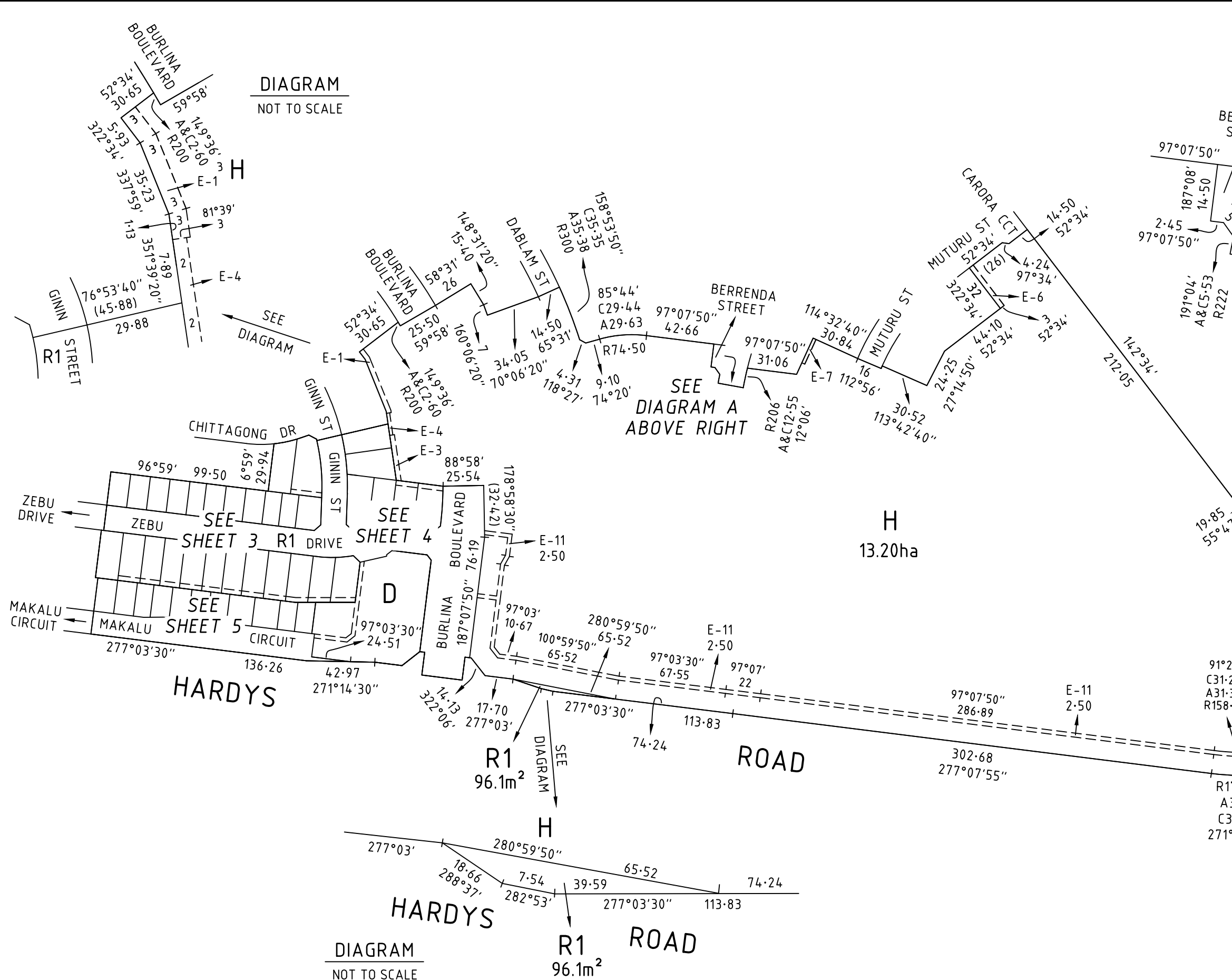
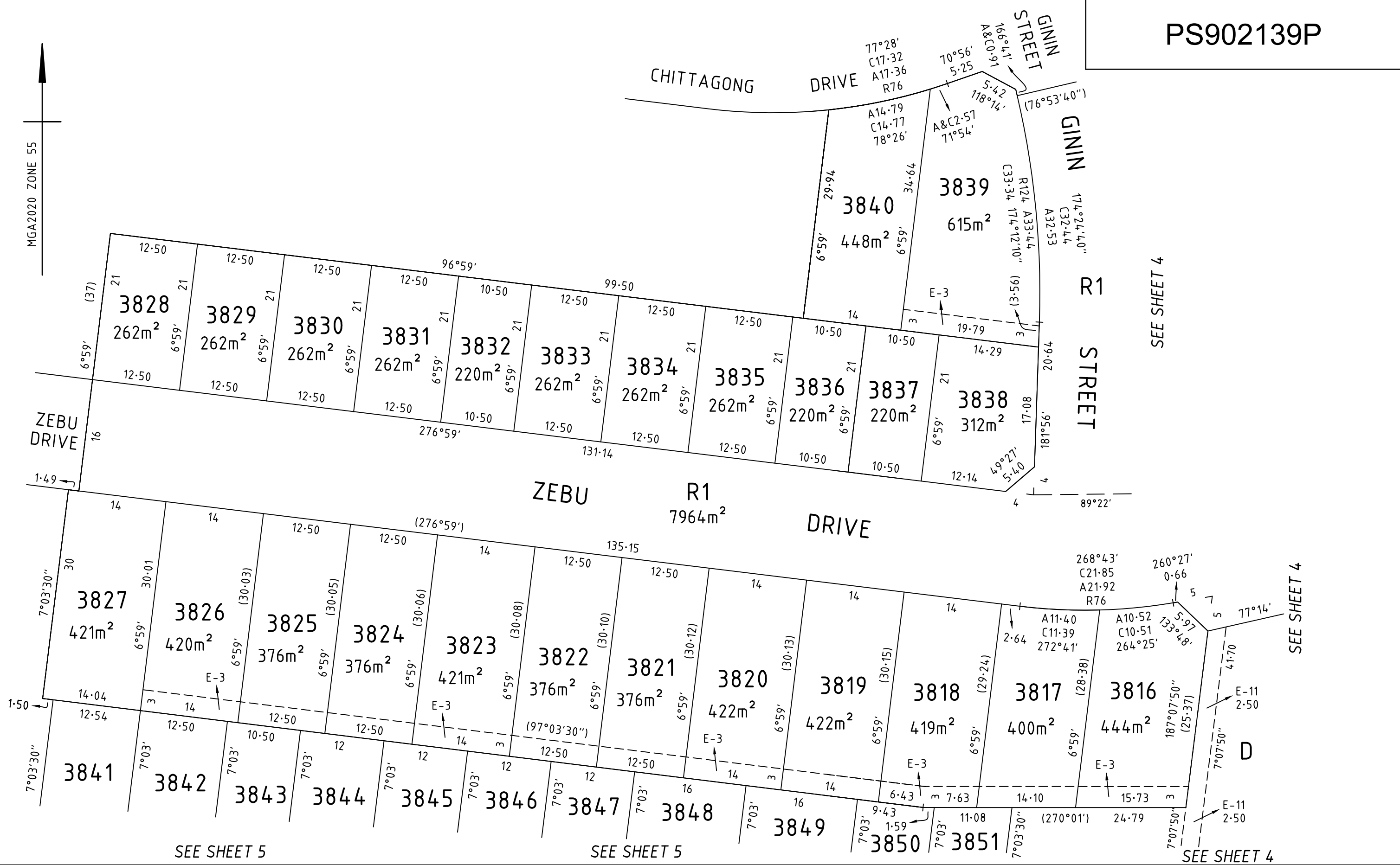
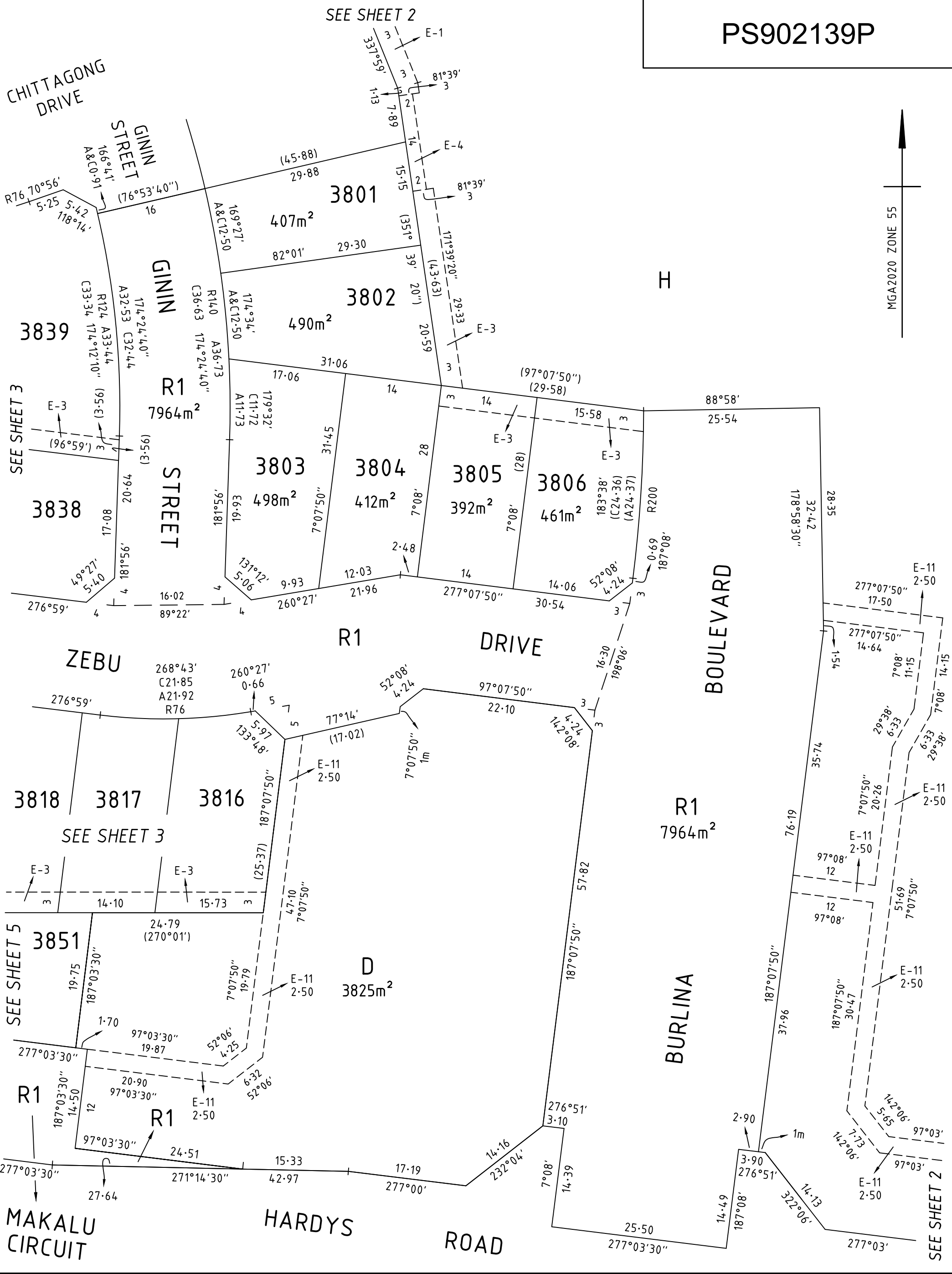


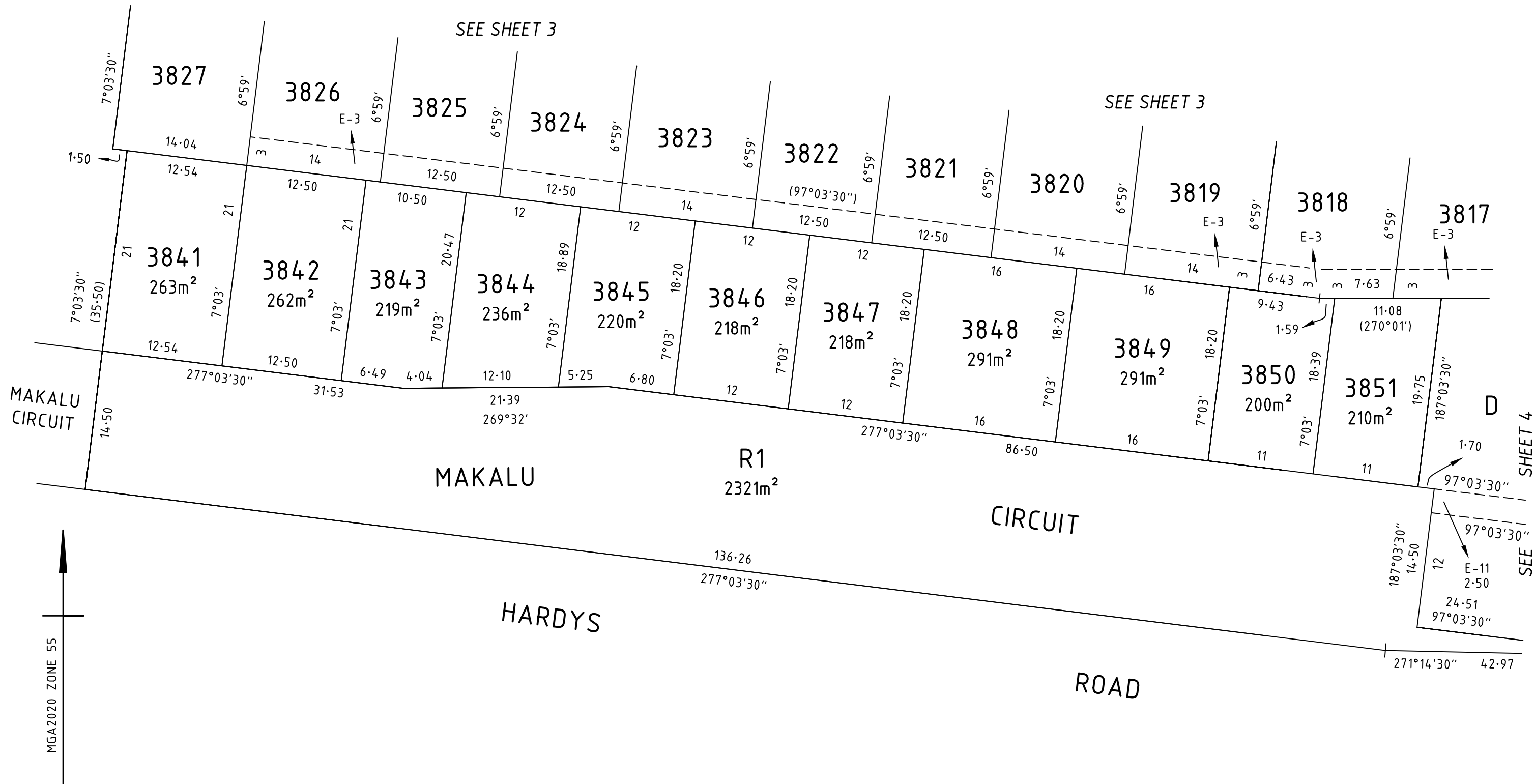
PLAN OF SUBDIVISION			EDITION 1	PS902139P	
<div>LOCATION OF LAND</div> <div>PARISH:CRANBOURNE</div> <div>TOWNSHIP:—</div> <div>SECTION:—</div> <div>CROWN PORTION:58 (PT)</div> <div>CROWN ALLOTMENT:58A (PT)</div> <div>TITLE REFERENCE:VOL.FOL.</div> <div>LAST PLAN REFERENCE:PS902136V (LOT G)</div> <div>POSTAL ADDRESS:1450S POUND ROAD (at time of subdivision)CLYDE NORTH 3978</div> <div>MGA CO-ORDINATES: E: 356 020 ZONE: 55 (of approx centre of land in plan) N: 5 781 130 GDA 2020</div>			<div>Council Name: Casey City Council</div> <div>SPEAR Reference Number: S185391A</div>		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		<div>LOTS 1 - 3800 (BOTH INCLUSIVE) AND 3807 - 3815 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>FOR RESTRICTION A AFFECTING LOTS 3801 TO 3806 (BOTH INCLUSIVE) AND 3816 TO 3851 (BOTH INCLUSIVE) SEE SHEET 6.</div> <div>FOR RESTRICTION B AFFECTING LOTS 3806, 3832, 3836, 3837, 3843-3847 (BOTH INCLUSIVE), 3850 AND 3851 SEE SHEET 6.</div>		
ROAD R1	CASEY CITY COUNCIL				
NOTATIONS					
DEPTH LIMITATION: 15.24m below the surface applies to land contained within original C.A. 58A					
<div>This is a SPEAR plan.</div> <div>STAGING: This is not a staged subdivision. Planning Permit No. PA21-0174</div> <div>SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 77, 289, 290, 291, DVA69/86 &amp; DVA69/91 in Proclaimed Survey Area No. 71</div>					
Estate: Meridian Phase No.: 38 No. of Lots: 42 + Lots D & H PHASE AREA: 2.442ha					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	DRAINAGE	3	PS848726W	CASEY CITY COUNCIL	
E-1	SEWERAGE	3	PS848726W	SOUTH EAST WATER CORPORATION	
E-3, E-4	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL	
E-3, E-11	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION	
E-6	DRAINAGE	3	PS902136V	CASEY CITY COUNCIL	
E-6, E-7	SEWERAGE	SEE DIAG.	PS902136V	SOUTH EAST WATER CORPORATION	
<div><div>BW</div><div>Beveridge Williams</div><div>development &amp; environment consultants</div><div>Melbourne ph : 03 9524 8888</div><div>www.beveridgewilliams.com.au</div></div>		SURVEYORS FILE REF: 1801767/38 1801767-38-PS-V8.DWG		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
		Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (8), 16/03/2023, SPEAR Ref: S185391A			

PS902139P









CREATION OF RESTRICTION ‘A’

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.

LAND TO BE BURDENED: LOTS 3801 TO 3806 (BOTH INCLUSIVE) AND 3816 TO 3851 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 3801 TO 3806 (BOTH INCLUSIVE) AND 3816 TO 3851 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOT FORMING PART OF THE LOT TO BE BURDENED MUST NOT, WITHOUT THE PERMISSION OF THE RESPONSIBLE AUTHORITY, CONSTRUCT OR PERMIT TO BE CONSTRUCTED:

- A) ANY DWELLING OTHER THAN THAT IN ACCORDANCE WITH MCP No. AA8871
- B) ANY BUILDING ON A LOT UNLESS THE PLANS FOR SUCH A BUILDING ARE ENDORSED AS BEING IN ACCORDANCE WITH THE MERIDIAN ESTATE DESIGN GUIDELINES PRIOR TO THE ISSUE OF A BUILDING PERMIT.
- C) ANY DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING OR DWELLING INCORPORATES DUAL PLUMBING FOR THE USE OF RECYCLED WATER IN TOILET FLUSHING AND GARDEN WATERING SHOULD THE SAID SERVICE BECOME AVAILABLE.

EXPIRY DATE

THESE RESTRICTIONS WILL CEASE TO AFFECT ANY OF THE BURDENED LOTS TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION ‘B’

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.

LAND TO BE BURDENED: LOTS 3806, 3832, 3836, 3837, 3843 TO 3847 (BOTH INCLUSIVE), 3850 AND 3851

LAND TO BE BENEFITED: LOTS 3801 TO 3806 (BOTH INCLUSIVE) AND 3816 TO 3851 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

EXCEPT WITH THE WRITTEN CONSENT OF BROWN PROPERTY GROUP AND IN ALL OTHER INSTANCES THE WRITTEN CONSENT OF EACH AND EVERY REGISTERED PROPRIETOR OF A BENEFITING LOT ON THE PLAN OF SUBDIVISION THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THE PLAN OF SUBDIVISION SHALL NOT:

DOUBLE STOREY CONSTRUCTION

- 1) BUILD OR ALLOW TO BE BUILT ON THE LOT A DWELLING UNLESS IT HAS TWO (2) STOREYS.

EXPIRY DATE

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT ON ANY OF THE BURDENED LOTS TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.