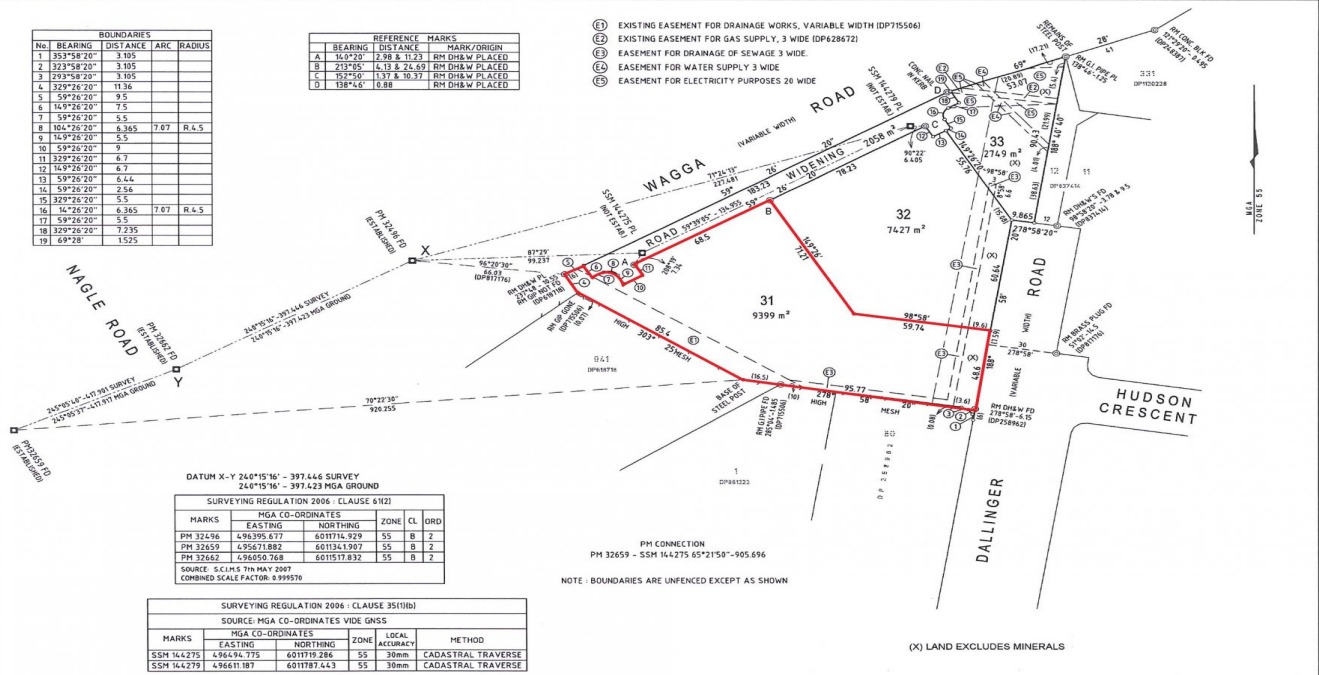


BOUNDARIES			
No.	BEARING	DISTANCE	ARC / RADIUS
1	353°58'20"	3.195	
2	323°58'20"	3.195	
3	293°58'20"	3.195	
4	320°26'20"	11.36	
5	59°26'20"	9.5	
6	149°26'20"	7.5	
7	59°26'20"	5.5	
8	104°26'20"	6.365	7.07 R.L.S
9	149°26'20"	5.5	
10	59°26'20"	9	
11	320°26'20"	6.7	
12	149°26'20"	6.7	
13	59°26'20"	4.4	
14	59°26'20"	2.56	
15	320°26'20"	5.5	
16	149°26'20"	6.365	7.07 R.L.S
17	59°26'20"	5.5	
18	320°26'20"	7.235	
19	69°26'	1.525	

REFERENCE MARKS		
BEARING	DISTANCE	MARK/ORIGIN
A	149°20'	2.98 & 11.23 RM DHE&W PLACED
B	213°05'	4.13 & 24.69 RM DHE&W PLACED
C	027°50'	1.32 & 10.37 RM DHE&W PLACED
D	138°45'	6.88 RM DHE&W PLACED

- (E1) EXISTING EASEMENT FOR DRAINAGE WORKS, VARIABLE WIDTH (DP715566)
- (E2) EXISTING EASEMENT FOR GAS SUPPLY, 3 WIDE (DP628672)
- (E3) EASEMENT FOR DRAINAGE OF SEWAGE, 3 WIDE
- (E4) EASEMENT FOR WATER SUPPLY 3 WIDE
- (E5) EASEMENT FOR ELECTRICITY PURPOSES 20 WIDE



DATUM X-Y 240°15'16" - 397.446 SURVEY
240°15'16" - 397.423 MGA GROUND

SURVEYING REGULATION 2006 : CLAUSE 4(1)(2)				
MARKS	MGA CO-ORDINATES	ZONE	CL	ORD
PM 32496	496395.617	601114.529	55	B 2
PM 32459	496671.682	601154.1907	55	B 2
PM 32462	496650.768	6011517.832	55	B 2

SOURCE: S.C.I.'S 7th MAY 2007
COMBINED SCALE FACTOR: 0.999570

SURVEYING REGULATION 2006 : CLAUSE 35(1)(b)				
SOURCE: MGA CO-ORDINATES VIDE GNS				
MARKS	MGA CO-ORDINATES	ZONE	LOCAL ACCURACY	METHOD
SSM 144275	496474.775	6011719.286	55	30mm CADASTRAL TRAVERSE
SSM 144273	496611.187	6011787.443	55	30mm CADASTRAL TRAVERSE

Surveyor: STUART MASON
Date of Survey: 13/9/2007
Surveyors Ref: 6509PRR/ESMA

PLAN OF SUBDIVISION OF LOT 3 DP817178

LGA: ALBURY
Locality: LAVINGTON
Subdivision No: 4271
Lengths are in metres. Reduction Ratio 1:1000

Registered
26.3.2009

DP1120214

Lot 31 Wagga Road Lavington NSW

- Comprising approx. 9,399 sqm
- Approx. 80 m frontage to Wagga Road
- Frontage to Dallinger Road at rear - approx. 48 m
- Opportunity to further sub divide (STCA)
- Profile location
- Zoning - Industrial 2

View : <https://www.dixoncre.au/sale/nsw/murray-region/lavington/commercial/development/5851617>

N.B. Owners will build to tenancy specifications