

Council Agenda Item 8.1
Attachment 2 -Certificate of Title
69-71 Cimitiere Street Launceston

SEARCH OF TORRENS TITLE

VOLUME 46020	FOLIO 1
EDITION 4	DATE OF ISSUE 05-Jun-2001

SEARCH DATE : 29-Jun-2017

SEARCH TIME : 02.57 PM

DESCRIPTION OF LAND

City of LAUNCESTON
 Lot 1 on Diagram 46020
 Being the land described in Part 1 of the Second Schedule to
 Mortgage No. 65/2966
 Excepting thereout Land Secondly described in the First
 Schedule of Mortgage No. 65/2966, Lands thirdly and fourthly
 described in the Third Schedule to Mortgage No. 65/2966
 Derivation : Part of 0A-1R-32Ps Granted to T. Scott and W.
 Douglas
 Prior CT 4701/56

SCHEDULE 1

C302484 TRANSFER to LAUNCESTON CITY COUNCIL Registered
 01-Jun-2001 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 40/8788 CONVEYANCE - BENEFITING EASEMENT: Right of Way over
 the land shaded green thereon and shown as the land
 "thirdly described in the third schedule 65/2966" on
 Diagram No. 46021

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

APPROVED: 13 SEP 1990 <i>Michael Quinn</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 65/2966	REGISTERED NUMBER D. 46020
FILE NUMBER Y.11808	GRANTEE: PART OF 0-1-32 GTD. TO JAMES SCOTT & WILLIAM DOUGLAS.	DRAWN <i>AB</i> 5/9/90

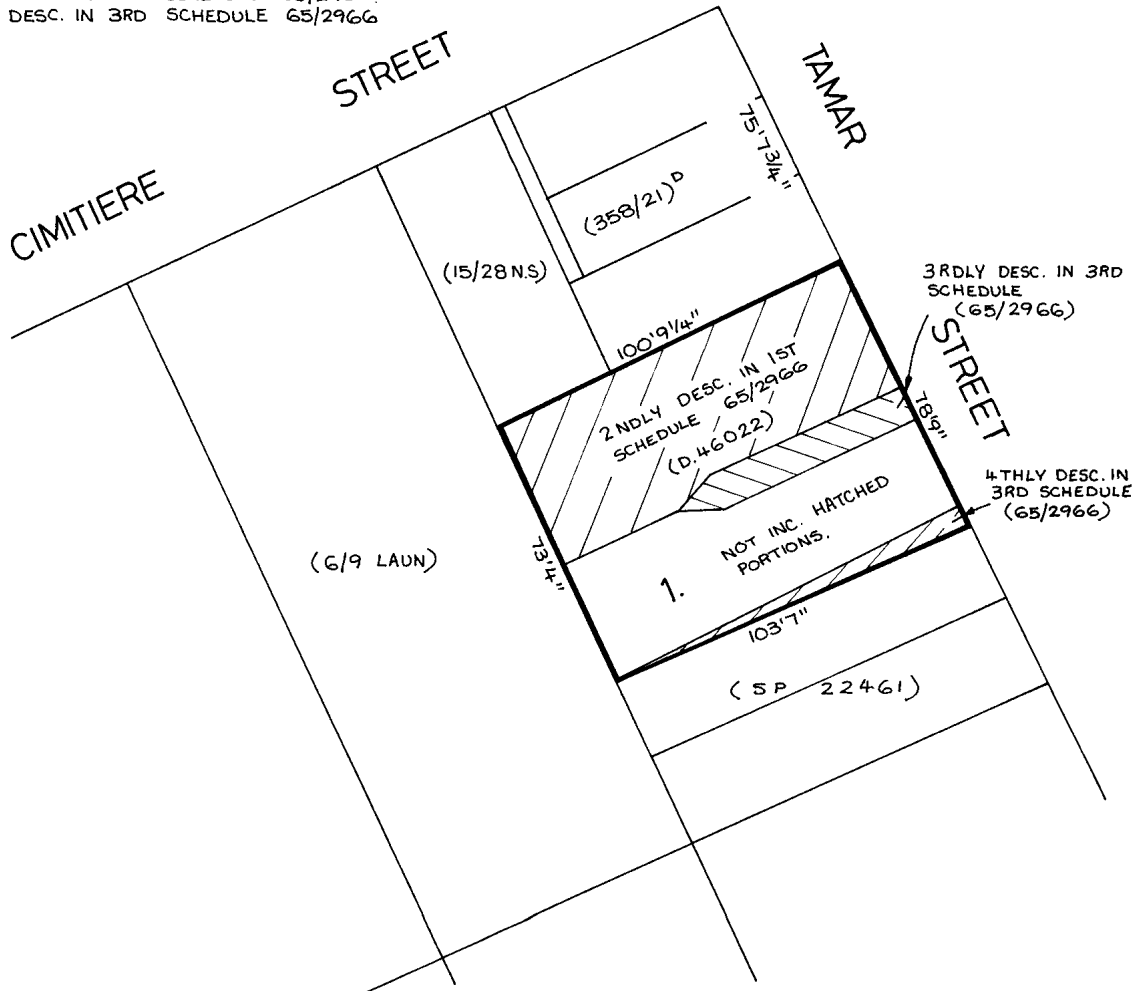
OS K 2062

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF LAUNCESTON (SEC. H)
LAND DISTRICT OF
PARISH OF
LENGTHS ARE IN METRES, NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

EXCEPTED LANDS

- 2NDLY DESC. IN 1ST SCHEDULE 65/2966
- 3RDLY DESC. IN 3RD SCHEDULE 65/2966
- 4THLY DESC. IN 3RD SCHEDULE 65/2966



SEARCH OF TORRENS TITLE

VOLUME 46022	FOLIO 1
EDITION 4	DATE OF ISSUE 05-Jun-2001

SEARCH DATE : 29-Jun-2017

SEARCH TIME : 02.56 PM

DESCRIPTION OF LAND

City of LAUNCESTON
 Lot 1 on Diagram 46022
 Being the land described in Part 1 of the Second Schedule to
 Mortgage No. 65/2966
 Excepting thereout Land firstly described in the First
 Schedule to Mortgage No. 65/2966, Lands thirdly and fourthly
 described in the Third Schedule to Mortgage No. 65/2966
 Derivation : Part of 0A-1R-32Ps. Granted to T. Scott and W.
 Douglas
 Prior CT 4701/58

SCHEDULE 1

C302484 TRANSFER to LAUNCESTON CITY COUNCIL Registered
 01-Jun-2001 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 40/8788 CONVEYANCE - BENEFITING EASEMENT: Right of Way over
 the land shaded green thereon and shown as the land
 "thirdly described in the third schedule 65/2966" on
 Diagram No. 46021

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

APPROVED 13 SEP 1990 <i>Michael Quinn</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 65/2966	REGISTERED NUMBER D.46022
FILE NUMBER Y.11810	GRANTEE: PART OF 0-1-32 GTD. TO JAMES SCOTT & WILLIAM DOUGLAS.	DRAWN <i>MH</i> 5/9/90

OS-K 2062

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF LAUNCESTON (SEC. H)

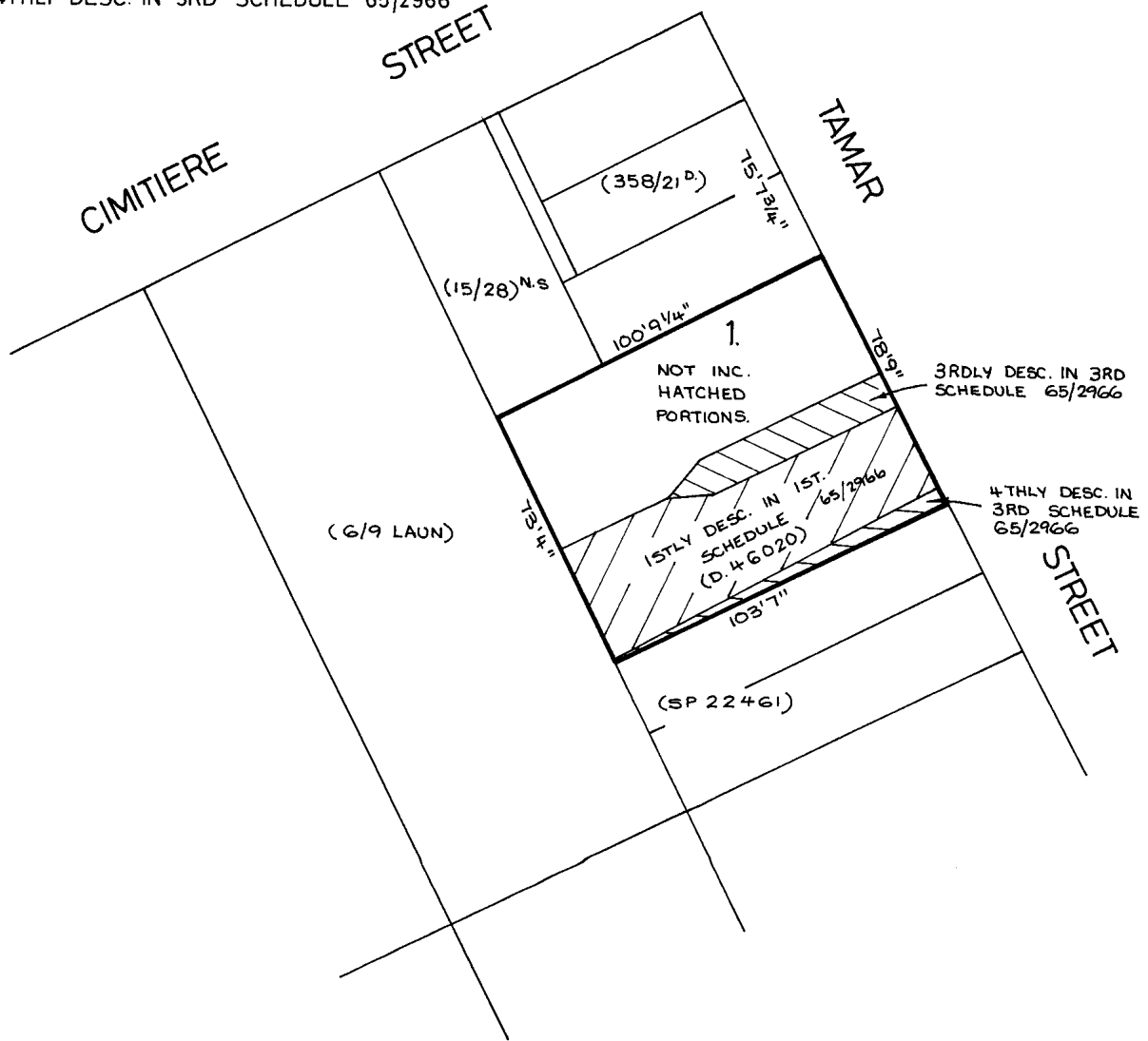
LAND DISTRICT OF

PARISH OF

LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

EXCEPTED LANDS

- 1STLY DESC. IN 1ST SCHEDULE 65/2966
- 3RDLY DESC. IN 3RD SCHEDULE 65/2966
- 4THLY DESC. IN 3RD SCHEDULE 65/2966



SEARCH OF TORRENS TITLE

VOLUME 67483	FOLIO 4
EDITION 3	DATE OF ISSUE 05-Jun-2001

SEARCH DATE : 29-Jun-2017

SEARCH TIME : 02.56 PM

DESCRIPTION OF LAND

City of LAUNCESTON
 Lot 4 on Diagram 67483 (formerly being 15-28NS)
 Derivation : Part of OA-1R-32P Sec. H. Gtd. to J Scott & Anr.
 Prior CT 2331/93

SCHEDULE 1

C302484 TRANSFER to LAUNCESTON CITY COUNCIL Registered
 01-Jun-2001 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT: Right of carriage way over the "Right of Way" shown on Diagram 67483
 BURDENING EASEMENT: Right of the owner or owners for the time being of the land adjoining the North Western boundary of the land comprised herein to the support of a roof of a one storey building from the six inch concrete wall erected for a distance of forty feet from Tamar Street on the North Western boundary of the land comprised herein
 59560 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Transfer
Selma Hall
to
Wm A. Davey
O.T. *CLK 48*

N.S. 28

DIAGRAM FROM ACTUAL SURVEY



REGISTERED NUMBER
67483

CITY OF LAUNCESTON

No. OF APPLICATION

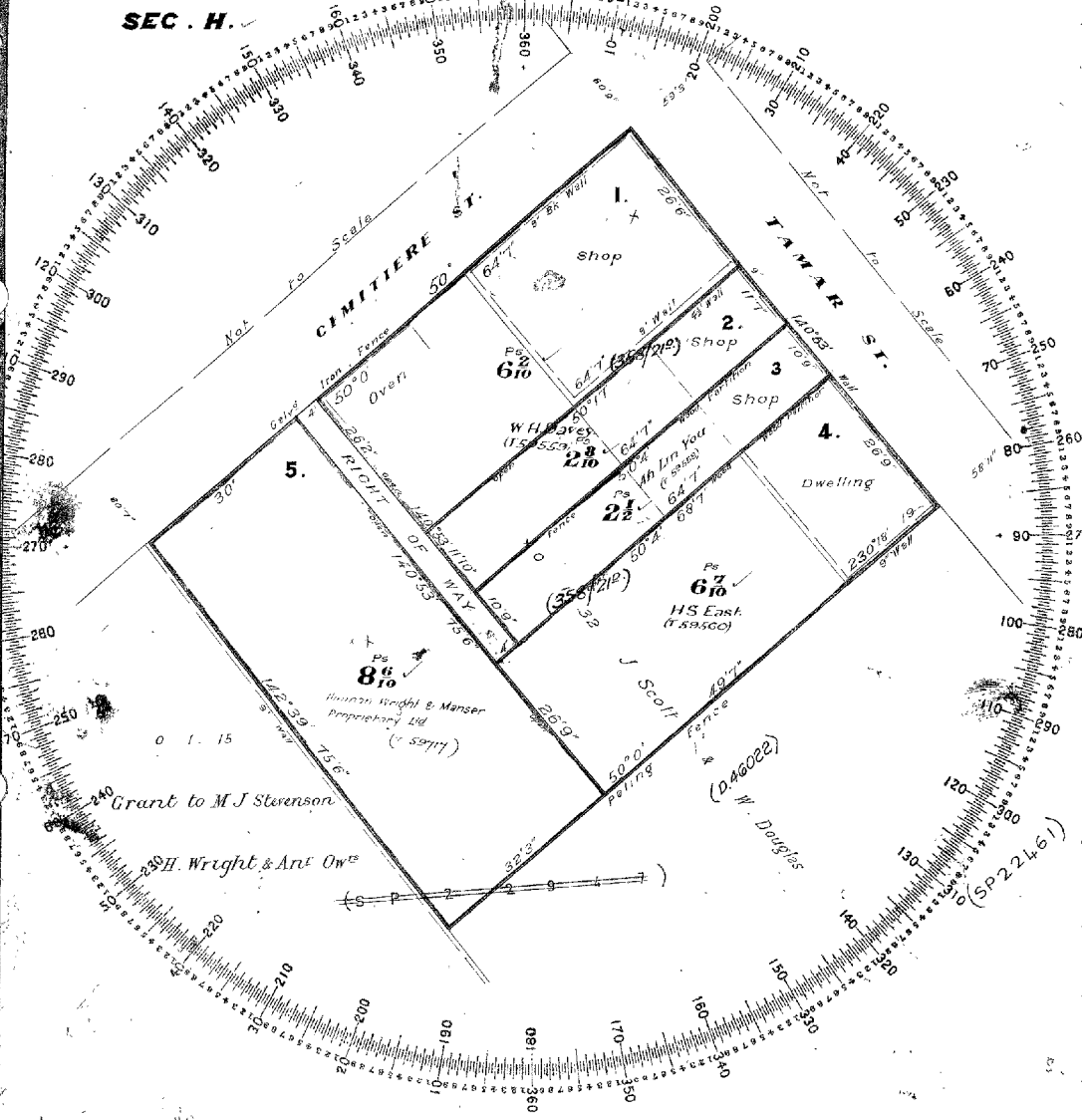
Scale **15 Ft.** to an inch.

Part of *Old 32 James Scott & Art. Walls*

REFERENCE TO CORNERS.

CORNER	BEARING	DISTANCE IN LINKS	FROM

SEC. H.



To be filled in
by Surveyor

Date of Instructions
Survey commenced
Survey finished
Error of close 2-in See Sheets
Plotted by *R.M.L. 21/11/22*
Finally examined by *[Signature]*
Entered on General Plan by

I, *Cyril Bingley Watchorn* of Launceston
Authorised Surveyor, of Tasmania, do solemnly and sincerely declare that
this plan has been made from surveys executed by me or under my own
personal supervision, inspection, and field check, and that both plan and
survey are correct, and have been made in accordance with the by-laws of
the Surveyor's Board, dated 1st May, 1913.

And I make this solemn declaration by virtue of Section 132 of "The
Evidence Act, 1910."
[Signature]
Authorised Surveyor.

Declared at Launceston this eleventh day of August 1922,
before me,

[Signature]
Justice of the Peace.

SEARCH OF TORRENS TITLE

VOLUME 206940	FOLIO 5
EDITION 3	DATE OF ISSUE 05-Jun-2001

SEARCH DATE : 29-Jun-2017

SEARCH TIME : 03.00 PM

DESCRIPTION OF LAND

City of LAUNCESTON
 Lot 5 on Plan 206940
 Derivation : Part of 0acs 1rd 32ps Sec H Gtd to J Scott
 Prior CT 2375/42

SCHEDULE 1

C302484 TRANSFER to LAUNCESTON CITY COUNCIL Registered
 01-Jun-2001 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book
Vol. Fol.
2375 12

NOTE - REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE

Cert. of Title Vol. 306 Fol. 122
I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Hutchinson

Recorder of Titles.



DESCRIPTION OF LAND

CITY OF LAUNCESTON
EIGHT PERCHES AND SIX TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

HINMAN WRIGHT & MANSER PROPRIETARY LIMITED

SECOND SCHEDULE (continued overleaf)

TOGETHER WITH a right of carriageway over the "Roadway" shown hereon

NO. A137792 MORTGAGE to The Commercial Bank of Australia Limited.
Registered 16th December, 1960 at 12.3p.m.
(Sgd.) A. IMLACH
Recorder of Titles

DISCHARGE A307302

Recorder of Titles

NO. A271463 MORTGAGE to The City Mutual Life Assurance Society Limited.
Registered 10th July, 1968 at 12.1p.m.
(Sgd.) T.E. HUTCHINSON,
Recorder of Titles.

DISCHARGE A307303

Recorder of Titles

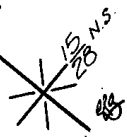
NO. A271462 The priority between themselves of the following mortgages in so far as they affect the land herein is varied as follows:
Mortgage No. A271463 ranks first
Mortgage No. A137792 ranks second
Registered 10th July, 1968 at 12.2p.m.
(Sgd.) T.E. HUTCHINSON,
Recorder of Titles.

CANCELLED

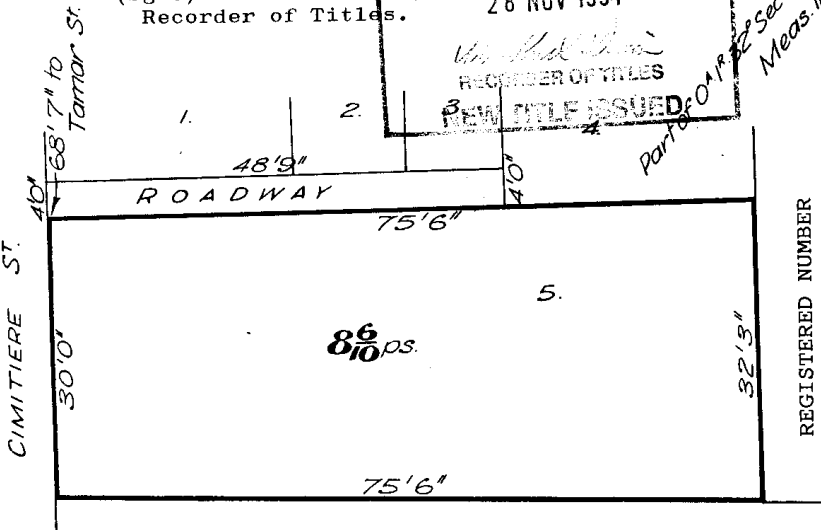
28 NOV 1994

RECORDER OF TITLES
NEW TITLE ISSUED

Part of 0.1922 Sec H. G. to J. Scott & Anr.
Meas. in F. & 175.



NOTE - ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.



REGISTERED NUMBER

206940

Lot 5 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

FIRST. Edition. Registered
Derived from C.T. Vol. 306 Fol. 122 Transfer 59717 S. Hall & anr. Application A137790

SEARCH OF TORRENS TITLE

VOLUME 206941	FOLIO 1
EDITION 3	DATE OF ISSUE 05-Jun-2001

SEARCH DATE : 29-Jun-2017

SEARCH TIME : 02.59 PM

DESCRIPTION OF LAND

City of LAUNCESTON
 Lot 1 on Plan 206941
 Derivation : 0acs 1rd 15ps Sec H Gtd to M J Stevenson
 Prior CT 2375/43

SCHEDULE 1

C302484 TRANSFER to LAUNCESTON CITY COUNCIL Registered
 01-Jun-2001 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2375 43

NOTE - REGISTERED FOR OFFICE CONVENIENCE TO REPLACE

Cert. of Title Vol. 229 Fol. 71.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Hutchinson

Recorder of Titles.



DESCRIPTION OF LAND

CITY OF LAUNCESTON ONE ROOD FIFTEEN PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

HINMAN WRIGHT & MANSER PROPRIETARY LIMITED

SECOND SCHEDULE (continued overleaf)

NO. A137792 MORTGAGE to The Commercial Bank of Australia Limited. Registered 16th December, 1960 at 12.3p.m.

(Sgd.) A. IMLACH, Recorder of Titles.

DISCHARGE A307302

Recorder of Titles.

NO. A271463 MORTGAGE to The City Mutual Life Assurance Society Limited. Registered 10th July, 1968 at 12.1p.m.

(Sgd.) T.E. HUTCHINSON, Recorder of Titles

DISCHARGE A307303

Recorder of Titles.

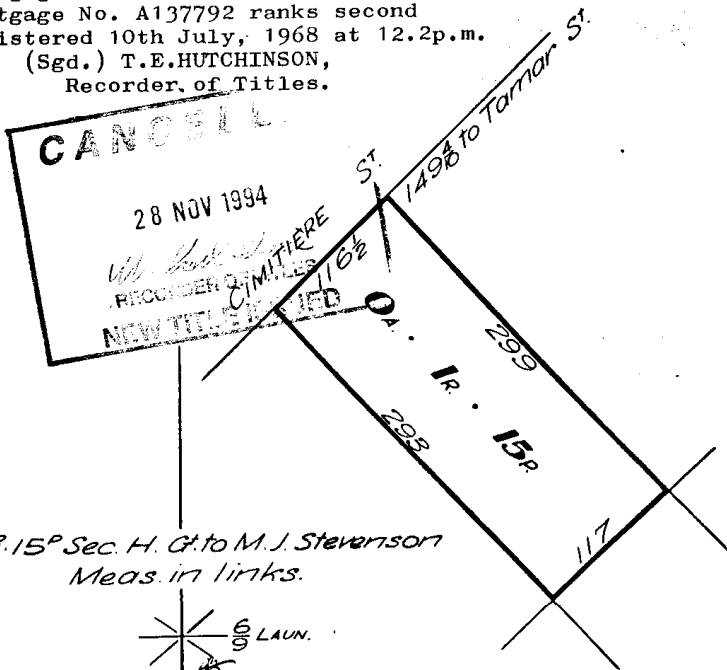
A271462 The priority between themselves of the following mortgages in so far as they affect the land herein is varied follows:

- Mortgage No. A271463 ranks first
- Mortgage No. A137792 ranks second
- Registered 10th July, 1968 at 12.2p.m.
- (Sgd.) T.E. HUTCHINSON, Recorder of Titles.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

206941



0A. 1R. 15P Sec. H. G. to M.J. Stevenson Meas. in links.

FIRST Edition, Registered

Derived from C.T. Vol. 229 Fol. 71 Transfer 40535 J. Wright.

(CONV. 4/3523)

3523⁴

Memorial of an Indenture to be registered pursuant to the Act of Council in such case made and provided -

Date. The twenty fourth day of September One thousand eight hundred and fifty six.

Names and Abidings of the parties. James Scott of Launceston in Tasmania Surveyor and William Douglass of Launceston aforesaid Solicitor of the one part and William Richards of Launceston aforesaid Yeoman of the other part -

Nature and Object. A Conveyance of the Allotment or piece of land and hereditaments therein and hereinafter described from the said James Scott and William Douglass unto and to the use of the said William Richards and his heirs and assigns forever.

Description. All that Allotment or piece of land situate and being in the Township of Launceston aforesaid and bounded on the North East by two hundred and eighty two links South Easterly along Tamar Street on the South East by two hundred and fifty seven links South Westerly along an allotment of land heretofore belonging to Thomas Scott and now belonging to his representatives on the South West by two hundred and eighty two links North Westerly along an allotment now or lately belonging to Thomas Drough to land belonging to John Holman Webster and thence on the North West by two hundred and fifty seven links along that land to the point of commencement in Tamar Street aforesaid -



4.0 11 1 10 2 0 0 0

...of the land and of the land along that land to the point of commencement
in Tamar Street aforesaid.

Where Situate In the Township of Launceston in Tasmania

Consideration. The now Memorializing Indenture contains recitals shewing that the
said James Scott and William Douglass were then seized of the
Allotment of land and hereditaments above described In trust only
for the said William Richards who had requested them to convey the
same to him and his heirs to which they had agreed and the consideration
for the now Memorializing Indenture are the premises and the
sum of Ten Shillings paid by the said William Richards to
each of them the said James Scott and William Douglass at
before the execution of the now Memorializing Indenture.

Witnesses John Williams Launceston

Fredrick James Foot of number 10
Harcourt Street Hobart Town in Tasmania
Clerk to Robert William Nutt and Charles
Butler of the same place Solicitors at Law
doth and saith that the above written
Memorial contains a just and true account
of the several particulars therein set forth

James Scott
Wm Douglass

I Wrote at Hobart Town aforesaid the
this 14 day of September
in the year one thousand eight hundred
and fifty six Before me
Fredrick James Foot

Memorial of a certain Indenture of Release to be registered pursuant to the act of Council, in such case made and Provided,

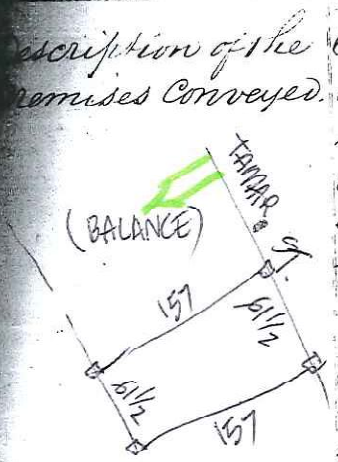
The seventeenth day of September one thousand eight hundred and sixty one

Parties William Richards of Tamar Street - Launceston, in Tasmania bachelor and Elizabeth Richards his wife of the one part and Samuel Richards of same place Carter of the other part.

Witness Charles Johnston of Patterson Street Launceston Solicitor.

Release of the premises hereinafter described from the said William Richards and Elizabeth Richards his wife to the said Samuel Richards and to his heirs and assigns for ever.

All That allotment or piece of land situate and being in the Township of Launceston aforesaid being part of the allotment conveyed by one James Scott and William Douglas to the said William Richards and in the now Memorializing Indenture particularly described and bounded on the North east by sixty links and one half link, South east along Tamar Street - on the South east by one hundred and fifty seven links South West along an allotment of land heretofore belonging to Thomas Scott and now belonging to his representatives on the South west by sixty one and a half link north westerly along an allotment now or lately belonging to Thomas Burgh and thence on the North West by one hundred and fifty seven links along land belonging to the said William Richards to the Point of commencement in Tamar Street aforesaid.



Township of Launceston, in Tasmania

Document Set ID: 3697057
Version: 1, Version Date: 15/12/2017

District where
situate —

Township of Saunceston in Tasmania

Consideration
to whom and
how paid —

The sum of Two Hundred Pounds paid by the said Samuel Richards
to the said William Richards at or before the execution of the now Memorializing
Indenture as appears by the said Indenture and the receipt thereon endorsed.

Make oath and saith that the above written memorial
contains a just and true account of the several particulars
therein set forth —

of Wm Richards

Sworn at Hobart Town this day of 1861
One thousand eight hundred and sixty one
Before me

Registrar of Deeds

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Memorial

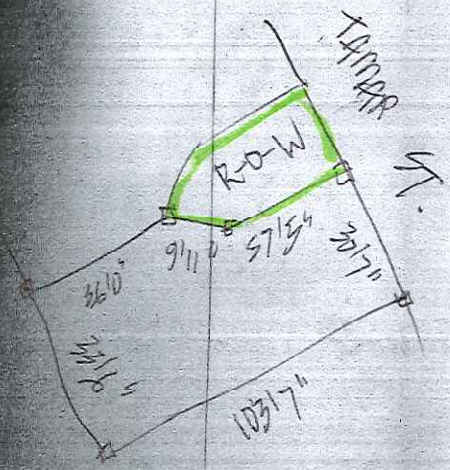
of an Indenture to be registered pursuant to Act of Council in such case made and provided

Date of Indenture The twenty ninth day of July one thousand eight hundred and eighty five

Names and additions of the parties Moses John Richards of Beaconsfield in Tasmania Miner of the first part Samuel Richards of Launceston in Tasmania Mining Manager of the second part and Amelia Richards the wife of the said Samuel Richards of the third part

Names and additions of the witnesses William Pickett Solicitor

Nature and Object The now memorializing Indenture recites that William Richards late of Launceston in Tasmania Carter deceased duly made and executed his last Will and Testament dated the second day of April one thousand eight hundred and seventy two and thereby gave and bequeathed to his wife Elizabeth Richards if she survived him and so long as she remained a widow the sum of eight shillings per week to be paid to her out of the proceeds of the rents of the houses and to his son Samuel Richards and to his heirs the said testator left the house and land in Tamar Street for the period of twenty years to liquidate a claim of one hundred and thirty five pounds he had against the testator and if his said testator's son Samuel survived this period to hold the same for his life and at his death this property to become the property of Moses John Richards or his heirs and the heirs of Samuel Richards aforesaid and the said testator thereby appointed his sons Moses John Richards and Samuel Richards to be his executors to arrange and carry out that his last Will and Testament And that the said William Richards died on the fourteenth day of October one thousand eight hundred and



Richards or his heirs and the heirs of Samuel Richards aforesaid and
the said Testator thereby appointed his sons Moses John Richards and
Samuel Richards to be his executors to arrange and carry out that his
last Will and Testament. And that the said William Richards died
on the fourteenth day of October one thousand eight hundred and seventy
two seized of the lands and hereditaments thereafter described and
intended to be thereby conveyed the same being part of the property
referred to in the said Will as the house and land in Tamar
Street and without having altered or revoked his said Will which
was duly proved in the Supreme Court of Tasmania on the
twentieth day of November one thousand eight hundred and seventy
two by the said Samuel Richards and was registered on the sixteenth
day of July one thousand eight hundred and seventy three. And that
the said Elizabeth Frances Richards (in the said Will called Elizabeth
Richards) died on the twenty first day of January one thousand eight
hundred and eighty four. And that the said claim of one hundred
and thirty five pounds which the said Samuel Richards had against
the said Testator had long since been paid and satisfied, as to the
said Samuel Richards did thereby admit and declare. And that the
said Samuel Richards was one of the attesting witnesses to the Will of
the said William Richards and by reason thereof the devise to him in
the said Will contained failed to take effect. And that the said Moses
John Richards was the heir-at-law of the said William Richards and
by reason thereof and of there being no devise in the said Will of the
Testator's residuary estate became entitled as heir-at-law, as aforesaid
to the real estate whereof the devise failed to take effect, as aforesaid.
And that the said Moses John Richards had contracted and agreed
with the said Amelia Richards for the absolute sale to her of the land
and hereditaments thereafter described and intended to be thereby conveyed
for the sum of three hundred and eighty pounds six shillings. And that

said Indenture Moses John Richards as Beneficial ^{and Samuel Richards hereby confirmed} Owner hereby conveyed the land and hereditaments therein, and hereinafter described to and to the use of Amelia Richards in fee simple Discharged from all money & formerly owing by the said William Richards to the said Samuel Richards and from all claims under the said Will

Description

All that piece or parcel of land situate and being in Launceston aforesaid bounded on the North East by a line of thirty feet seven inches North Westerly along Samar Street commencing at the North angle on that Street of land belonging to the said Samuel Richards and extending to the right of way hereinafter mentioned thence on the North West by a line of fifty seven feet five inches South Westerly along that right of way thence again on the South West by a line of nine feet eleven inches also South Westerly in another bearing along the said right of way thence again on the North West by a line of thirty six feet along other part of the said property in Samar Street belonging to Moses John Richards extending South Westerly to land belonging to Mrs Margaret Stephenson thence on the South West by a line of thirty three feet six inches South Easterly along that land and thence on the South East by a line of one hundred and three feet seven inches North Easterly along the said land of the said Samuel Richards to the point of commencement Together with the free use and enjoyment in common with Moses John Richards and the owners tenants and occupiers for the time being of the said other property belonging to Moses John Richards at all times and for all purposes of All that strip of land or roadway of nine feet eleven inches in width extending from Samar Street South Westerly between the land hereby conveyed and the said other land belonging to the said Moses John Richards as the said piece of land and roadway are shown in the plan drawn on the ...

for all purposes of All that strips of land or roadway a nine feet
eleven inches in width extending from Yaman Street South Westwardly
between the land hereby conveyed and the said other land belonging
to the said Moses John Richards as the said piece of land and
roadway are shewn in the plan drawn on the new memorializing
indenture

Where situated In the town of Launceston in Tasmania

Consideration Three hundred and eighty pounds six shillings paid by Amelia Richards
to Moses John Richards

I George Henry Marshall of Mutual
Provident Chambers Elizabeth Street Hobart Clerk
to Messieurs Goring Walker and Allport of the same
place Solicitors. Make oath and say that the
Memorial written on this and the preceding skin of
parchment contains a just and true account of the
the several particulars therein set forth

M. J. Richards
of Launceston

Geo. H. Marshall

Subscribed and sworn to before me this 25th day of
July one thousand eight hundred and eighty
five Before me

Registrar of Deeds

Memorial

of a conveyance made the 2nd day of July 1946 Between Emmeline Kerrison of Beaconsfield in Tasmania Widow of the first part Samuel Alexander Richards of Warwick in the State of Queensland Dentist of the second part and Tom Moorhouse of Launceston in Tasmania Plumber of the third part

Witness to the execution by the said Emmeline Kerrison "W.D. Gardiner Council Clerk Beaconsfield"
to the execution by the said Samuel Alexander Richards "F.H. Ruff Sheep Farmer Gleny Warwick O"

Nature and Object: The said conveyance recites seisen of William Richards of Launceston aforesaid Yeoman at the date of his death subject only to an Indenture of Mortgage dated the 12th and registered the 16th September 1872 No: 5/8702 and made between the said William Richards of the one part and the Trustees of the Launceston Equitable Building and Investment Society of the other part And Recites that by his last Will dated the 2d April 1872 the said William Richards gave and bequeathed to his wife Elizabeth Richards if she survived him and so long as she remained a widow the sum of 8/- per week to be paid to her out of the proceeds of the rents of the houses and to his son Samuel Richards and to his heirs the said Testator left the house and land in Tamar Street (of which the land and hereditaments therein and hereinafter described formed part) for the period of 20 years to liquidate a claim of £135. he had against the Testator and if his the said Testator's son Samuel survived this period to hold the same for his life and at his death this property to become the property of Moses John Richards or his heirs and the heirs of Samuel Richards aforesaid and the said Testator thereby appointed his sons Moses John Richards and Samuel Richards to be his executors to arrange and carry out that his last Will and Testament And Recites death of the said William Richards and Probate and registration of his said Will on 16th July 1873 And Recites that by a Receipt dated the 11th and registered the 16th January 1882 No: 6/5052 and endorsed on the said Indenture of Mortgage No: 5/8702 the Launceston Equitable Building Society (being the same Society incorporated which was before now and in the therein written deed was described as the Launceston Equitable Building and Investment Society) acknowledged to have received all moneys intended to be secured by the therein written deed. And Recites death of said Elizabeth Frances Richards (in the said Will called Elizabeth Richards) And Recites the said claim of £135. which the said Samuel Richards had against the Testator had long before been paid and satisfied And Recites the said Samuel Richards was one of the attesting witnesses to the Will of the said William Richards and by reason thereof the devise to him in the said Will contained failed to take effect. And Recites the said Moses John Richards was the heir-at-law of the said William Richards and by reason thereof and of there being no devise in the said Will of the Testator's residuary estate became entitled as heir-at-law as aforesaid to the real estate whereof the devise failed to take effect And Recites that his last Will dated 22d February 1910 the said Moses John Richards appointed his brother Samuel Richards and William Ernest Kerrison to be executors and trustees And Recites death of said Moses John Richards and Probate and registration of his said Will No: 34/5340 And Recites death of said Samuel Richards And Recites that by his last Will dated the 22d January 1924 the said William Ernest Kerrison appointed his wife the said Emmeline Kerrison his son Gordon Kerrison and his daughter Winifred May Kerrison to be his executors And Recites death of said William Ernest Kerrison and Probate of his said Will by the said Emmeline Kerrison and the registration

F. Moorhouse

143
2

thereof No. 214532 And Recites death of Francis Beilla Richards leaving him surviving the said Samuel Alexander Richards and Recites agreement by the said Samuel Alexander Richards to the said Tom Moorhouse and agreement by the said Emeline Ferrison to join in the said conveyance and by the said conveyance the said Emeline Ferrison as trustee at the request and by the direction of the said Samuel Alexander Richards (being validly) hereby grants and conveys and the said Samuel Alexander Richards as Beneficial Owner hereby grants conveys and confirms unto the said Tom Moorhouse the land hereditaments and premises therein and hereinafter described "To hold the same unto and to the use of the said Tom Moorhouse his heirs and assigns in fee simple."

Description: The land affected by the said conveyance is situated in James Street in the City of Lancaster and is portion of the 1 road 32 poles granted by the Crown to James Scott and William Douglas by Letters Patent dated the 10th September 1850 and enrolled in the Supreme Court of Justice on the same day and its boundaries and measurements are described in the said conveyance and are shown on the plan thereon and also on the plan hereon and there distinguished by red boundary lines together with the free use and enjoyment in common with the said Emeline Richards and the others tenants and occupiers for the time being of the land comprised in Indenture of conveyance registered No. 214667 at all times and for all purposes of all that piece of land bounded as aforesaid in length extending from James Street South West by the said road to the said Emeline Richards and the land comprised in the said conveyance registered No. 214667 and distinguished by green boundary lines on the plan thereon and hereon and there marked Roadway

Consideration: The sum of £500 or before the execution thereof paid by the said Samuel Alexander Richards to the said Emeline Ferrison (the receipt whereof was thereby acknowledged) and in consideration of the sum of £950 or before the execution thereof paid by the said Tom Moorhouse to the said Samuel Alexander Richards (the receipt whereof was thereby acknowledged)

Correct for the purposes of "The Registration of Deeds Act 1935"

upon & upon



2/33^L
159
4.56

DIAGRAM FROM ACTUAL SURVEY
L'TON
COUNTY OF CORNWALL.
TOWN PARISH OF LAUNCESTON.

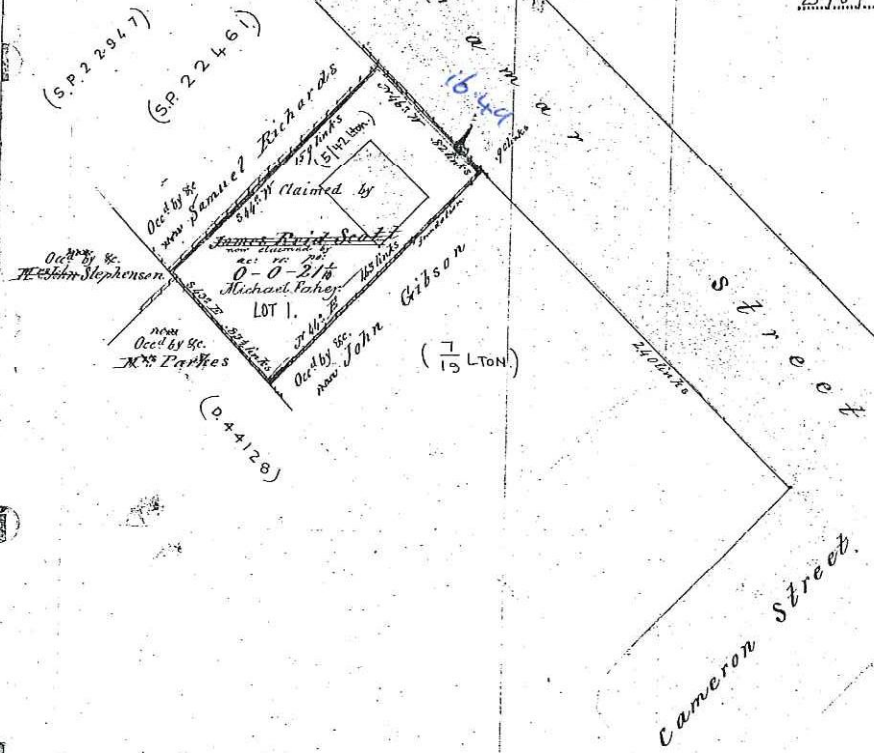
MAY 10 1876

Scale Fifty Links chains to an inch.

Part of a location to John Sprunt. Now James Reid Scott.
Contains 0-0-21¹/₂ 809
Now Michael Fahy XXVIII.

REGISTERED NUMBER
91067

LOT NUMBER + ADDED
23.1.5.1.95.

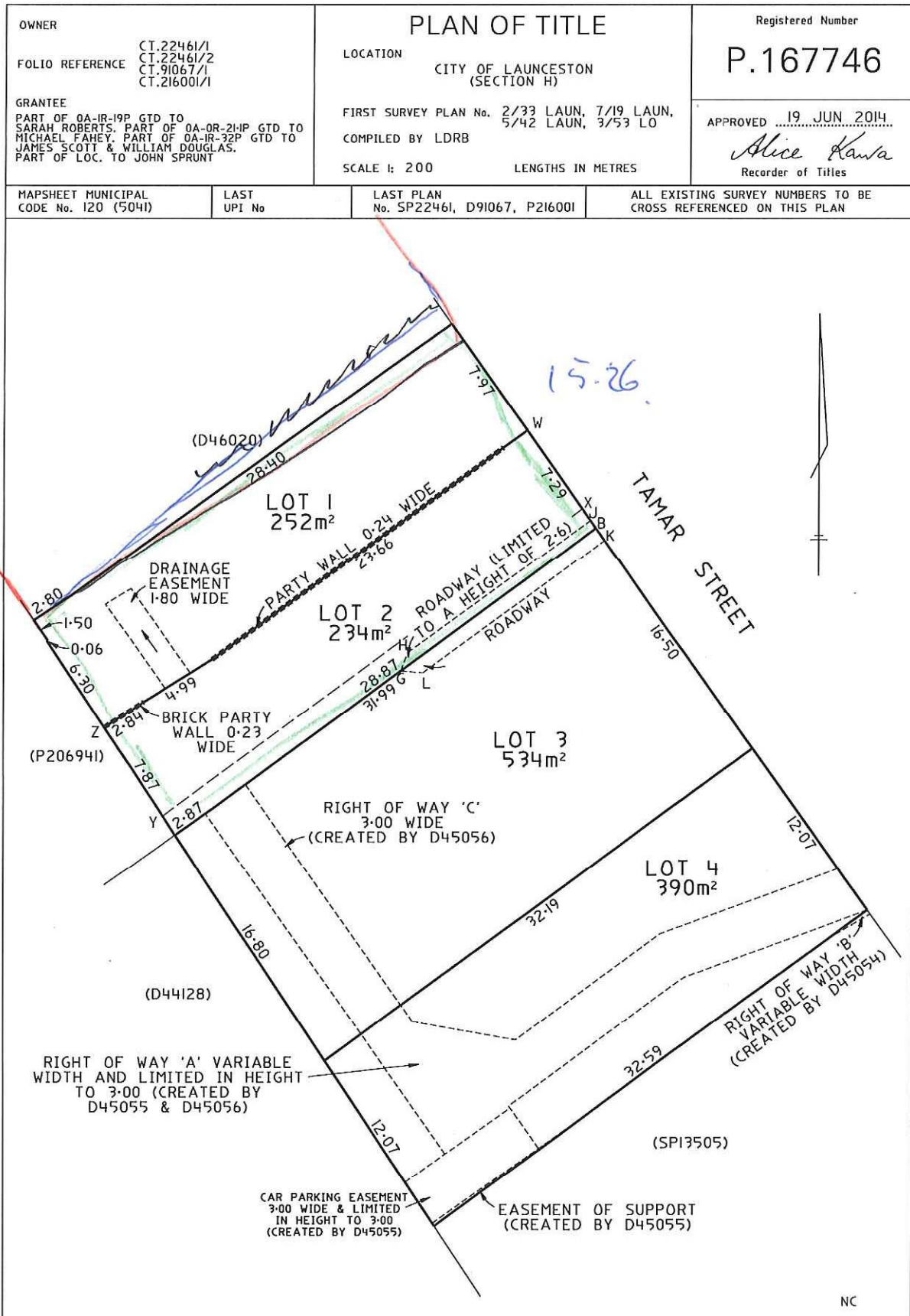


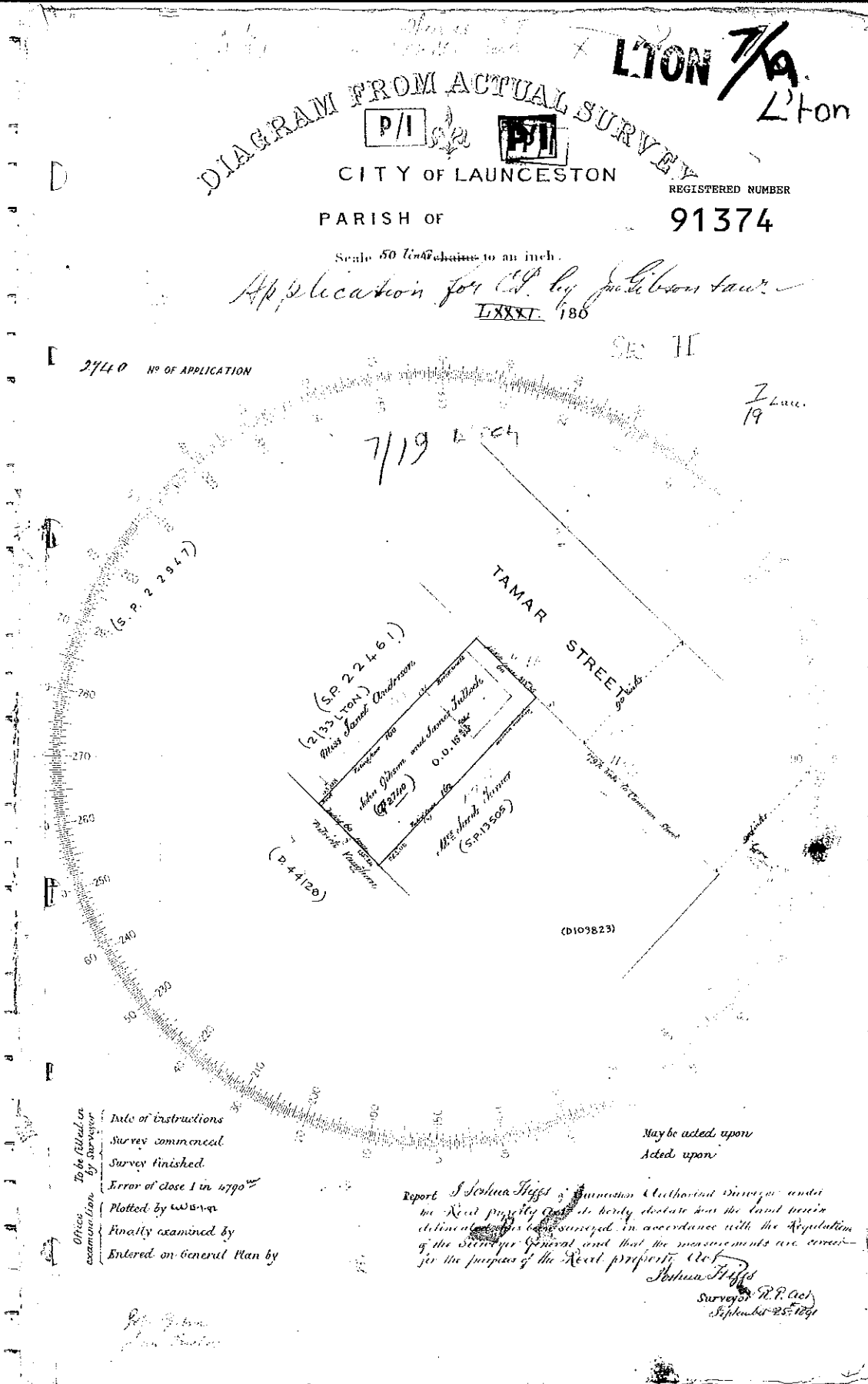
16.49
15.26
- 1.23

{ Surveyed for H. John Brown }
absent on other duty.
Date of instructions 13th April 1876.
Survey commenced } 5th May 1876.
Ditto finished }
Error of close 1 in.
Plotted by
Finally examined by
Noted and General plan by

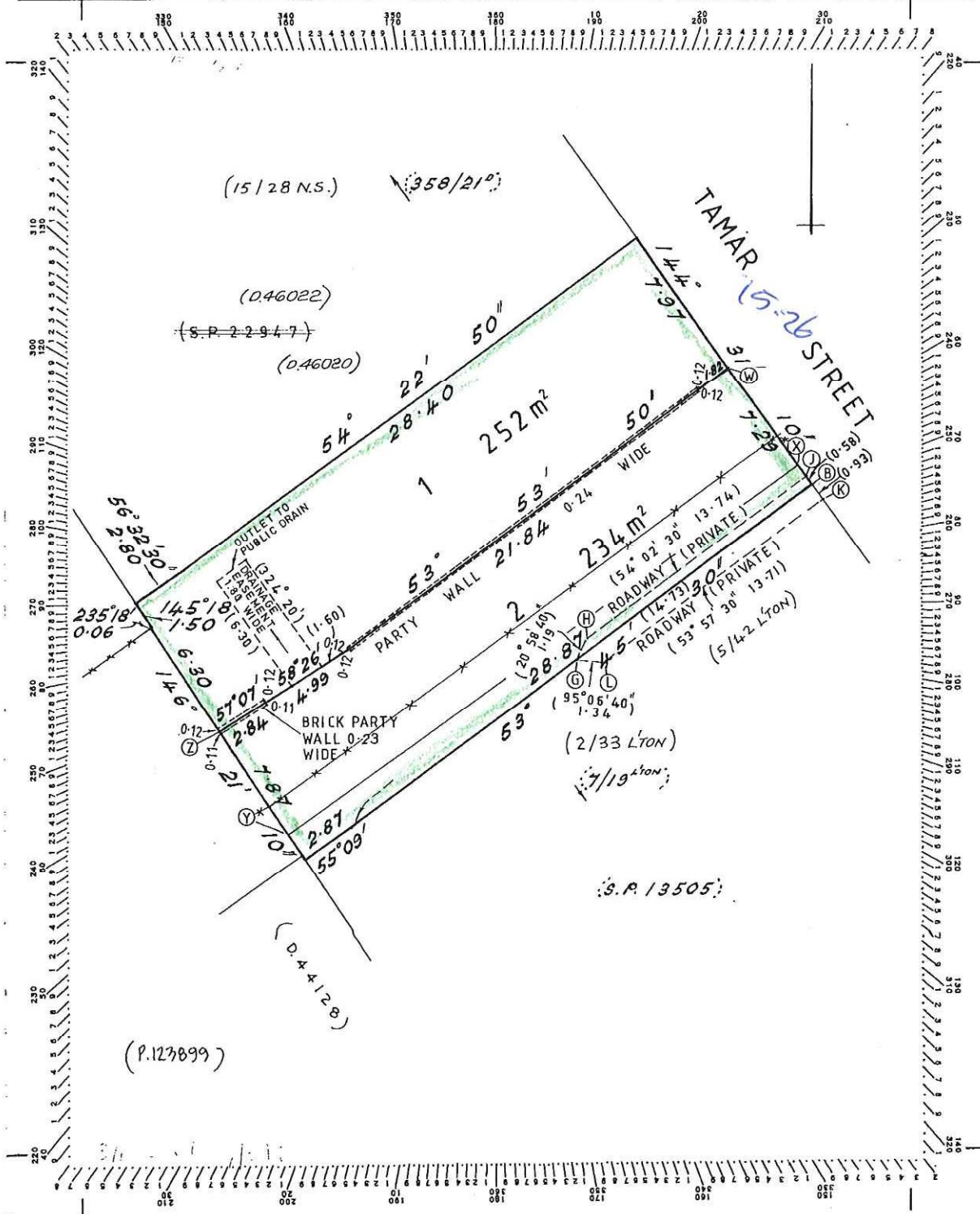
Declared before me
this 15th day of May 1876.
James Reid Scott

I declare this plan is accurate for
the purposes of the Real Property Act.
James Reid Scott





Owner: <i>Normanstone Nominees Pty. Ltd.</i>	PLAN OF SURVEY by Surveyor <i>Edward M^cRae Pedley</i> of land situated in the	Registered Number: S.P22461
Title Reference: <i>C.T. 2326 - 71</i> <i>Conv. N^o 55/8482</i> & qtd. to	CITY OF LAUNCESTON SEC. H.	Effective from: <i>22 MAY 1984</i>
Grantee: <i>Part of 0.021% claimed by Michael Fahey & Part of 0.132% granted to James Scott & William Douglas.</i>	SCALE 1: 200 MEASUREMENTS IN METRES	Recorder of titles <i>E.R. Thorp</i>



Owner: *Normanstone Nominees Pty. Ltd.*

PLAN OF SURVEY
by Surveyor *Edward M^cRae Pedley*
of land situated in the

Registered Number:
S.P22461

Title Reference: *C.T. 2326 - 71*
Conv. N^o 55/8482 & qtd. to

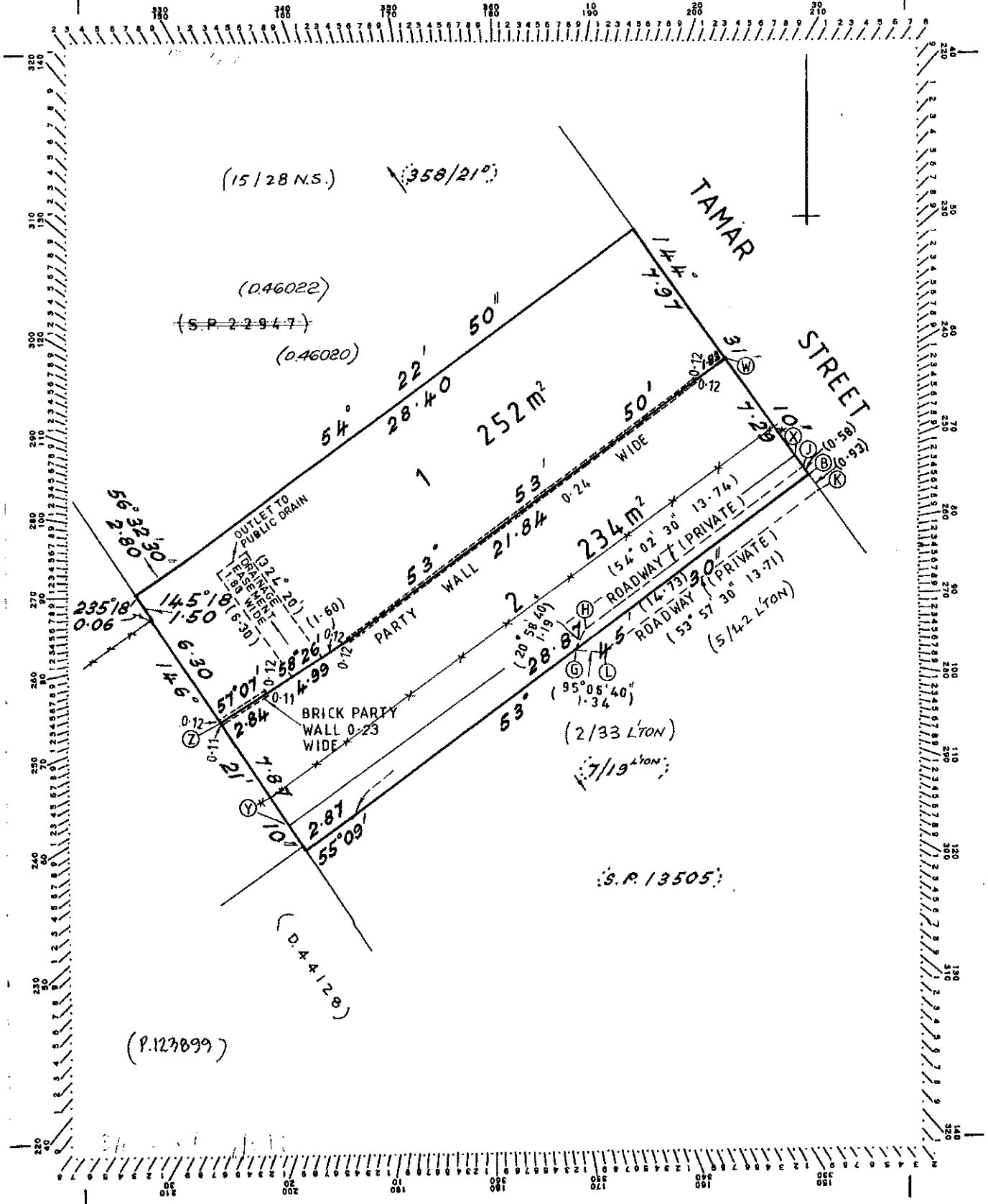
CITY OF LAUNCESTON
SEC. H.

Effective from: **22 MAY 1984**

Grantee: *Part of 0.02110 claimed by Michael Fahey & Part of 0.1.32 Granted to James Scott & William Douglas.*

SCALE 1: 200 MEASUREMENTS IN METRES

E. R. Thorp
Recorder of titles



SURVEY NOTES
by Surveyor Edward M. Rae Peckley
CITY OF LAUNCESTON
SECTION H

Part of c^a of 21' 10" claimed by Michael Fabey (CT 2326/71)
& Part of c^a of 1' 30" granted to James Scott & William Douglas (convs 8482)
CT 2326/71, Conv. SS 8482
Normanston Nominees Pty Ltd Owner

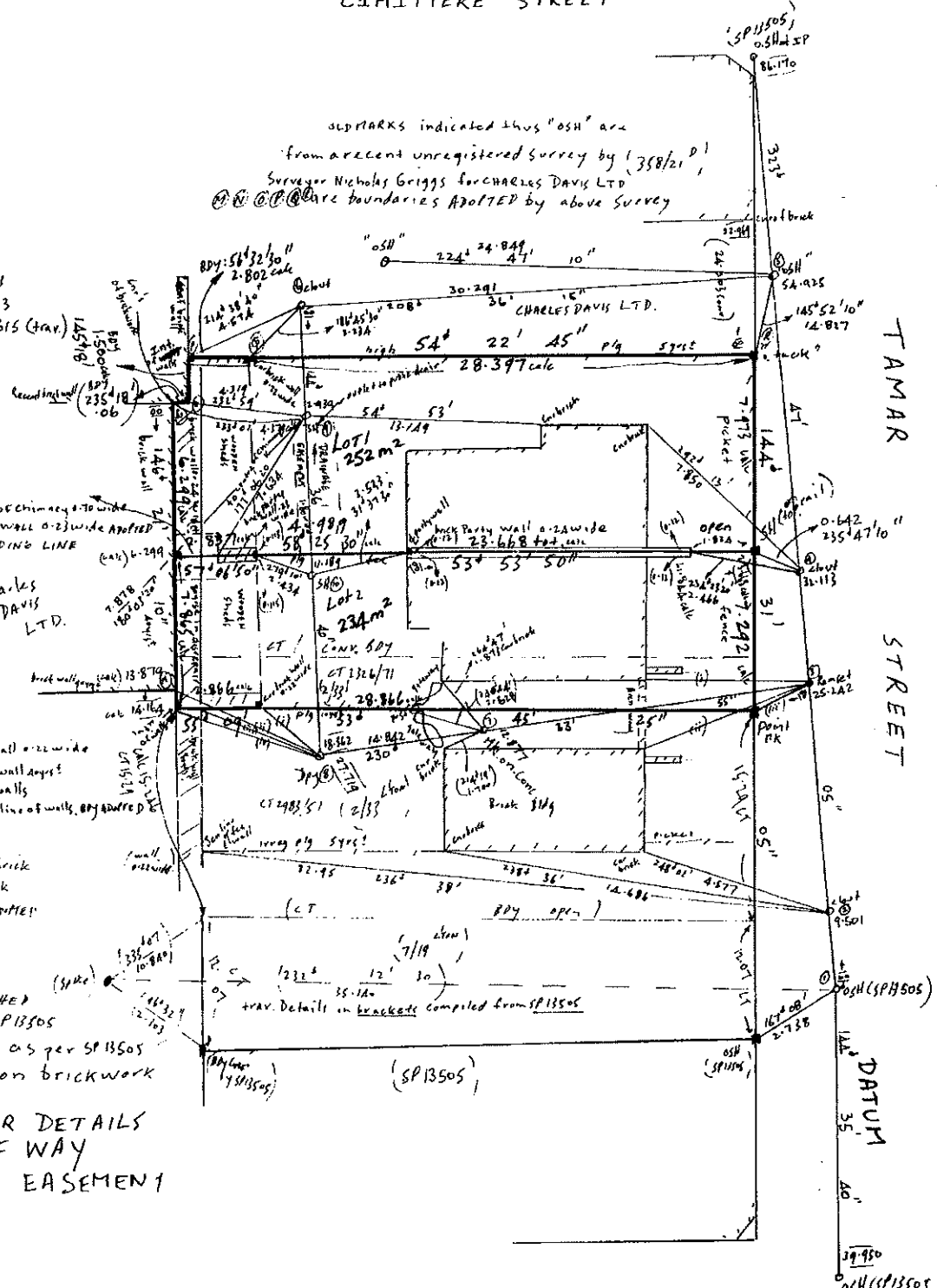
**22461 SEE INSIDE FOR
ENLARGEMENT & DETAIL**

LIMITIERE STREET

TAMAR STREET

subMARKS indicated thus "OSH" are
from a recent unregistered survey by (358/21) P¹
Surveyor Nicholas Griggs for CHARLES DAVIS LTD
@ @ @ @ @ are boundaries ADOPTED by above Survey

Survey Commenced: 6/9/83
Survey Completed: 11/10/83
Error of Close: 1 in 12,365 (trav.)



CENTRE OF CHIMNEY 0.70 wide
& CENTRE OF WALL 0.23 wide ADOPTED
AS DIVIDING LINE

Charles
DAVIS
LTD.

Rays from Sta @ Dpy

- (i) 264° 31' 2.24 Car brick wall 0.22 wide
- (ii) 251° 11' 10" 5.007 Car brick wall rays
- (iii) 228° 39' 40" 4.702 Int. of walls
- (iv) 247° 51' 40" 1.942 Int. of line of walls, 0.942 wide

Rays from Sta @ Ramsat

- (i) 236° 25' 2" 4.224 Car brick
- (ii) 216° 36' 20" 4.471 Car brick
- (iii) 205° 20' 50" 0.838 Boundary

REPORT: DATUM ESTABLISHED

from c.p. MARKS from SP13505
Bearings are AMG as per SP13505
Corners that fell on brickwork
NOT MARKED

SEE INSIDE FOR DETAILS
ON RIGHTS OF WAY
& DRAINAGE EASEMENT

These Survey Notes have been correctly
compiled from the FIELD Notes of this Survey

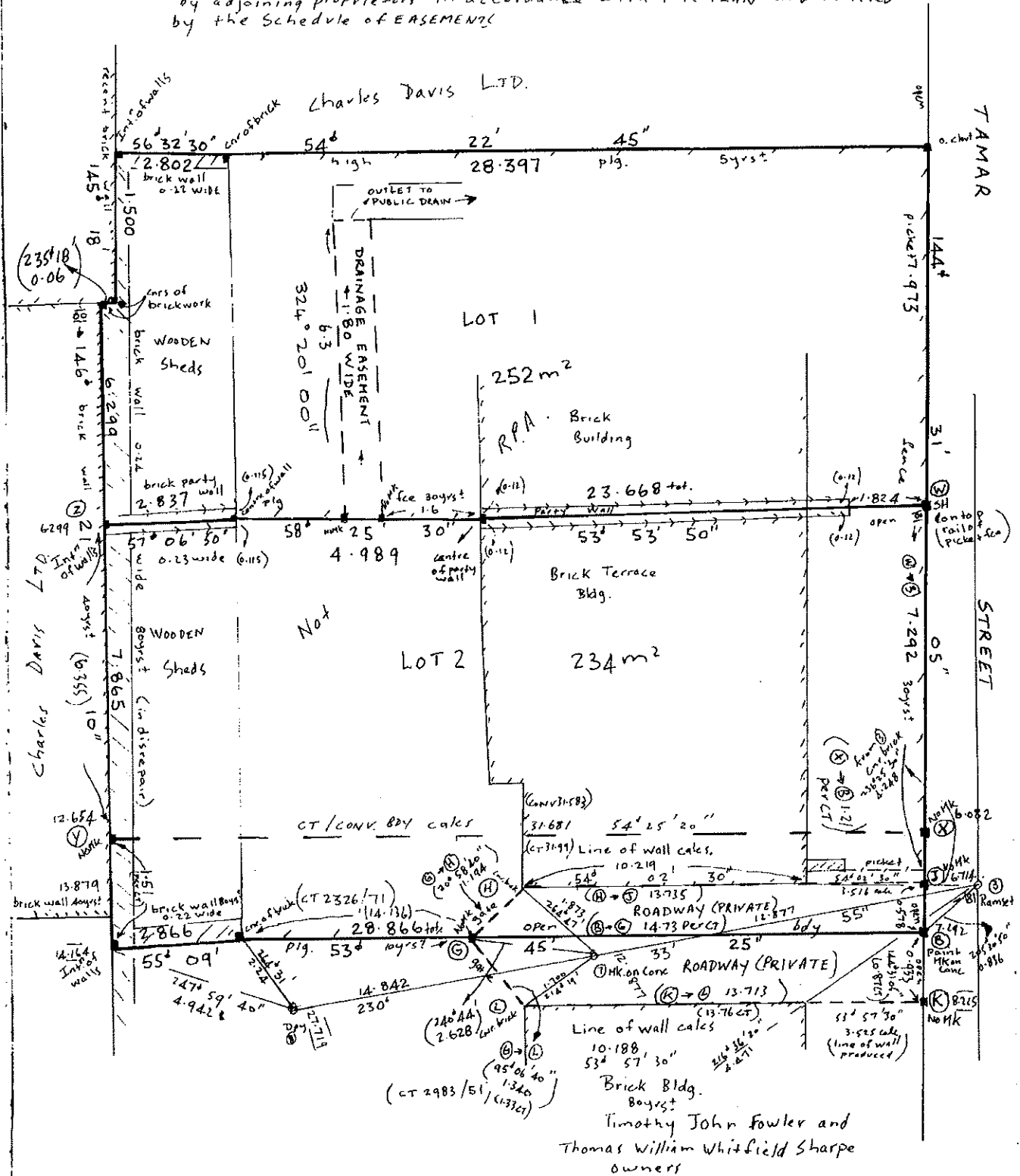
Edward M. Rae Peckley
Registered Surveyor

CAMERON STREET

22461

Note:

- ① That portion of Lot 2 marked "WXYZ" is together with a right of way over the strip of Land marked ROADWAY (PRIVATE) hereon and lettered "GBKL"
- ② That portion of Lot 2 not marked "WXYZ" is together with a similar right over the said ROADWAY (PRIVATE) lettered "GBKL" hereon
- Lot 2 is subject to a right of carriageway appurtenant to the land comprised in CT. 2983/51 over the strip of land or ROADWAY (PRIVATE) marked "HJBG" hereon and limited to a height of 2.6 metres
- ③ Previous rights of way as shown on CT2326/71 and CT2983/51 amended by agreement by adjoining proprietors in accordance with the PLAN and verified by the Schedule of EASEMENTS



See Memo to surveyor for amendments in red.