



### 3/4 Eames Street Albury NSW

- Building area of 650 sqm (approx.)
- Land area of 1,960 sqm (approx.)
- Fully fenced in popular North Albury location
- Suitable owner occupier or investor

**Building Size** : 450 sqm  
**Land Size** : 1960 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murra-y-region/albury/commercial/development/5851360>

SIGNATURES, SEALS AND STATEMENTS OF INTENTION TO DEDICATE public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.



Alan S. Clark  
SECRETARY

Maurine B. Clark  
DIRECTOR

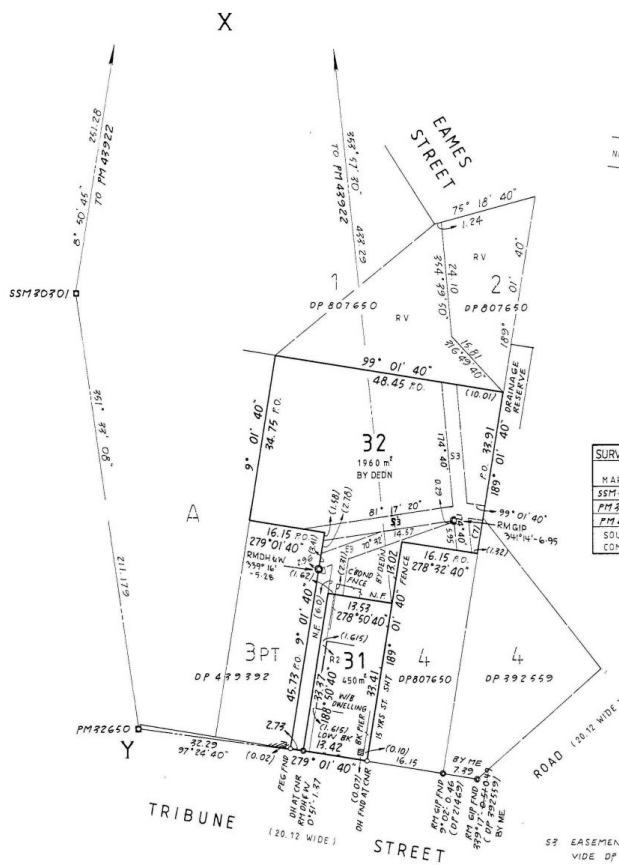
STATE OF ALBERTA  
CROWN LANDS  
1997  
BY ORDER OF THE ATTORNEY GENERAL  
IN WITNESS WHEREOF  
1997

Crown Lands Office Approval  
PLAN APPROVED: \_\_\_\_\_  
Land Dept. of: \_\_\_\_\_  
Paper No.: \_\_\_\_\_  
Field Book: \_\_\_\_\_

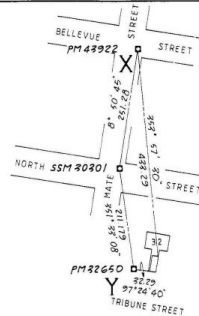
Council's Certificate  
I hereby certify that:  
(a) the requirements of the Local Government Act, 1979 (other than the requirements for the registration of plans, and  
(b) the requirements of Part 3 Division 2 of the Water Board Act 1987 (in Part 3 Division 2 of the Water Board Act 1987)  
have been complied with by the applicant in relation to the SUBDIVISION.  
Subdivision No.: 3880  
Date: 13-06-97  
(Signature) \_\_\_\_\_  
General Manager/Authorized Person  
Council File No.: \_\_\_\_\_

\*This part of the certificate is to be deleted where the application is only for a road opened up or the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Water Board or the Water Board Corporation Ltd.  
I declare if false statement

SURVEYOR'S REFERENCE: 3284/11/2/0



DATUM X-Y PM 22650 - PM 43922 0° 57' 16" 467.242



SURVEY PRACTICE REGULATION 1990: CLAUSE 32 (2)			
MARK	EASTING	NORTHING	ZONE ACC
PM 22650	292666.581	1006689.247	552 2
PM 22650	292666.601	1006689.247	552 2
PM 43922	292676.217	1007129.526	552 2
SOURCE SCIMS 17 APRIL 1997			
COMBINED SEA AND SCALE FACTOR 0.99999			

DP 869684 (E)  
Registered: MB 29/7/1997  
CA: N° 9360 OF 13-6-1997  
Title System: TORRENS  
Purpose: SUBDIVISION  
Ref. Map: ALBURY SH73  
Last Plan: D.P. 21469 #  
PLAN OF SUBDIVISION OF LOT 3  
DP 807650.  
Lengths are in metres. Reduction Ratio: 1:500  
LGA: ALBURY  
Local: ALBURY  
Parish: ALBURY  
County: GOULBURN

Details of map(s) attached:  
DOUGLAS J. GOV.  
60° OLIVE STREET ALBURY NSW  
PM 22650  
The survey relates to LOT 31.

There is no other survey shown on the plan that is not the subject of the plan.  
Datum Line: X-Y  
Name: Suburban / County  
Plans used in preparation of survey compilation:  
DP 807650

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88 OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO CREATE:  
1. EASEMENT TO DRAIN SEWAGE 3 WIDE  
2. RIGHT OF ACCESS: 1.50 WIDE  
3. RESTRICTION ON USE.

PLAN APPROVED  
AT SURVEYOR'S REQUEST

CHECKLIST

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP 869684