNCIL APPROVAL

Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)
The subdivision shown in this plan is approved

Registered Number

SP 141791

In witness whereof the common seal of Derwent Valley Council has been affixed, pursuant to a resolution of the Council of the said municipality passed the 16 day of July 2003, in the presence of us



Member

Member

General Manager 

Council Reference 72/2003

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993 the owner has nominated

Piggot Wood & Baker Solicitor to act for the owner

Lark & Creese Surveyor to act for the owner

TO BE COMPLETED WHEN ADDITIONAL PLAN OF SURVEY SHEETS ARE ANNEXED

Detailed drawings of the lots shown in this plan are contained in the additional sheet(s) annexed and signed by us

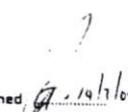
..... Surveyor

..... General Manager

OFFICE EXAMINATION:

Indexed

Computed 

Examined  19/7/04

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 14 1791

PAGE 1 OF 2 PAGE/S

EASEMENTS

- ~~A.~~ Lot 1 on the plan is subject to a Right of Drainage for the Derwent Valley Council over drainage easements marked "D" and "E" 3.00 wide down on the plan. *SUCH PARTION OF SHOWN WITHIN SUCH LOT.*
- ~~B.~~ Lot 1 is subject to a Pipeline Easement over the pipeline easement "F" 2.00 wide shown on the plan and defined hereunder.
- ~~C.~~ Lot 1 on the plan is subject to a Pipeline Easement over the pipeline easement "G" 2.00 wide shown on the plan and defined hereunder.
- ~~D.~~ Lot 2 on the plan is subject to a Pipeline Easement over the pipeline easement "G" 2.00 wide shown on the plan and defined hereunder.
- ~~E.~~ Lot 3 on the plan is subject to a Right of Drainage for the Derwent Valley Council over the drainage easement marked "H" 3.00 wide shown on the plan

FENCING COVENANT

The owner of each lot on the plan covenants with Lachlan River Community Holdings Pty. Ltd. ("the Vendor") that the Vendor will not be required to fence.

EASEMENTS CONTINUED ON PAGE 2

DEFINITION

~~"pipeline easement" means the full right and liberty for the Derwent Valley Council and for the registered proprietors of the dominant tenements and their successors, agents and workmen, with or without machinery and vehicles, to enter upon the servient land shown as "pipeline easement" for the purposes of inspecting, cleansing, repairing or replacement of a pipeline for the purposes of supplying steam and for laying and maintaining water and other pipes therein without doing unnecessary damage and leaving the servient land in a clean and tidy condition and making good any damage~~

PROVIDED ALWAYS THAT the registered proprietor of the servient land must not without the written consent of the Derwent Valley Council of the registered proprietors of the dominant land or their successors first had not obtained:-

- (a) Alter or permit to be altered the ground level of the servient land;
- (b) Erect or permit to be altered any building, structure, pipeline or paving on or in the servient land;
- (c) Do or permit to be done any manner of thing which may damage or be likely to cause damage to the pipes, valves and fittings now or hereafter laid in or on the servient land; or
- (d) In any way prevent or interfere with the proper exercise and benefit of this easement by workmen, servants, ~~contractors, agents or other persons duly authorized.~~

Signed for and on behalf of LACHLAN RIVER)
 COMMUNITY (HOLDINGS) PTY LTD)
 (ACN 086 748 727) by authority of its Directors)
 in accordance with Section 127 of the Corporations Law)

Director
 Name (in full) *COM. MAN. J. F. F.F.*

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Lark & Grace LACHLAN RIVER COMMUNITY (HOLDINGS) PTY. LTD. FOLIO REF: Volume 139082 Folio 23 16	PLAN SEALED BY: Derwent Valley Council DATE: 17/6/04 72/2003 REF NO. <i>[Signature]</i> Council Delegate
SOLICITOR & REFERENCE: Piggott Wood & Baker (GEK 40068)	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 141791
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SUBDIVIDER: - LACHLAN RIVER COMMUNITY (HOLDINGS) PTY LTD
 FOLIO REFERENCE: - 139082/16

EASEMENTS (continued)

Lot 1 on the plan is subject to a Pipeline Easement (appurtenant to Lots 2 and 3 on the plan, the land formerly comprised in Lot 38 on Sealed Plan 139082 and the Derwent Valley Council) over the Pipeline Easement marked 'F' 2.00 wide shown within such lot and as defined hereunder.

Lots 1 and 2 on the plan are subject to a Pipeline Easement (appurtenant to Lot 3 on the plan, the land formerly comprised in Lot 38 on Sealed Plan 139082 and the Derwent Valley Council) over such portion of the Pipeline Easement marked 'G' 2.00 wide shown within such lot and as defined hereunder.

Lots 2 and 3 on the plan are together with a Pipeline Easement over the Pipeline Easement marked 'F' 2.00 wide shown within Lot 1 on the plan and as defined hereunder.

Lot 3 on the plan is together with a Pipeline Easement over the Pipeline Easement marked 'G' 2.00 wide shown within Lots 1 and 2 on the plan and as defined hereunder.

DEFINITION

"Pipeline Easement" means the full and free right and liberty for the owners for the time being of Lots 2 and 3 on the plan and every lot shown on Sealed Plan 139082 and with the benefit of the same and for the Derwent Valley Council to enter upon the strip of land shown on the Plan marked "Pipeline Easement" for the purpose of trenching, laying and maintaining water and other pipes thereon and therein and the right to access that strip of land with vehicles and workman for the purpose of inspecting, repairing and laying and relaying such water and other pipes from time to time.

NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

DWNER Lachlan River Community (Holdings) Pty Ltd FOLIO REFERENCE C.T.139082-16 GRANTEE Part of 441 Acres gtd to Thomas George Gregson		PLAN OF SURVEY BY SURVEYOR N. M. Crease LOCATION Town of NEW NORFOLK SCALE 1:1500 LENGTHS IN METRES		REGISTERED NUMBER SP141791 APPROVED EFFECTIVE FROM 30 JUL 2004 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 122 (5026-42)	LAST UPI No. GJW06	LAST PLAN No. SP139082	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

