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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 02660 FOLIO 982

Security no : 124110093280U
Produced 27/10/2023 09:54 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 6 Section 48 Township of Stratford Parish of Stratford.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW968316J 23/06/2023
[redacted]

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP450933V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 41-57 HOBSON STREET STRATFORD VIC 3862

ADMINISTRATIVE NOTICES

NIL

[redacted]
Effective from 23/06/2023

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 450933V

Location of Land

Parish: STRATFORD
Township: STRATFORD
Section: 48
Crown Allotment: 6
Crown Portion:

Last Plan Reference:
Derived From: VOL 2660 FOL 982
Depth Limitation: 15.24 m

Notations

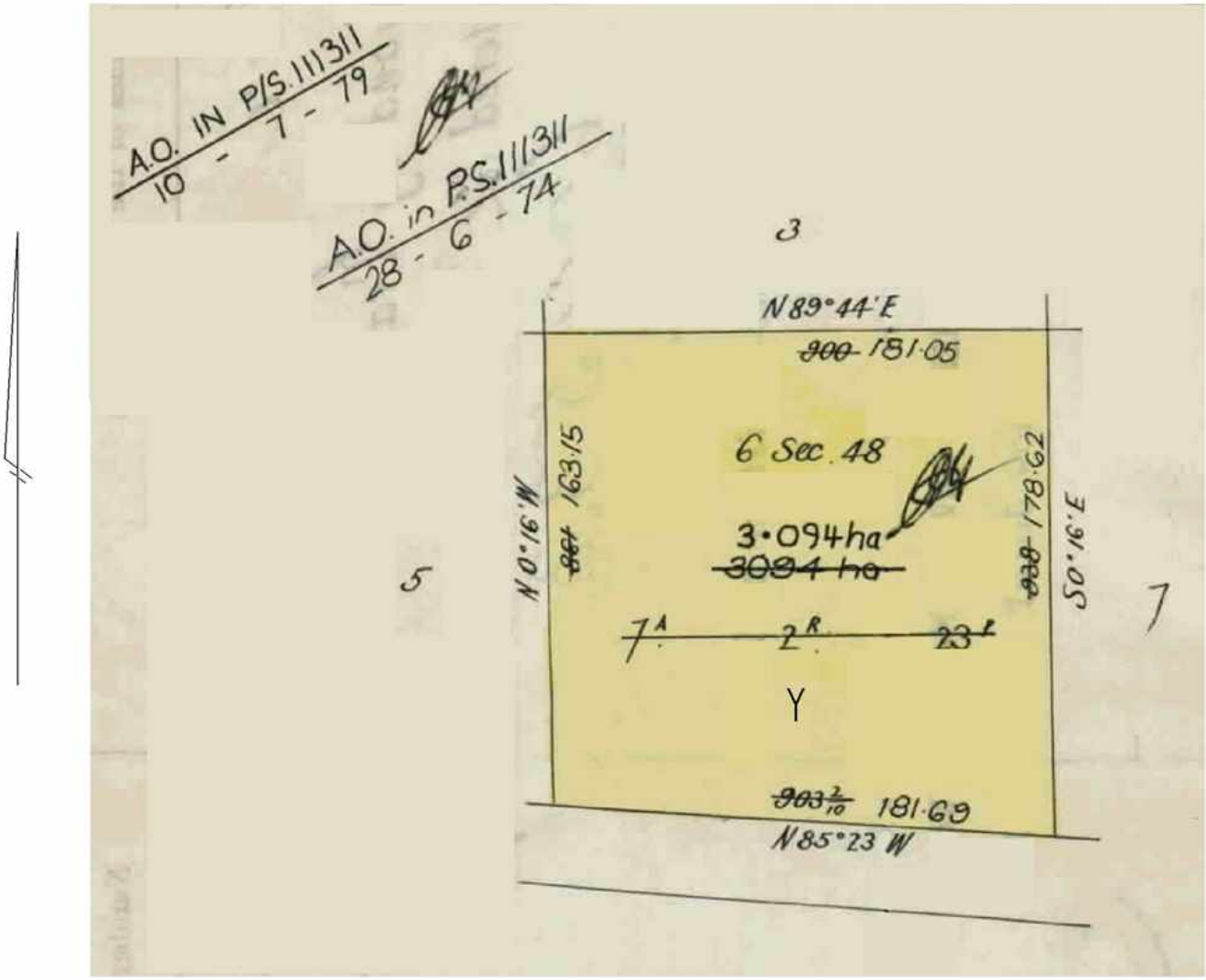
SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 2660 FOL. 982 AND NOTED ON SHEET 2 OF THIS PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 25/05/2000
VERIFIED: AK

COLOUR CODE
Y = YELLOW



LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets

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TITLE PLAN		TP 450933V

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said Colony ~~containing Seven acres two roods and twenty three perches more or less~~ being Allotment six of Section forty eight in the Township of Stratford Parish of Stratford County of Tanjil

delineated with the measurements and abuttals thereof in the map drawn in the margin of these presents and therein coloured yellow PROVIDED however that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any spring or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING however unto us our heirs and successors all gold and silver and auriferous and argentiferous earth or stone and all mines containing gold silver copper tin antimony coal and all other metals and minerals and mineral ores whatsoever and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon and under and within the boundaries of the land hereby granted AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores and the mines metals and minerals in the land lying in upon and under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other instruments that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under section 68 of the *Land Act* 1890 AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which the holder of a miner's right or of a mining or mineral lease had at the time of the passing of the *Land Act* 1890 the right to mine for gold and silver in and upon Crown lands PROVIDED THAT compensation shall be paid to the said GRANTEE

his heirs executors administrators assigns and transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided by the 121st section of the said Act and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 2 of 2 sheets

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12045 FOLIO 500 Security no : 124109362368P
Produced 26/09/2023 04:36 PM

LAND DESCRIPTION

Lot S2 on Plan of Subdivision 812031M.
PARENT TITLE Volume 11912 Folio 537
Created by instrument PS812031M 02/01/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS812031M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 18 CARTER STREET STRATFORD VIC 3862

ADMINISTRATIVE NOTICES

NIL

eCT Control [redacted]

DOCUMENT END

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PLAN OF SUBDIVISION

EDITION 1

PS 812031 M

LOCATION OF LAND

PARISH: STRATFORD
TOWNSHIP: STRATFORD
SECTION: 48
CROWN ALLOTMENT: 3 and EXCESS LAND

TITLE REFERENCE: VOL. 11912 FOL. 537

LAST PLAN REFERENCE: TP 963959Q (LOT 1)

POSTAL ADDRESS: 20 CARTER STREET
(at time of subdivision) STRATFORD, VIC. 3862

MGA CO-ORDINATES: E: 507 780 ZONE: 55
(of approx centre of land in plan) N: 5 798 090 GDA 94

Council Name: Wellington Shire Council

Council Reference Number: S109/2017
Planning Permit Reference: P138/2016
SPEAR Reference Number: S110616E

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988
has been made and the requirement has not been satisfied
has been made and the requirement is to be satisfied in stage: 2 (Document updated 27/07/2018)

Digitally signed by: Michelle Jane Nichols for Wellington Shire Council on 21/11/2017

Statement Of Compliance issued: 27/07/2018

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: 15.24 METRES BELOW THE SURFACE

SURVEY:
This plan is based on survey.

STAGING:
This is a staged subdivision.
Planning Permit No.P138/2016

This survey has been connected to permanent marks No(s). 13, 14, 36 + 47

In Proclaimed Survey Area No. -

NOTATIONS

THIS IS A SPEAR 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

Beveridge Williams
development & environment consultants
Sale ph : 03 5144 3877
www.beveridgewilliams.com.au

SURVEYORS FILE REF: 1501123
1501123-PS(v2).dwg

ORIGINAL SHEET SIZE: A3

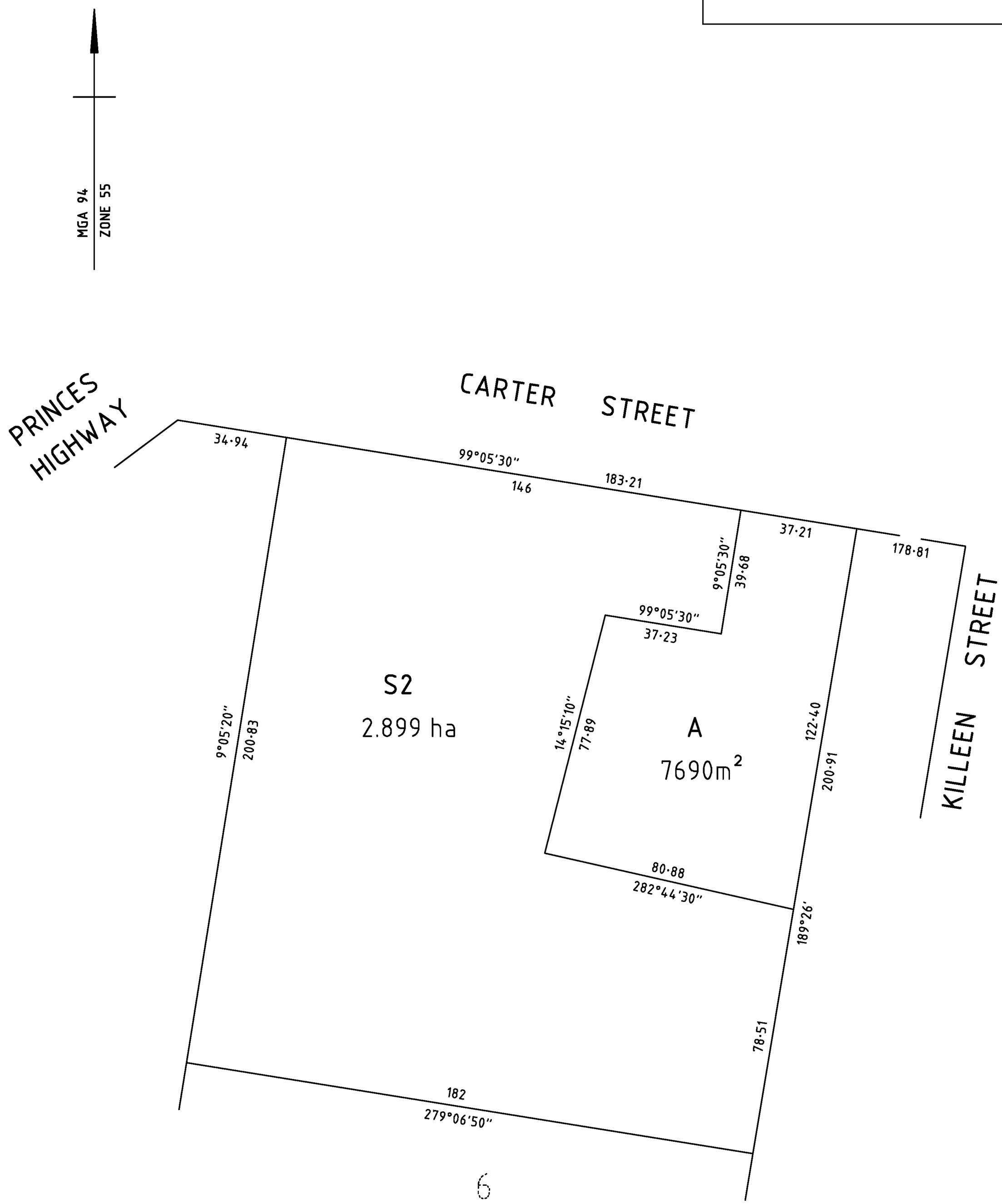
SHEET 1 OF 2

Digitally signed by: David Michael Stringer (Beveridge Williams & Co Pty Ltd - Sale),
Surveyor's Plan Version (2),
21/09/2017, SPEAR Ref: S110616E

PLAN REGISTERED
TIME: 1:43 pm DATE: 02/01/2019 H.L.
Assistant Registrar of Titles

Delivered by LANDATA®, timestamp 26/09/2023 17:01 Page 2 of 2

PS 812031 M



Beveridge Williams
development & environment consultants
Sale ph : 03 5144 3877
www.beveridgewilliams.com.au

SURVEYORS REF	SCALE		ORIGINAL SHEET SIZE: A3	SHEET 2
1501123 V2	1 : 1250	12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES		

Digitally signed by: David Michael Stringer (Beveridge Williams & Co Pty Ltd - Sale), Surveyor's Plan Version (2), 21/09/2017, SPEAR Ref: S110616E

Digitally signed by: Wellington Shire Council, 21/11/2017, SPEAR Ref: S110616E