



REGISTRAR—GENERAL'S OFFICE  
DEPARTMENT OF LANDS

MEMORANDUM TO PLAN USERS  
EASEMENTS

It is evident from the records of the Registrar-General's Office that an ever increasing emphasis is being placed on the necessity for creating easements, with the result that methods of plan preparation for identification purposes become more and more complicated.

In particular, the impact of Section 55 of the Planning and Development Act has reached the point where a large proportion of Deposited Plans of subdivision now require a concentrated effort in order to interpret the information given regarding the identification and designation of easement boundaries.

Those people preparing plans have been instructed to prepare their plans, showing easements in the following way.

- (a) The word "Easement", "Existing Easement" or "Proposed Easement" is to be removed from the plan area and to be replaced by an alphabetic character
- (b) Where easements of a different nature cross or intersect, the land to be subject to more than one easement is to be identified by a combination of alphabetic characters (e.g. A/B) using an oblique stroke between the characters.
- (c) All easement boundaries to be shown on submitted plans for the purpose of executing grants of easements and where they do not co-incide with established parcel boundaries, are to be depicted as broken lines. The one exception to this rule will apply only to the diagrams on certificates of title. While servient easement boundaries will be shown by broken lines, the boundaries of dominant easements and easements in gross will be shown by solid lines together with the use of a vinculum (bracket) to indicate the identity of the land through which the dominant easement passes.
- (d) Marginal notes or legends relating to the intended use of easements are to be limited to a single statement for each type of easement. While this method will, on some occasions, necessitate the need to repeat allotment numbers, it will restrict the rate of error. The use of statements of multiple intent will no longer be used.

It has been clearly demonstrated on a number of occasions, particularly in respect of diagrams drawn or reproduced on certificates of title, that false interpretations are often obtained by an enquirer failing to read either the legends on a plan or the narrative on a certificate of title. The new approach to the showing of easements on plans and other diagrams will leave the enquirer with no choice but to make a complete assessment of all information to ensure that a full understanding is gained.

- (e) Where mention is made in this memorandum to the word "easement" it should be borne in mind that the term applies to every type of right, "Private Roads" and "Party Walls" etc. The exception to this rule occurs where a Private Road

has been shown as an abuttal on a title but no specific rights are stated therein. In these cases the words "Private Road" must remain as an abuttal as this could imply that inferred rights exist.

It is important to note that although a piece of land may be indicated by A/B the two letters indicate that the land is subject to easement A and easement B, and that a reference to that piece of land marked B would include any piece of land in the plan marked with a B including the portion indicated by A/B. If you were granting rights using the attached plan example and referred to that piece of land marked B, then you would be referring to that piece of land starting on the northern boundary of allotment 2 and continuing uninterrupted to the southern boundary of allotment 2.



PRINCIPAL DRAFTING OFFICER.

**STATEMENT OF CONSENT AND CONSENTS**

Consents

- 1 Elvera Victoria Giles
- 2 Gilbert John Greenall & Mary Louise Greenall
- 3 Savings Bank of South Australia

having an interest in the land depicted hereon as 1. & 2. registered proprietors & 3. Mortgagee (M3748197) hereby signify our consent to the proposed subdivision.

Signed .....

Dated .....

Signed .....

Dated .....

Signed .....

Dated .....

Disposition of Easements

An easement for drainage purposes is to be granted to the DC of Mount Gambier over portion of Allotment 2 marked B.

CT 3072/40  
E V GILES  
CT 978/50  
GJ & M L GREENALL

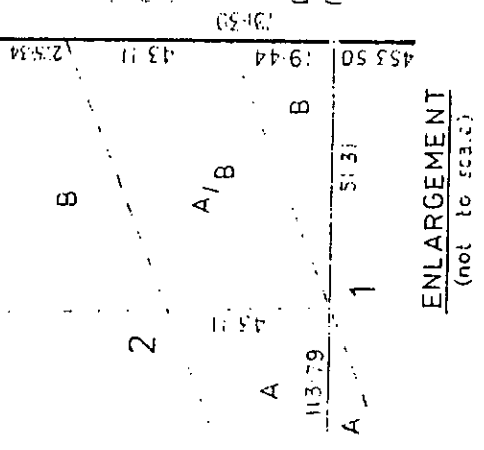
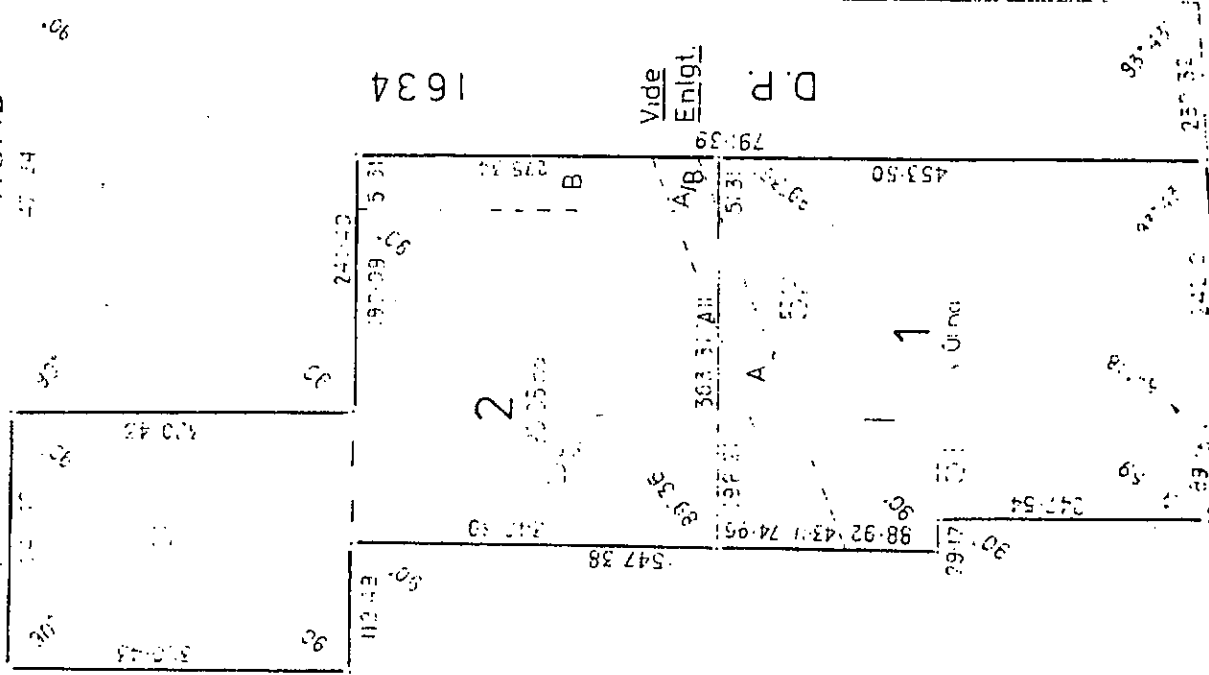
RESUBDIVISION FOR THE PLANNING AND DEVELOPMENT ACT  
Lot 4152 & Pt. Lot 51 of D.P. 1634 Pt. Secs. 548 & 602  
Hd. of BLANCHE  
in the area named  
MOUNT GAMBIER  
GOVERNMENT ROAD

L.T.O.  
Examined

LED PLAN NUMBER  
**FP**

S.P.O. DOCKET NO.  
ACCEPTED FOR FILING

Reg. Officer-General  
Reference Map No. 6628-50 b II  
COUNCIL  
DC. OF MOUNT GAMBIER  
THIS IS SHEET 1 OF 1 SHEETS



Note

Portion of Allotments 1 & 2 marked A are subject to an easement to the Electricity Trust of South Australia vide CT Voi 1357 Fol 29

Scale



Metres