

BOX 268D
(AN217272)



NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
1/1151446	
EDITION	DATE OF ISSUE
4	26/3/2018
CERTIFICATE AUTHENTICATION CODE	
Y9KW-H9-9X6D	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 1 IN DEPOSITED PLAN 1151446
AT SINGLETON.
LOCAL GOVERNMENT AREA: SINGLETON.
PARISH OF WHITTINGHAM COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM: DP1151446

FIRST SCHEDULE

SINGLETON SHIRE COUNCIL

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 15.8.2008 AS REGARDS THE PART IN BK 2876 NO 797
3. QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 15.8.2008 AS REGARDS THE PART IN BK 3048 NO 875
4. QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 15.8.2008 AS REGARDS THE PART IN BK 3052 NO 456
5. AJ528373 LEASE TO SENIOR CITIZENS CENTRE WELFARE ASSOCIATION INCORPORATED OF THE SENIOR CITIZENS CENTRE, 1-3 BATHURST ST, SINGLETON. EXPIRES: 22/1/2020.
6. AN217272 LEASE TO OURCARE SERVICES LIMITED OF PREMISES KNOWN AS COMMUNITY SERVICES BUILDING, 1- 3 BATHURST STREET, SINGLETON. EXPIRES: 30/6/2022.

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).



TABLE OF REFERENCE MARKS			
CNR	BEARING	DISTANCE	REMARKS
A			DH&WS FD BY ME 5 JUN 2001 NOW GONE
A	76°35'	5.84	RM DH&W
A	124°21'	18.035	RM PM 34397
B			NOT MARKED
B	10°52'	0.12	RM NAIL IN CONC PATH
B	240°50'	2.075	RM DH&W IN KB
C	262°37'	4.825	RM DH&W IN KB
D			PEG FD PLACED BY ME 5 FEB 2007
D	278°08'	4.77	RM DH&W ON KB
E			NOT MARKED
E	277°37'	1.00	RM IRON SPIKE FD BY ME 6 FEB 2007 NOW GONE (DP 602818)
E	208°52'	5.10	RM DH&W ON KB
F			NOT MARKED
G	8°33'	1.00	RM GP FD BY ME 6 FEB 2007 NOW GONE (DP 602818)
G	40°44'	1.46	RM DH&W ON KB
H	29°39'	3.07	RM DH&W FD BY ME 6 JUN 2001 NOW GONE (DP 707286)
I	71°02'	2.4	RM DH&W FD BY ME 6 JUN 2001 NOW GONE (DP 624866)
I	86°45'	22.915	RM PM 34396
J	129°02'	3.605	RM DH&W FD (DP605509) FD BY ME 6 JUN 2001 & 11 NOV 2009
K	128°02'	3.605	RM DH&W FD (DP605509) FD BY ME 6 JUN 2001 & 11 NOV 2009
L	128°58'	3.605	RM DH&W FD (CP554280) FD BY ME 6 JUN 2001 & 11 NOV 2009

NO	BEARING	DISTANCE
1	97°28'30"	3.000
2	277°36'55"	3.000
3	188°34'20"	4.800
4	233°05'10"	4.280
5	8°34'20"	3.000
6	279°11'20"	7.025

DATUM LINE: PM 34379~PM 34396

[RW] ROAD WIDENING - 138.2 m²

[X] UNREGISTERED SURVEY BY ME DATED
21 AUG 2003 AND BY DP 1072078

CLAUSE 35(1)(b) AND CLAUSE 51(2) OF THE SURVEYING REGULATION 2006						
MARK	MGA EASTING	MGA NORTHING	CLASS	ORDER	METHOD	ORIGIN
PM 34379	328149 196	635640 584	B	2	SCIMS	FOUND
PM 34380	328180 688	6356537 442	B	2	SCIMS	FOUND
PM 34396	327566 776	6356473 742	B	2	SCIMS	FOUND
PM 34397	328036 243	6356563 538	B	2	SCIMS	FOUND

MGA CO-ORDINATES ADOPED FROM SCIMS AS AT 9 SEPTEMBER 2009

COMBINED SCALE FACTOR: 0.9999985 ZONE 56

Surveyor: GARRY HAMBLIN
Date of Survey: 11 NOV 2009
Surveyor's Ref: 095516-002
REPORT

PLAN OF SUBDIVISION OF
LOTS 16 AND 17 SECTION 29 DP 192120 AND
LOTS 18 AND 19 DP 1130393

LGA: SINGLETON
Locality: SINGLETON
Subdivision No: 30/2010
Lengths are in metres. Reduction Ratio 1:600

Registered
9.11.2010

DP1151446

PLAN FORM 6

WARNING:

idging will lead to rejection

ePlan

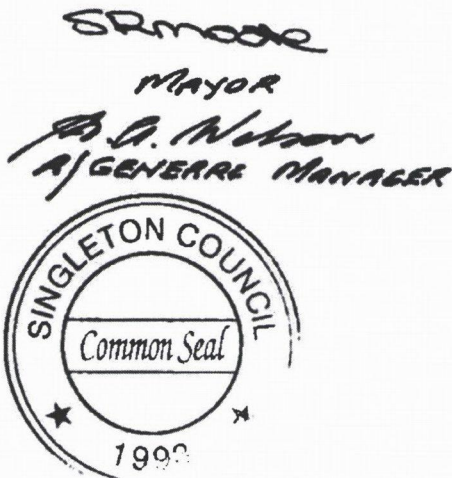
DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 1 sheet(s)

* OFFICE USE ONLY

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

IT IS INTENDED TO DEDICATE THE LAND MARKED [RW] ROAD WIDENING TO THE PUBLIC AS PUBLIC ROAD



Use PLAN FORM 6A for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

I, in approving this plan certify
 (Authorised Officer)
 that all necessary approvals in regard to the allocation of the land shown herein have been given
 Signature:
 Date:
 File Number:
 Office:

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed Subdivision set out herein
 (insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority: Singleton Council
 Date of Endorsement: 28 October 2010
 Accreditation no:
 Subdivision Certificate no: 301290
 File no: DAS912008

* Delete whichever is inapplicable.

DP1151446

Registered: 9.11.2010

Title System: TORRENS

Purpose: SUBDIVISION

PLAN OF CONSOLIDATION OF LOTS 16 AND 17
 SECTION 29 DP 192120 AND LOTS 18 AND 19
 DP 1130393

LGA: SINGLETON

Locality: SINGLETON

Parish: WHITTINGHAM

County: NORTHUMBERLAND

Surveying Regulation, 2006

I, GARRY EDWARD HAMBLIN
 of SCOTT CRISP & HAMBLIN P/L ABN 79 002 472 639.
 PO BOX 454, SINGLETON 2330
 a surveyor registered under the Surveying Act, 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying Regulation, 2006 and was completed on 11 NOVEMBER 2009

The survey relates to LOT 1 ONLY

(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature: Dated: 7 DEC 2009
 Surveyor registered under the Surveying Act, 2002

Datum Line: PM 34379~PM 34396
 Type: Urban/Rural

Plans used in the preparation of survey/compilation

S1~1942	DP 602618
DP 56855	DP 606590
DP 112043	DP 624868
DP 192120	DP 707288
DP 250831	DP 1072078
DP 410062	DP 1130393
DP 516191	DP1132757
DP 584280	

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: 095516-002 REPORT

ROLL PLAN 657

Burdekin's Subdivision

FP192120^(E)

ROLL PLAN 657

FOR OFFICE USE ONLY

PLAN

~~Showing the boundaries of the~~

TOWNSHIP OF SINGLETON

Parish of Wittingham County of Northumberland

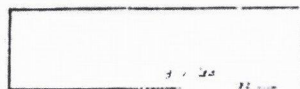
Scale 2 Chains to 1 Inch

200 ac Grant to Benjamin Singleton 6th June 1836

100 ac Grant to Benjamin Singleton 21st Oct 1836

Parcels marked Q are affected wholly or in part by
Deed of Partⁿ Reg^d 8th 79 No 588 5th Schedule

Examined by *[Signature]*



HUNTER

RIVER

Dunrobin Bridge

CAMPBELL

MACQUARIE

ELIZABETH

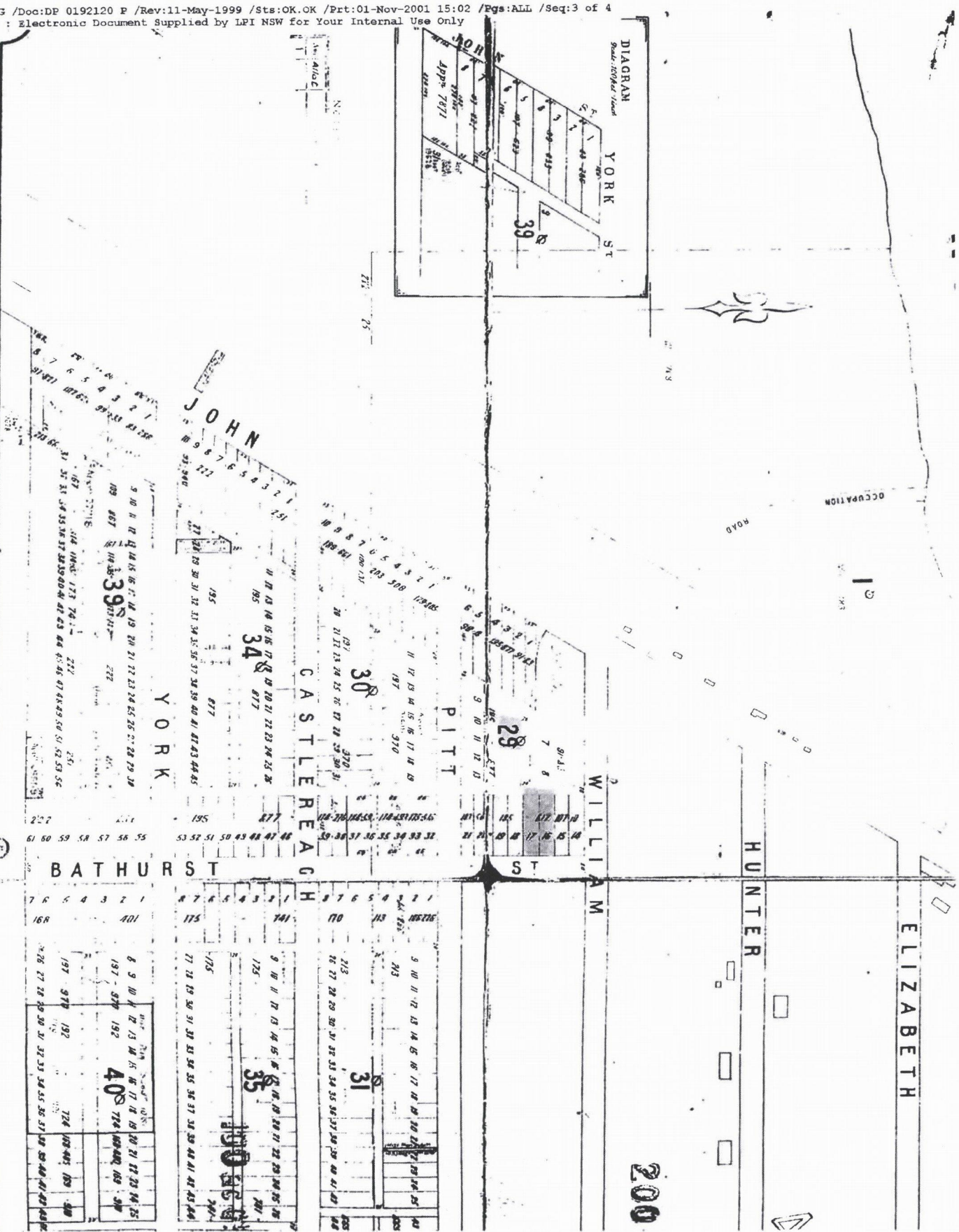
HUNTER

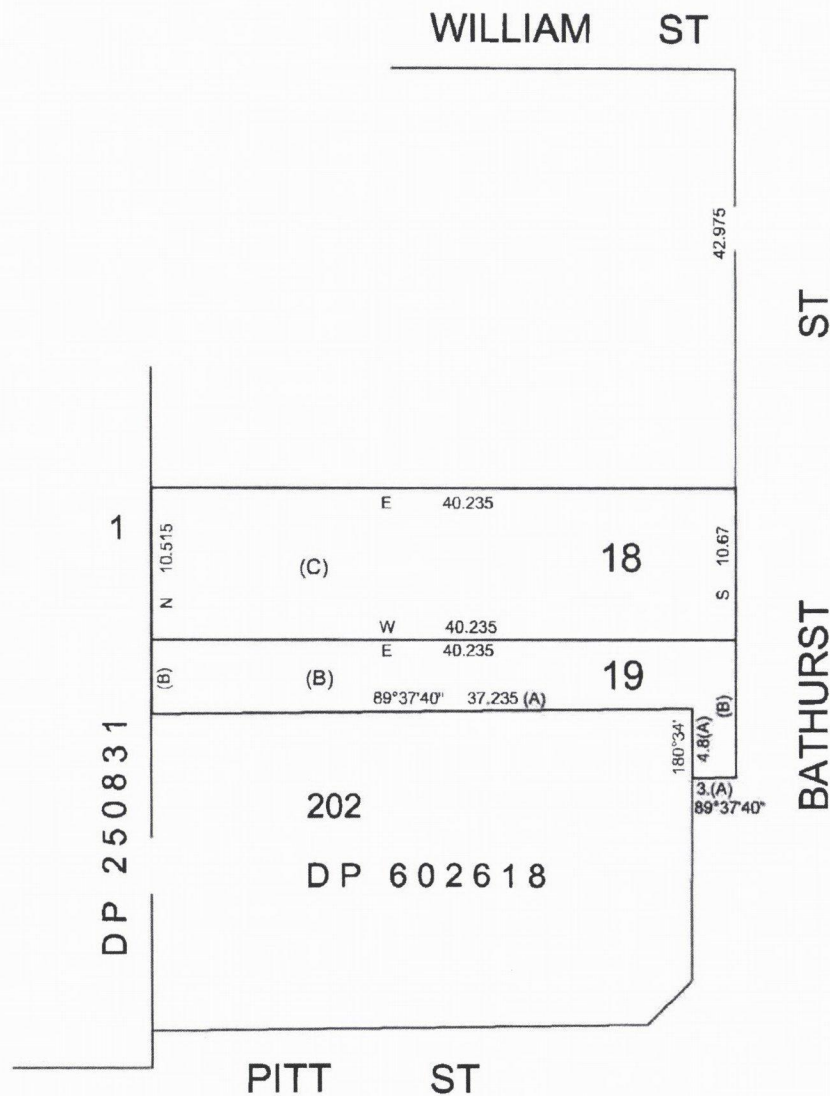
Appⁿ 15887

ROLL PLAN 657

FP 192120

ROLL PLAN 657





- (A) DIMENSION FROM DP602618
(B) DEDUCTED DIMENSIONS AND AREA NOT AVAILABLE
(C) AREA OMITTED FROM DEED

e-departmental

DP 1130393

Registered:  15.8.2008

Title System: OLD SYSTEM

Purpose: LIMITED FOLIO CREATION

Ref. Map: U0995-93

Last Plan: DP192120

C.A. 133958

PLAN OF LAND COMPRISED IN

DEED BK. 3052 NO. 456 (LOT 19)
DEED BK. 3048 NO. 875 (LOT 18)

Lengths are in metres. Reduction Ratio - NTS

Sheet 1 of 1 sheets

L.G.A.: SINGLETON

LOCALITY: SINGLETON

PARISH: WHITTINGHAM

COUNTY: NORTHUMBERLAND

THIS PLAN WAS PREPARED SOLELY TO
IDENTIFY THE LAND IN THE ABOVE DEED
AND THE BOUNDARIES HAVE NOT BEEN
INVESTIGATED BY THE REGISTRAR GENERAL

THIS PLAN IS NOT A CURRENT PLAN IN TERMS OF
S.7A CONVEYANCING ACT 1919.

LPI Ref.: TCB1/15

Approved
11-1-68

This Deed

made the *twenty seventh* day of *February*

One thousand nine hundred and sixty ~~seven~~ ^{*eight*} BETWEEN RICHARD JAMES COX of Singleton in the State of New South Wales, Truck Driver and MERVYN HENRY COX of Singleton aforesaid, Motor Mechanic (hereinafter called the Vendors) of the one part AND THE COUNCIL OF THE MUNICIPALITY OF SINGLETON (hereinafter called the Purchaser) of the other part

WHEREAS at the time of her death hereinafter referred to Ethel Sarah Jane Cox late of Singleton Widow deceased was seised for an estate in fee simple in the lands and hereditaments hereinafter described

AND WHEREAS the said Ethel Sarah Jane Cox died on the 26th day of July 1967 having first duly made and published her last Will and Testament in writing dated the 18th day of March 1965 whereby she appointed the Vendors executors thereof

AND WHEREAS on the 10th day of October, 1967 Probate of the said Will of the said Ethel Sarah Jane Cox was granted to the Vendors by the Supreme Court of New South Wales in its Probate Jurisdiction

AND WHEREAS the Vendors as such Executors as aforesaid have agreed with the Purchaser for the absolute sale of the lands and hereditaments hereinafter described for the price or sum of FOUR THOUSAND FOUR HUNDRED DOLLARS (\$4,400)

NOW THIS DEED WITNESSETH that in pursuance of the agreement and in consideration of the sum of FOUR THOUSAND FOUR HUNDRED DOLLARS (\$4,400) paid by the Purchaser to the Vendors (the receipt whereof is hereby acknowledged) the Vendors as such executors as aforesaid and in virtue of the powers conferred upon them by the Wills Probate and Administration Act 1898-1965, the Conveyancing Act 1919-1964 and of every other power them hereunto enabling doth hereby convey unto the Purchaser in fee simple

ALL THAT piece or parcel of land situate lying and being at Singleton in the Parish of Wittingham County of Northumberland and State of New South Wales being Allotments 16 and 17 of Section 29 on the Plan of the subdivision of the said Township of Singleton COMMENCING at a point on the west side of Bathurst Street sixty six feet from the corner of Bathurst and William Streets and bounded on the east by Bathurst

Street seventy five feet on the south by a line bearing
west one hundred and thirty two feet to a lane on the west by
the east side of that lane seventy four feet and on the north
by a line bearing east one hundred and thirty two feet to
the point of commencement _____

IN WITNESS whereof the parties hereto have hereunto
subscribed their names and affixed their seals the day and
year first hereinbefore written _____

SIGNED SEALED and DELIVERED)

by the said RICHARD JAMES

COX in the presence of:-

R. J. Cox

[Signature]

William Singleton

SIGNED SEALED and DELIVERED)

by the said MERVYN HENRY

COX in the presence of:-

M. H. Cox

[Signature]