

Colour Code

Y - Yellow
R - Red

G - Green
BR - Brown
DL - Blue

P - Purple
O - Orange
H - Hatched
CH - Cross Hatched

Copies of Titles and Grants - Vol. 9350 and above
are supplied pursuant to Section 114(5) of the
Transfer of Land Act 1958
DATE: 3 - NOV 1995

LAND TITLES OFFICE



INTEREST

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 10198 FOL. 240

S.O. Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

PETER ^{prop}KUDELKA OF 16 CHARLES STREET KEW 3101 LORRAINE ^{prop}KUDELKA OF 1/9 WOORIGOLEEN ROAD TOORAK 3142 JAMES ^{prop}MORLEY OF 18 GLENROY ROAD HAWTHORN 3122 IAN ^{prop}HICKS OF 3 GREENKNOWE-COURT TOORAK 3172 CHRISTOPHER ^{prop}JACKSON OF 4 CHAMPION STREET BRIGHTON 3186 JUDITH ^{prop}ANN-GUTHRIE (AS EXECUTRIX OF THE WILL OF MICHAEL ^{prop}GUTHRIE DECEASED) OF 138B NAPIER STREET SOUTH MELBOURNE 3205 AND BRUCE EDWARD ^{prop}FORDHAM OF 500 COLLINS STREET MELBOURNE 3000 - ARE PROPRIETORS AS TENANTS IN COMMON IN EQUAL SHARES OF AN ESTATE IN FEE SIMPLE - - - SUBJECT TO THE ENCUMBRANCES NOTIFIED HEREUNDER IN ONE EQUAL UNDIVIDED EIGHTH PART OR SHARE OF ALL THAT PIECE OF LAND IN THE PARISH OF BUXTON BEING CROWN ALLOTMENT 57 - - WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE SHEET ANNEXED HERETO AND - - NG LIMITED TO SO MUCH AS LIES ABOVE THE DEPTH OF "15.24 METRES" BELOW THE SURFACE -

DATE: 13/7/94
DERIVED FROM VOL. 9338 FOL. 158 T192091V

J. Brindley

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

MORTGAGE H281045 13 GEORGE
PEARCE MACKENZIE

THE ABOVE ENCUMBRANCE IS

DISCHARGED

13 JUL 1994



MEASUREMENTS ARE IN METRES



Colour Code

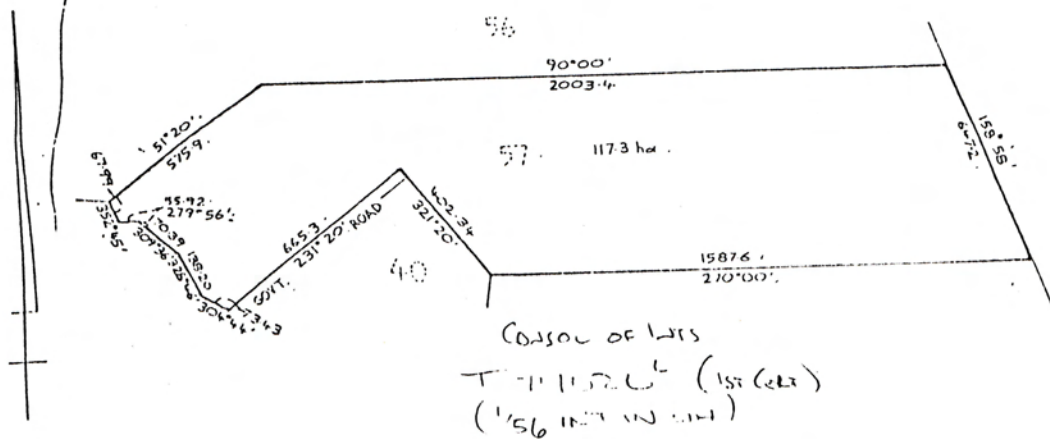
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ANNEXED SHEET REFERRED TO IN
CERTIFICATE OF TITLE VOL. 10198 FOL. 240

J. Broadley
ASSISTANT REGISTRAR OF TITLES



CONSOLE OF LOTS
T 111526 (1st (C/L))
(1/56 INT W/ 514)

CONSOLE OF LOTS
T 111526 (2nd (C/L))
(1/56 INT W/ 514)

Stevenson River

RODNEY AUJARD & ASSOCIATES

Licensed Land and Engineering Surveyors, Town Planners

Aujard Nominees Pty Ltd ACN 005 080 017

Ref: 9603

21st June, 1996

Attn: Mr. Ian Bult
Messrs. Russell Kennedy
Solicitors
PO Box 5146AA
MELBOURNE 3000

Dear Sir

re: Road Deviation
Maryton Road, Buxton
Mr. Lloyd/Mr. Dieter Jergens

Following the purchase of Maryton Park and then the partition between Mr. Gould and Mr. Laurie Bennett, we attended the site for pegging purposes and a subdivision plan evolved - (copy attached, we assume you would already have a copy).

Mr. Gould's portion (Lot 1) abutts Maryton Road and on the other side of which is land developed as the Danish Coffee Gardens, whose actual carpark and much of its improvements spill well onto the Govt. Road and their buildings have been built "too" close to such Road.

To ease the situation Mr. Gould has offered to sort the matter out and has arranged for the Road to be shifted, there being an effective exchange with Mr. Jergens land being added to so that his improvements can stay.

We have prepared the following plans for you to process.

(a) A Section 35 Plan of Subdivision enabling Mr. Gould to transfer 1414 square metres of land over to the Shire for Road purposes.

and (b) A T.P. plan prepared showing that part of the existing road which is to be closed and added to Mr. Jergens Title. Use Section 207E of The Local Government Act Schedule 10 Section 3 "Deviation" for processing through to Gazettal.

Please contact Mr. Gould for your instructions in this matter.

Yours faithfully,
RODNEY AUJARD & ASSOCIATES



RODNEY AUJARD

c.c. Mr. L. Gould

311 Burwood Road,
Hawthorn 3122
Tel: (03) 9815 1155
Fax: (03) 9815 1115

82 High Street,
Yea 3717
Tel: (057) 97 2056
Thursdays 9 am - 12 noon

37 Grant Street,
Alexandra 3714
Tel: (057) 72 1530
Thursdays 2 pm - 5 pm

Please reply to: Hawthorn

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REGISTER BOOK

VOL. 10198 FOL. 241

S.O. Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

PETER KUDELKA OF 16 CHARLES STREET KEW 3101 [LORRAINE KUDELKA OF 1/9 WOORIGOLEEN ROAD TOORAK 3142 JAMES MORLEY OF 18 GLENROY ROAD HAWTHORN 3122 IAN HICKS OF 3 GREENKNOWE-COURT TOORAK 3142 CHRISTOPHER JACKSON OF 4 CHAMPION STREET BRIGHTON 3186 JUDITH ANN-GUTHRIE (AS EXECUTRIX OF THE WILL OF MICHAEL GUTHRIE DECEASED) OF 138B NAPIER STREET SOUTH MELBOURNE 3205 AND BRUCE EDWARD FORDHAM OF 500 COLLINS STREET MELBOURNE 3000 - ARE PROPRIETORS AS TENANTS IN COMMON IN EQUAL SHARES OF AN ESTATE IN FEE SIMPLE - - - SUBJECT TO THE ENCUMBRANCES NOTIFIED HEREUNDER IN ONE EQUAL UNDIVIDED EIGHTH PART OR SHARE OF ALL THAT PIECE OF LAND IN THE PARISH OF BUXTON BEING CROWN ALLOTMENT 42D - - WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON AND BEING LIMITED SO MUCH AS LIES ABOVE THE DEPTH OF "15.24 METRES" BELOW THE SURFACE - - - - -

DATE: 13/7/94
DERIVED FROM VOL. 9338 FOL. 159 T192091V

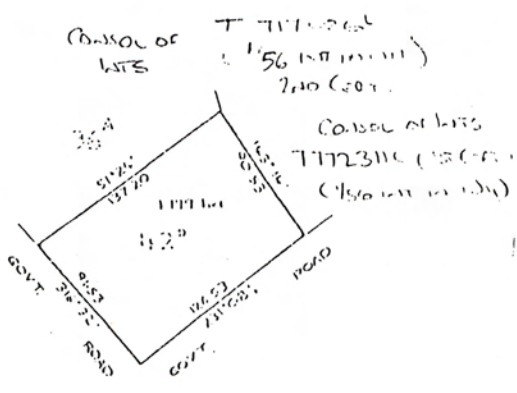
J. B. ...
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

MORTGAGE H281045 TO GEORGE PEARCE HACKENZIE

THE ABOVE MORTGAGE IS DISCHARGED
13 JUL 1994



MEASUREMENTS ARE IN METRES

Stevenson River

PLAN OF SUBDIVISION

UNDER SECTION 35 OF THE SUBDIVISION ACT 1988

STAGE No.

-

LTO USE ONLY

EDITION

PLAN NUMBER

PS 402362 Y

LOCATION OF LAND

PARISH: BUXTON

TOWNSHIP: ---

SECTION: ---

CROWN ALLOTMENT: 57

CROWN PORTION: ---

LTO BASE RECORD:
TITLE REFERENCES: C/T. VOL. 10198 FOL. 240

LAST PLAN REFERENCE/S:

POSTAL ADDRESS:
(At time of subdivision) "MARTON PARK"
MARTSVILLE ROAD
BUXTON 3711

AMG Co-ordinates
(of approx centre of land
in plan) E 389 500 ZONE 55
N 5852 300

COUNCIL CERTIFICATION AND ENDORSEMENT

Council Name: MURRINDINDI SHIRE COUNCIL.

Ref:

- A This is a plan under section 35 of the *Subdivision Act 1988* which does not create any additional lots.
- B This plan is exempt from Part 3 of the *Subdivision Act 1988*.
- C This is a plan under section 35 of the *Subdivision Act 1988* which creates (an) additional lot(s).
- D It is certified under section 6 of the *Subdivision Act 1988*.
- E It is certified under section 11 (7) of the *Subdivision Act 1988*.
- F Date of original certification under section 6. / /
- G This is a Statement of Compliance under section 21 of the *Subdivision Act 1988*.

(Council delegate)
(Council seal)
(Date of Certification)

VESTING OF ROADS AND/OR RESERVES

Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered.

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	MURRINDINDI SHIRE COUNCIL.

STAGING This ~~is~~ is not a staged subdivision.
Planning Permit No.

DEPTH LIMITATION 15.24 metres BELOW THE SURFACE

Land to be acquired by agreement ROAD R-1
Land to be acquired by compulsory process: NIL.

Survey: This plan is ~~based~~ based on survey.
To be completed where applicable.
This survey has been connected to permanent marks no.s
In Proclaimed Survey Area No.

All the land is to be acquired free from all encumbrances other than any easements specified on this plan.

EASEMENT INFORMATION

Easements marked (+) are created upon registration of this plan.
Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered.
Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered.

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
•	R-1	WAY & DRAINAGE	SEE PLAN	THIS PLAN	LAND IN THIS PLAN.

LTO USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE: / /

LTO USE ONLY

PLAN REGISTERED

TIME

DATE / /

Assistant Registrar of Titles

SHEET 1 OF 3 SHEETS

RODNEY AUJARD AND ASSOCIATES
LICENSED LAND SURVEYORS
311 BURWOOD ROAD HAWTHORN 3122 (03) 9815 1155
37 GRANT STREET ALEXANDRA 2714 (051) 72-1530

LICENSED SURVEYOR (PRINT) RODNEY AUJARD
SIGNATURE DATE / /
REF 9603 VERSION

DATE / /
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

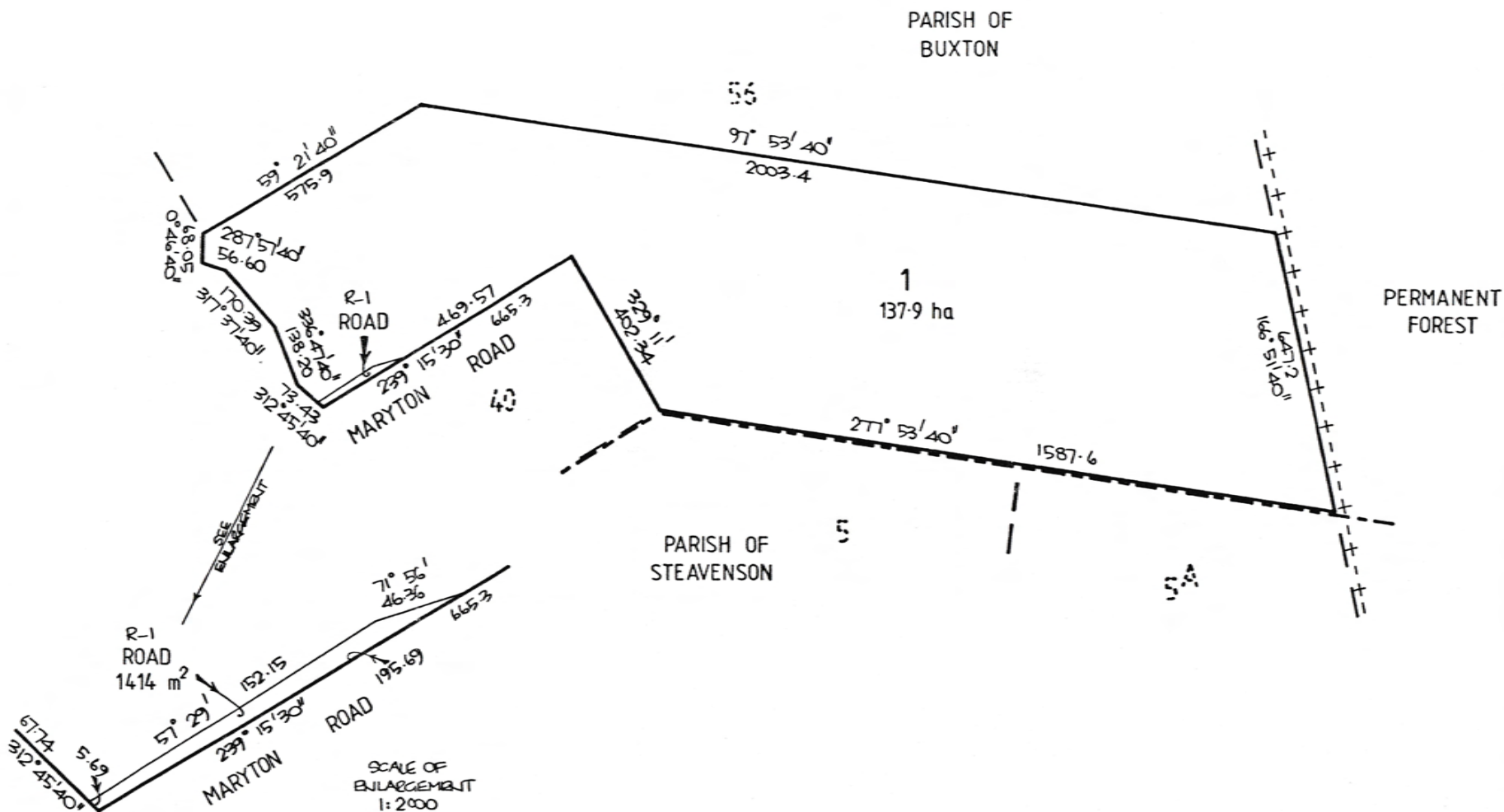
UNDER SECTION 35 OF THE SUBDIVISION ACT 1988

STAGE N°

—

PLAN NUMBER

PS 402362 Y



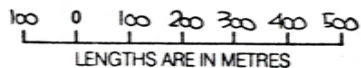
RODNEY AUJARD AND ASSOCIATES

LICENSED LAND SURVEYORS

311 BURWOOD ROAD HALTHORNBURY 3122 (03) 9815-1155

37 GRANT STREET ALEXANDRIA 3714 (051) 72-1530

SCALE



ORIGINAL

SCALE SHEET

SIZE

1:10000 A3

LICENSED SURVEYOR (PRINT) ... *RODNEY AUJARD* ...

SIGNATURE DATE / /

REF 9603 VERSION

SHEET 2 OF 3 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

UNDER SECTION 35 OF THE SUBDIVISION ACT 1988

STAGE No.

-

LTO USE ONLY

EDITION

PLAN NUMBER

PS 402362 Y

LOCATION OF LAND

PARISH: **BUXTON**

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: **57**

CROWN PORTION: —

LTO BASE RECORD:

TITLE REFERENCES: **C/T. VOL. 10198 FOL. 240**

LAST PLAN REFERENCES:

POSTAL ADDRESS:
(At time of subdivision)

**"MARTON PARK"
MARTSVILLE ROAD
BUXTON 3711**

AMG Co-ordinates
(of approx centre of land
in plan)

**E 389 500 ZONE: 55
N 5 852 300**

COUNCIL CERTIFICATION AND ENDORSEMENT

Council Name: **MURRINDINDI SHIRE COUNCIL.**

Ref:

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VESTING OF ROADS AND/OR RESERVES

Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered.

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	MURRINDINDI SHIRE COUNCIL.

STAGING This ~~is~~ is not a staged subdivision.
Planning Permit No.

DEPTH LIMITATION **15.24 metres BELOW THE SURFACE**

Land to be acquired by agreement **ROAD R-1**
Land to be acquired by compulsory process: **NIL.**

Survey: This plan is ~~based~~ based on survey.
To be completed where applicable.
This survey has been connected to permanent marks no.s
In Proclaimed Survey Area No.

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LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
●	R-1	WAY & DRAINAGE	SEE PLAN	THIS PLAN	LAND IN THIS PLAN.

LTO USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE: / /

LTO USE ONLY

PLAN REGISTERED

TIME

DATE / /

Assistant Registrar of Titles

SHEET 1 OF 3 SHEETS

RODNEY AUTJARD AND ASSOCIATES

LICENSED LAND SURVEYORS
311 BURWOOD ROAD HALMTHORNS 3122 (03) 9815-1155
37 GRANT STREET ALEXANDRA 3714 (051) 72-1530

LICENSED SURVEYOR (PRINT) **RODNEY AUTJARD**

SIGNATURE DATE / /

REF 9603

VERSION

DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

UNDER SECTION 35 OF THE SUBDIVISION ACT 1988

STAGE No.

—

PLAN NUMBER

PS 402362 Y

VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND

Land affected	Land acquired by compulsory process prior to certification			Land acquired by compulsory process after registration of plan			Land acquired by agreement	LTO reference of transfers or notifications of vesting dates	Assistant Registrar of Titles Signature	
	Vesting date	Gov't Gaz.		Date of recording of vesting date	Vesting date	Gov't Gaz.				Date of registration of transfer
		Page	Year			Page	Year			
ROAD R-1										

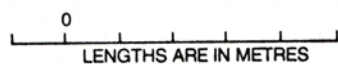
RODNEY AUJARD AND ASSOCIATES

LICENSED LAND SURVEYORS

311 BURWOOD ROAD HAWTHORN 3122 (03) 9815-1155

37 CRAUT STREET ALEXANDRA 3714 (051) 72-1530

SCALE



ORIGINAL

SCALE SHEET

SIZE

A3

LICENSED SURVEYOR (PRINT)..... *RODNEY AUJARD*.....

SIGNATURE DATE / /

REF 9603

VERSION

SHEET 3 OF 3 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

TITLE PLAN

EDITION 1

TP

LOCATION OF LAND

PARISH: BUXTON

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: 40 & PART OF A FORMER GOVT. ROAD

CROWN PORTION: —

L.T.O. BASE RECORD:

LAST PLAN REFERENCE: C/T'S VOL. 9227 FOL. 382

TITLE REFERENCE:

DEPTH LIMITATION: DOES NOT APPLY

WARNING:

THIS PLAN REPRESENTS AN EXPECTED DIVISION OF LAND.
 ANY ONE LOT MAY NOT HAVE BEEN CREATED.
 CHECK THE LOT/PLAN INDEX FOR CURRENT INFORMATION.

NOTATIONS

EASEMENT INFORMATION

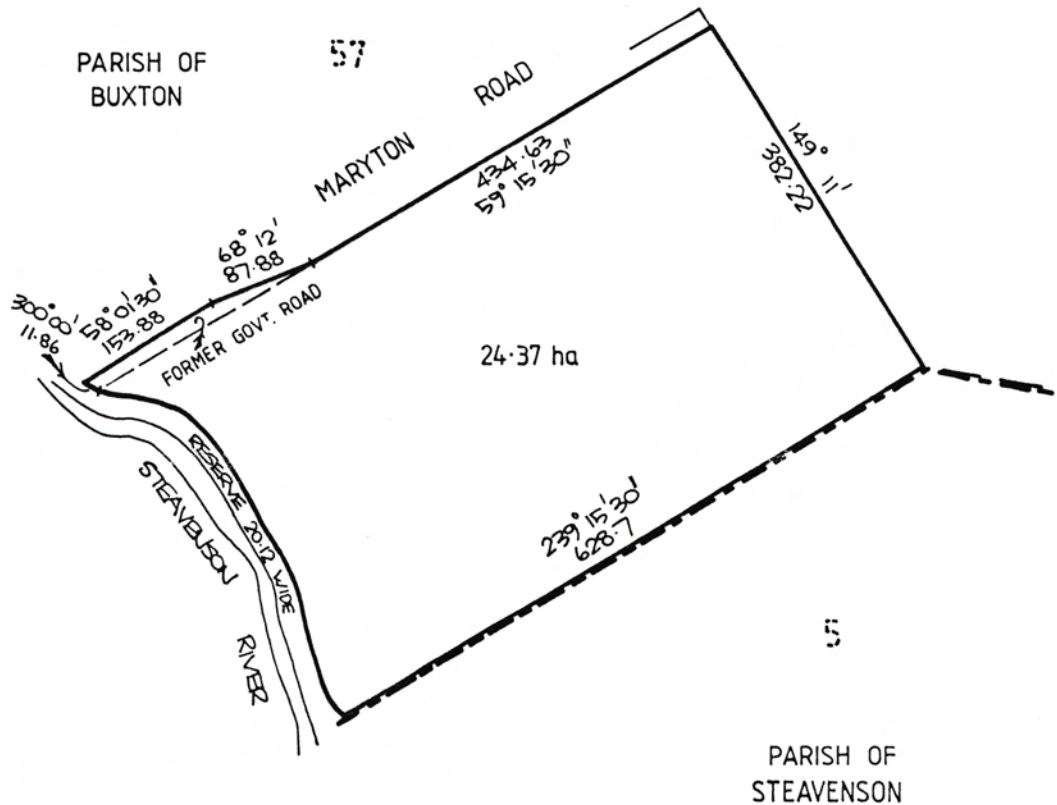
EASEMENT REFERENCE	PURPOSE / AUTHORITY	WIDTH (METRES)	ORIGIN	LAND BENEFITTED/IN FAVOUR OF

THIS PLAN HAS BEEN PREPARED BY THE VICTORIAN LAND TITLES OFFICE FOR TITLE DIAGRAM PURPOSES.

CHECKED BY

DATE: / /

ASSISTANT REGISTRAR OF TITLES.

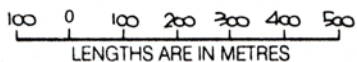


RODNEY AUJARD AND ASSOCIATES

LICENSED LAND SURVEYORS

311 BURKWOOD ROAD HAWTHORN 3122 (03) 985-1156

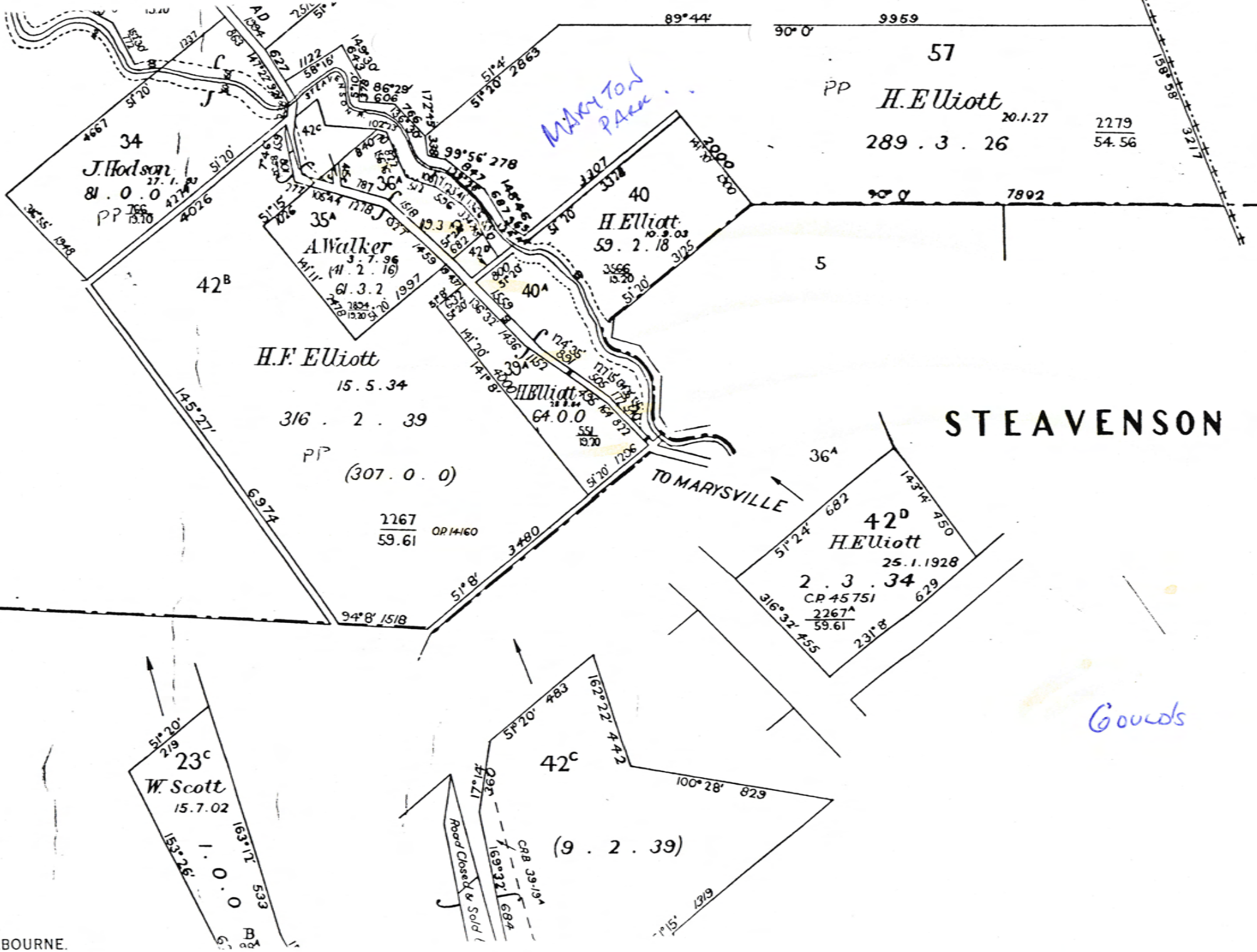
37 GRANT STREET ALEXANDRA 3714 (061) 72-1530



ORIGINAL
 SCALE SHEET SIZE
 1:10000 A3

LOCAL GOVERNMENT DEALING FILE N° :

REF 9603



MAYTON
PARK

STEAVENSON

Goolds

34
J. Hodson
27.1.19
81.0.0
PP 266
8.10

35A
A. Walker
3.7.96
11.2.16
61.3.2
19.20.9
15.20.9

H.F. Elliott
15.5.34
316.2.39
PP
(307.0.0)
 $\frac{2267}{59.61}$ OP 14160

40
H. Elliott
10.9.03
59.2.18
31.25
51.20'

57
PP
H.E. Elliott
20.1.27
 $\frac{2279}{54.56}$
289.3.26

42^D
H.E. Elliott
25.1.1928
2.3.34
CR 45751
 $\frac{2267^A}{59.61}$
316.32.455
231.8

23^C
W. Scott
15.7.02
1.0.0
153.26
163.17
533

42^C
(9.2.39)
Road Closed & Sold
CR B 3919
16.6.32
684
162.22.442
100°28' 829
1919

ELBOURNE.
URVEY, MELBOURNE.