

SEARCH OF TORRENS TITLE

VOLUME 21308	FOLIO 31
EDITION 6	DATE OF ISSUE 01-May-2018

SEARCH DATE : 14-Jun-2019

SEARCH TIME : 03.21 PM

DESCRIPTION OF LAND

City of LAUNCESTON  
 Lot 31 on Plan 21308  
 Derivation : Part of 30 Acres Gtd. to W.E. Lawrence  
 Prior CT 4120/5

SCHEDULE 1

E109981 TRANSFER to PATRICK JOHN GRAHAM Registered  
 01-May-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 BURDENING EASEMENT: A Right of Drainage including the right of  
 construction of drains as appurtenant to Twenty six  
 acres and twenty seven perches of land vested in The  
 Crown by Notification Registered Number 29/6112 for  
 the purpose of carrying away storm water and other  
 surplus water from the said Twenty six acres and  
 Twenty seven perches over and under the strip of land  
 1.83 metres wide shown passing through the said land  
 within described and through all sewers and drains  
 hereinbefore made or which may hereafter be made or  
 passing under through and along the said strip of  
 land and the right of The Crown and the surveyors and  
 workmen from time to time and at all times hereafter  
 to enter into and upon the said strip of land and to  
 inspect repair cleanse and amend any such sewer or  
 drain without doing unnecessary damage to the said  
 strip of land

SPD 15 FENCING COVENANT in Schedule of Easements  
 37/934 CONVEYANCE made subject to Fencing Covenant  
 A935047 MEMORANDUM of Covenants Registered 10-Oct-1984 at  
 noon

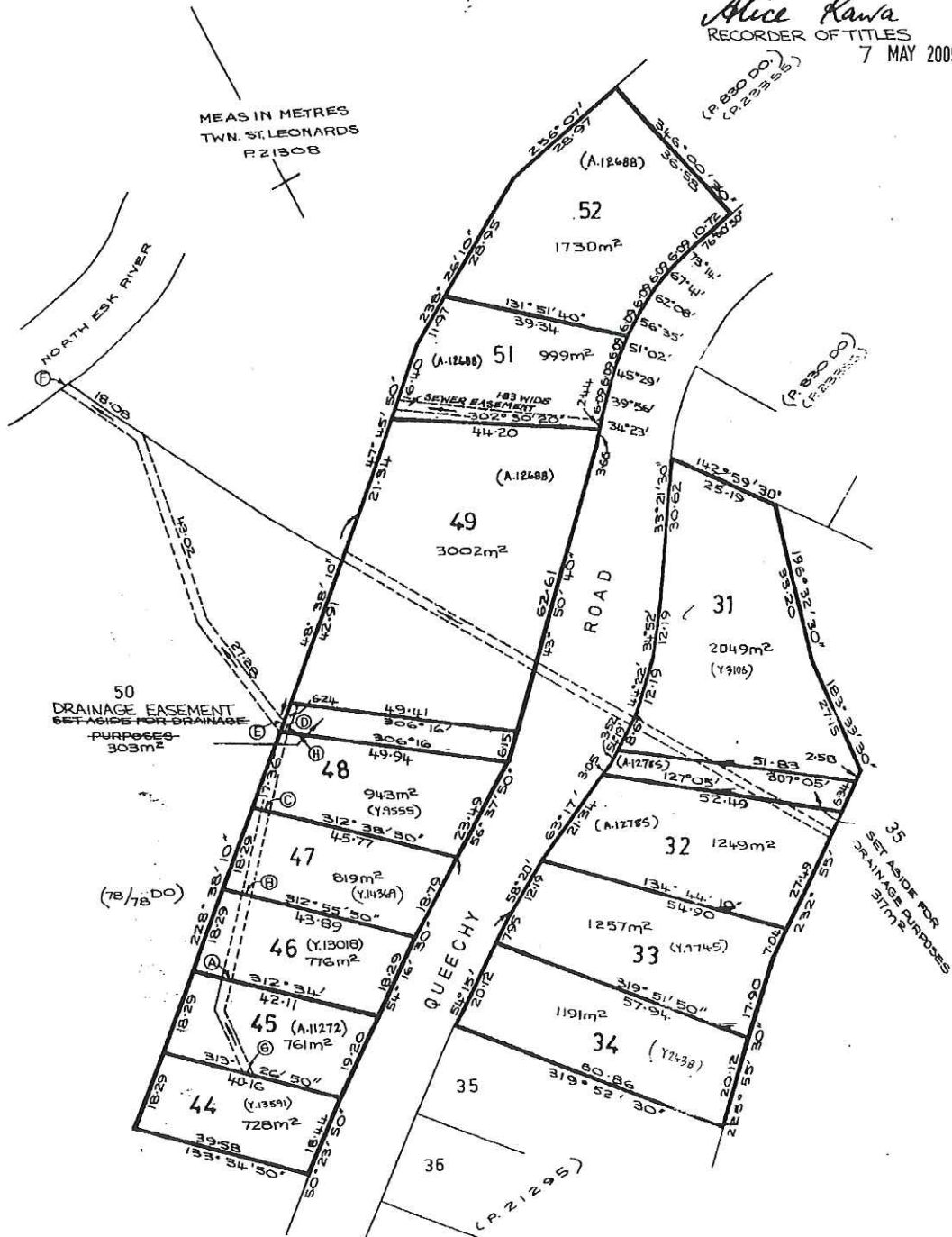
UNREGISTERED DEALINGS AND NOTATIONS

Owner:	<b>PLAN OF SURVEY</b> by Surveyor..... of land situated in the <b>TOWN OF ST LEONARDS</b> <b>CITY OF LAUNCESTON</b> SCALE 1: 750 MEASUREMENTS IN METRES	Registered Number: <b>P 21308</b>
Title Reference:		Approved Effective from: <i>5 September 1993</i>
Grantee: PART OF 30°0'0" GTD. TO WILLIAM EFFINGHAM LAWRENCE		ACTING <i>J Brown</i> DEPUTY Recorder of Titles

DRAINAGE EASEMENT 1.83 WIDE SHOWN THUS

C.900740 : NOTATION " SET APART FOR DRAINAGE PURPOSES " WITHIN LOT 50 HAS BEEN DELETED AND REPLACED WITH THE NOTATION " DRAINAGE EASEMENT " PURSUANT TO REQUEST TO AMEND SPD.15 MADE UNDER SECTION 103 OF THE LOCAL GOVERNMENT ( BUILDING AND MISCELLANEOUS PROVISIONS ) ACT No.96 OF 1993

*Alice Kawa*  
RECORDER OF TITLES  
7 MAY 2009



LETTERS ABCDEF  
ADDED 1-3-1990  
LETTERS G H  
ADDED 3-8-1990

TASMANIAN LAND TITLES OFFICE

Blank Instrument Form  
Land Titles Act 1980



A935047

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
4120	5		

**MEMORANDUM OF COVENANTS**

MEMORANDUM OF COVENANTS  
PURSUANT TO LAND TITLES ACT 1980  
SECTION 102(8)

COVENANTS CREATED BY AND MORE FULLY SET FORTH IN SPD No.15

COPY OF SCHEDULE OF EASEMENTS TO SPD No.15 ATTACHED

Registered 10-October-1984

Land Titles Office Use Only

Version 1

THE BACK OF THIS FORM MUST NOT BE USED

Stat. D. 11



SCHEDULE OF EASEMENTS

First Sheet of 5 Sheets

Office use only
PLAN No.
S.P.D. 15

This is the schedule of easements attached to the plan of Queechy Farm Estate Lots 31 to 39 and 44 to 52 comprising part of the land in Conveyance No. 33/7541 Sealed by The Warden. (insert title reference) Councillors and Electors of the Municipality of St. Leonards on 11th May 1964.

X [Signature] Council Clerk/Town Clerk

INTERPRETATION IN THE FIRST SCHEDULE

(a) the words "together with (or subject to) a right of drainage" shall imply the words contained in Form 11A in the schedule to the Real Property Act 1886 except that instead of the words "Reserve for Drainage on the said diagram hereon" there shall be implied the words "Drainage Easement 6' 0" wide shown on the said plan"

(b) the words "subject to a right of drainage and sewerage" shall imply the words contained in that Form by the use of the words "subject to a right of drainage" except that immediately after the word "away" there shall be implied the word "sewerage".

LOT A means ALL THAT piece of land containing TWENTY SIX ACRES AND TWENTY SEVEN PERCHES resumed by the Crown by Notification registered No. 29/6112 for a school site and shown on Survey Diagram Volume 243 Folio 13 filed in the office of the Surveyor-General.

LOT B means ALL THAT piece of land containing ELEVEN ACRES ONE ROD TWO PERCHES AND THREE TENTHS OF A PERCH being Lot 1 on Survey Diagram registered No. 78/78 and conveyed to The Warden Councillors and Electors of the Municipality of St. Leonards by Conveyance registered No. 35/4693.

IN THE SECOND SCHEDULE

the words "shall not be required to fence" shall imply the covenant implied by the use of those words in accordance with section 27F of the Real Property Act 1886.

THE FIRST SCHEDULE HEREINBEFORE REFERRED TO

LOTS 31 31A AND 32 are subject to an existing drainage easement over the Drainage Easement six feet wide passing through those lots as appurtenant to Lot A created by a surrender of easement to the Crown registered No. 33/7180 but are without easements



SCHEDULE OF EASEMENTS

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This is the schedule of easements attached to the plan of Queechy Farm  
to 52  
Estate Lots 31. to 39. and 44. /... comprising part of the land in  
Conveyance No. 33/7541..... Sealed by The Warden.  
(insert title reference)  
Councillors and Electors of the Municipality of  
St. Leonards..... on 11th May..... 1964

X *[Signature]*  
Council Clerk/Town Clerk

over any other Lot

LOT 31A is also subject to rights of drainage and sewerage over the whole of it by way of easements in gross in favour of FIRST the Warden Councillors and Electors of the Municipality of St. Leonards and SECONDLY as a separate easement in favour of the Crown

LOTS 33 to 39 (both inclusive) are not subject to any easements and are without easements over any other lot.

LOT 44 is together with a right of drainage over the Drainage Easement six feet wide passing through Lots 45 to 48A (both inclusive) and from the last mentioned lot through Lot B to the North Esk River

LOT 45 is together with a right of drainage over the Drainage Easement six feet wide passing through Lots 46 to 48A (both inclusive) and from the last mentioned lot through Lot B to the North Esk River and is SUBJECT TO a right of drainage over the Drainage Easement six feet wide passing through it as appurtenant to Lot 44.

LOT 46 is together with a right of drainage over the Drainage Easement six feet wide passing through Lots 47 48 and 48A and from the last mentioned lot through Lot B to the North Esk River and is SUBJECT TO a right of drainage over the Drainage Easement six feet wide passing through it as appurtenant to Lots 44 and 45.

LOT 47 is together with a right of drainage over the Drainage Easement six feet wide passing through Lots 48 and 48A and from the last mentioned lot through Lot B to the North Esk River and is SUBJECT TO a right of drainage over the Drainage Easement six feet wide passing through it as appurtenant to Lots 44 45 and 46.

LOT 48 is together with a right of drainage over the Drainage Easement six feet wide passing through Lot 48A and from that lot through Lot B to the North Esk River and is SUBJECT TO a right of drainage over the Drainage Easement six feet wide passing through it as appurtenant to Lots 44 45 46 and 47.

LOT 48A is SUBJECT TO a right of drainage over the Drainage Easement



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X *[Signature]*  
Council Clerk / ~~Treasurer~~

to a right of drainage over that portion of the said Drainage Easement in the North Western corner thereof as appurtenant to Lots 44 to 48 (both inclusive) and to rights of drainage and sewerage over the whole of it by way of easements in gross in favour of FIRST The Warden Councillors and Electors of the Municipality of St. Leonards and SECONDLY as a separate easement in favour of the Crown but is without easements over any other lot.

LOT 49 is together with a right of drainage over the Drainage Easement six feet wide passing through Lot 48A and from that Lot through Lot B to the North Esk River and is SUBJECT TO the existing drainage easement over the Drainage Easement six feet wide passing through it as appurtenant to Lot A created by a surrender of easement to the Crown registered No. 33/7180.

LOT 51 is subject to a right of drainage and sewerage by way of easement in gross in favour of The Warden Councillors and Electors of the Municipality of St. Leonards over the strip of land six feet wide passing through it and on the said plan marked "Sewer E'mt 6' 0" Wide" but is without any easement over any of the other lots.

LOT 52 is not subject to any easements and is without easements over any other lot.

NO lot has or is subject to any profit a prender.

*Replaced in lieu of cancelled sheet  
M Campbell  
Nominated Solicitor  
4<sup>th</sup> Sept 1964*

X *[Signature]* Council Clerk



FOURTH ~~Sheet~~ Sheet      FIVE ~~of six~~ Sheets  
COVENANTS  
SCHEDULE OF EASEMENTS

covenants  
This is the schedule of easements attached to the plan of QUERCHY FARM  
ESTATE Lots 31 to 39 & 44 to /<sup>52</sup> comprising part of the land in  
Conveyance No. 33/7541 ..... Sealed by THE WARDEN ...  
(insert title reference) MUNICIPALITY OF ST. LEONARDS  
COUNCILLORS & ELECTORS OF THE / on 11.11.1964 19 64

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PLAN No.
15

*A. J. ...*  
Council Clerk / Town Clerk

THE SECOND SCHEDULE HEREINBEFORE REFERRED TO

THE owner of each lot shown on the said plan covenants:-

FIRSTLY with the said Eric Ernest Richards and John Francis Martin (herein-after referred to as "the Vendors") that they the Vendors shall not be required to fence

SECONDLY with the Vendors and the Owners for the time being of every other lot to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot and each and every part thereof but so that the same shall not impose any personal liability on the Covenantor or any person deriving title after him after his interest in his lot shall have been determined to observe the following stipulations:-

- (a) That not more than one main building shall be erected on the Covenantor's lot
- (b) That there shall not be erected on such lot any building (exclusive of outbuildings) of a less value than Three thousand five hundred pounds such value to be the actual cost of labour and materials only and any question as to value shall be settled by the Vendors' agents to whom all necessary vouchers shall be produced
- (c) That the main building erected on such lot shall not be used for any purpose other than a private dwelling house
- (d) That no engine or machinery worked or driven by steam gas electricity or other mechanical power and used for any trade operations shall be erected affixed or placed on any part of such lot and no trade or business which may be a public nuisance or private annoyance and no noxious trade or business whatsoever shall be carried on or be permitted to be carried on on any part of such lot

a a A o - e



COVENANTS

SCHEDULE OF EASEMENTS

covenants

This is the schedule of easements attached to the plan of QUEECHY FARM  
ESTATE Lots 31 to 39 & 44 to / comprising part of the land in  
52  
Conveyance No. 33/7541 ..... Sealed by THE WARDEN  
(insert title reference) MUNICIPALITY OF ST. LEONARDS  
COUNCILLORS & ELECTORS OF THE / on 11<sup>th</sup> July ..... 19 64

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PLAN No.  
15

*L. W. Kinn*  
Council Clerk/Town Clerk

SIGNED by the said ERIC ERNEST  
RICHARDS and JOHN FRANCIS MARTIN  
in the presence of

*W. Campbell*  
*Solicitor*  
*Launceston*

*E. L. Leonard*  
*Martin*

THE WARDEN COUNCILLORS AND ELECTORS OF THE MUNICIPALITY OF ST. LEONARDS  
hereby consents to the creation of the aforesaid drainage easement through  
Lot B

FOR the purpose of such consent

THE COMMON SEAL of THE WARDEN  
COUNCILLORS AND ELECTORS OF THE  
MUNICIPALITY OF ST. LEONARDS has  
been hereunto affixed pursuant to  
a resolution of the Council of the  
said municipality passed the  
13<sup>th</sup> day of *July*  
1964 in the presence of

*A. Shepp*  
*L. W. Kinn*

Members

Council Clerk