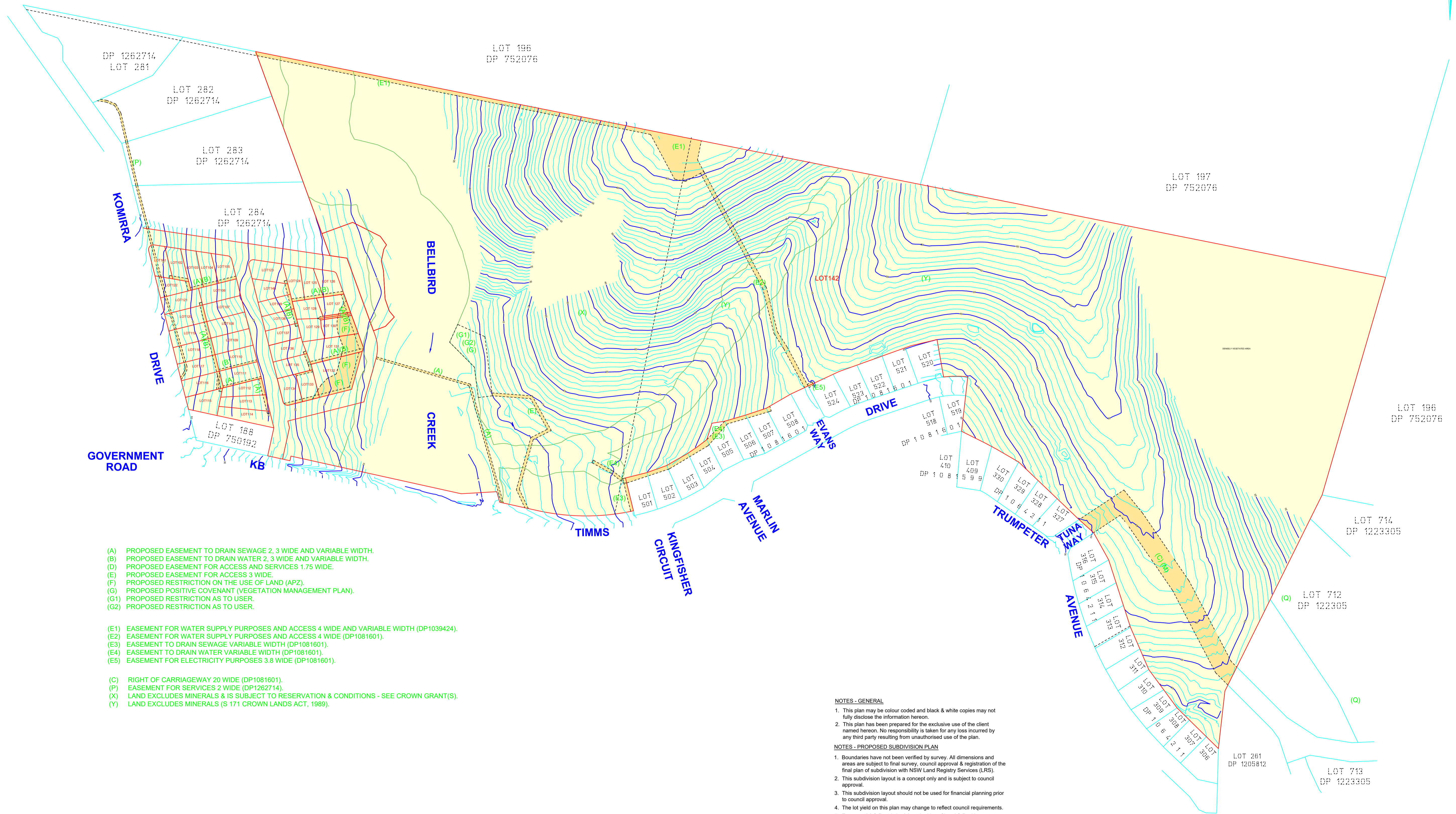
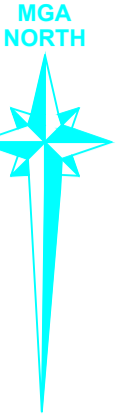


CAUTION: ALL DIMENSIONS ARE SUBJECT TO THE REGISTRATION OF THE FINAL PLAN OF SUBDIVISION WITH NSW LAND REGISTRY SERVICES (LRS).



- (A) PROPOSED EASEMENT TO DRAIN SEWAGE 2, 3 WIDE AND VARIABLE WIDTH.
- (B) PROPOSED EASEMENT TO DRAIN WATER 2, 3 WIDE AND VARIABLE WIDTH.
- (D) PROPOSED EASEMENT FOR ACCESS AND SERVICES 1.75 WIDE.
- (E) PROPOSED EASEMENT FOR ACCESS 3 WIDE.
- (F) PROPOSED EASEMENT ON THE USE OF LAND (APZ).
- (G) PROPOSED POSITIVE COVENANT (VEGETATION MANAGEMENT PLAN).
- (G1) PROPOSED RESTRICTION AS TO USER.
- (G2) PROPOSED RESTRICTION AS TO USER.
- (E1) EASEMENT FOR WATER SUPPLY PURPOSES AND ACCESS 4 WIDE AND VARIABLE WIDTH (DP1039424).
- (E2) EASEMENT FOR WATER SUPPLY PURPOSES AND ACCESS 4 WIDE (DP1081601).
- (E3) EASEMENT TO DRAIN SEWAGE VARIABLE WIDTH (DP1081601).
- (E4) EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1081601).
- (E5) EASEMENT FOR ELECTRICITY PURPOSES 3.8 WIDE (DP1081601).
- (C) RIGHT OF CARRIAGEWAY 20 WIDE (DP1081601).
- (P) EASEMENT FOR SERVICES 2 WIDE (DP1262714).
- (X) LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATION & CONDITIONS - SEE CROWN GRANT(S).
- (Y) LAND EXCLUDES MINERALS (S 171 CROWN LANDS ACT, 1989).

**NOTES - GENERAL**

- This plan may be colour coded and black & white copies may not fully disclose the information hereon.
- This plan has been prepared for the exclusive use of the client named hereon. No responsibility is taken for any loss incurred by any third party resulting from unauthorised use of the plan.

**NOTES - PROPOSED SUBDIVISION PLAN**

- Boundaries have not been verified by survey. All dimensions and areas are subject to final survey, council approval & registration of the final plan of subdivision with NSW Land Registry Services (LRS).
- This subdivision layout is a concept only and is subject to council approval.
- This subdivision layout should not be used for financial planning prior to council approval.
- The lot yield on this plan may change to reflect council requirements.
- Easement(s) & Restriction(s) on the Use of Land & Positive Covenant(s) shown as "Proposed" on this plan are subject to final survey, council approval & registration of the final plan of subdivision with NSW Land Registry Services (LRS).
- Easement(s) & Restriction(s) on the Use of Land & Positive Covenant(s) may be created on the final subdivision plan.

0 10 20 30 40 50 75m  
SCALE 1:2000 @ A1

4/199 ADELAIDE STREET  
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Technical Details:  
Azimuth - **MGA**  
Origin -  
Easting -  
Northing -

Datum - **AHD**  
Origin - **SSM 60726**  
R.L. - **52.705 (AHD)**  
Contour Int. - **0.5 METRE**

Surveyed  
Drafted  
CW 19/10/2022  
Checked  
PLM 19/10/2022

Title  
Client  
Site  
Locality **EDEN**

**PROPOSED SUBDIVISION  
SITE WITH CONTOURS**  
EDEN LAND FUND PTY LTD  
LOT 285 DP 1262714 - KB TIMMS DRIVE  
LGA BEGA VALLEY

Our Ref:  
**8235 PS1-V7**  
Original Size Sheet No.  
**A1 4 of 6**