



**Tailte
Éireann**

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Tailte Éireann Sealed and Certified Copy Folio (& Title Plan)

KEANE SOLICITORS
DX 4013
Galway

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Folio Number: TY10361
Application Number: P2025LR132137A
Your Reference: PK/SH/OME12137

This document comprises a sealed and certified copy of the Tailte Éireann record for the above mentioned folio/title plan as of the date appearing.

Details of **dealings pending** (if any) are listed in the **Schedule** below.

An officer duly authorised by Tailte Éireann

Schedule



Notes:

1. Title plans should be read in conjunction with the folio. The description of the land on the folio or on the title plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Title plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to Tailte Éireann immediately.

Land Registry

County Tipperary

Folio 10361

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B)	Official Notes
	Description	
1	The property shown coloured RED as Plan(s) 21, 6 on the Registry Map, situate in the Townland of BALLYHADEN, in the Barony of ORMOND LOWER, in the Electoral Division of BORRISOKANE. The registration does not extend to the mines and minerals.	From L.R.10439

Land Registry

County Tipperary

Folio 10361

1 There is appurtenant to the said lands the right of saving and drawing manure for the use of the owner hereinafter described on and from part of the lands of Ballyrourke containing 1A:2R:6P or thereabouts, like measure, situate in the Electoral Division of Uskane and Barony and County aforesaid, lettered G on the Office Maps (being portion of the lands comprised in Folio No. TY10348).

The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.

Land Registry

County Tipperary

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Part 1(B) - Property

Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares) :	Plan:	Folio No:

Land Registry

County Tipperary

Folio 10361

Part 2 - Ownership

Title ABSOLUTE		
No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1	10-FEB-1986 T2226/86	DONAL O'MEARA of CLONFEST AVENUE, PORTUMNA, COUNTY GALWAY is full owner. Land Cert Application No.: 321036122 Date: 27-SEP-1997 Issued To: JAMES J. KEARNS Address: PORTUMNA CO. GALWAY

Land Registry

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Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.

592460 mE, 694700 mN



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Folio: TY10361

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit



A full list of burdens and their symbology can be found at: www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.