

(Best Copy Recorder could make)

# GLENURBAN ESTATES

## ADDITION 2ND SECTION

That the undersigned, a Registered Surveyor in the State of Victoria, do hereby certify that the plan is true and correct, representing a survey of the streets and lots shown on the plan, and that the sections, being a part of the Glenurban Estates, are situated in the Municipality of Northcote, being a part of the Northcote Survey, and that the same are situated in the Parish of Northcote, in the County of Melbourne, in the State of Victoria.

Witness my hand and seal at Melbourne, this 10th day of August, 1900.

*William J. ...*  
 Surveyor



That the undersigned, HERIOT WALTER TRUSTEE AND DEVELOPER COMPANY, Limited, do hereby certify that the plan is true and correct, representing a survey of the streets and lots shown on the plan, and that the sections, being a part of the Glenurban Estates, are situated in the Municipality of Northcote, being a part of the Northcote Survey, and that the same are situated in the Parish of Northcote, in the County of Melbourne, in the State of Victoria.

Witness my hand and seal at Melbourne, this 10th day of August, 1900.

That the undersigned, HERIOT WALTER TRUSTEE AND DEVELOPER COMPANY, Limited, do hereby certify that the plan is true and correct, representing a survey of the streets and lots shown on the plan, and that the sections, being a part of the Glenurban Estates, are situated in the Municipality of Northcote, being a part of the Northcote Survey, and that the same are situated in the Parish of Northcote, in the County of Melbourne, in the State of Victoria.

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any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be erected on the lot.

... specifications and plan for all structures proposed to be erected thereon. ... with existing structures in this addition, location of the building with respect to topography and finished ground elevation, materials to be used, sewers and sanitary facilities to be used, by a committee composed of David A. ... or by a representative designated by a majority of the members of said committee. ... shall have full authority to approve or disapprove such designs, specifications and location or to designate a representative to approve or disapprove such designs, specifications and location or to designate a representative to approve or disapprove such designs, specifications and location within sixty days after such plans and specifications are filed. ... or, in any event, if no suit is brought within the aforesaid time, filing, altering, pending, making, carrying or moving such building has been commenced prior to the expiration thereof, such consent shall not be required and the aforesaid plans shall be deemed to have been fully complied with. ... shall be entitled to any compensation for services performed pursuant to this agreement. ... committee, and all its designated representative shall begin on or after January 1, 1930. ... described in the agreement shall not be required unless prior to such date. ... shall be amended by a three majority of the members of lots in this addition and duly recorded. ... or representatives, who shall thereafter exercise the same powers aforesaid, previously to the date of this agreement.

4. No lot shall be subdivided into two or more lots, nor shall any lot in this addition be reduced in area below the dimensions shown on this plat.

5. No lot shall be used for any commercial enterprise, raising or harboring of live-stock, or for any other use of any description, or for other than residential use for one single family shall be permitted in any building or structure on any lot in this addition.

6. No offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

7. Actual construction work on any building or structure shall commence within one month after the receipt of any building material of any kind is delivered on any building site in this addition and completed within six months unless an extension is applied for and approved by the committee in writing.

8. All roads shall be finish graded and seeded within sixty days after completion of the principal building. All roads shall be kept open and or mowed. All gardens shall be restricted to the rear one-half of each lot and be limited to the truck garden type of produce.

9. Until such time as a sanitary sewer system shall have been constructed in this addition, a sanitary sewer and absorption field shall be installed for each dwelling in the addition. Such system shall be of the type and construction and so located as to be approved in writing by the Indians with regard to health and safety. Provision of having the same installed shall be installed as provided to guarantee this addition.

10. Home owners shall file with the land and shall be binding on all owners, heirs and assigns until January 1, 1930. ... shall be automatically extended for successive periods of one year until a vote of a majority of the lots in this addition is taken to change such provisions.

11. The parties hereto, their heirs, assigns and legal representatives shall be bound by the terms and conditions hereof and shall not be permitted to rescind or modify the same in any way. ... shall be deemed to have been accepted and agreed to by the parties hereto and their heirs, assigns and legal representatives.

*David A. ...*



*Applicant for Correction of Plat  
See Vol 167, page 251, sheet 57913*

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