

Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

Sheet 1 of 7

SURVEY PLAN

No mark placed at stations 12, 21, 28 & 55.
Peg placed at all new corners unless otherwise stated.

Area of New Road
7855m²



STN	TO	ORIGIN	BEARING	DIST
34	Nail in M/H	1/SP163134	239°18'	2.132
35	O Nail stub in M/H	1/SP163134	134°0'	1.438
36	Nail in M/H Fd	2/SP258612	10°31'	9.435
37	OIP	28/SP179317	88°07'	0.695
38	OIP	28/SP179317	124°15'20"	2.183
39	Nail in Conc		33°5'22"	5.48
39	Nail in Conc		34°5'03"	5.992
39	Nail in Conc Fd		65°59'	34.663
40	Nail in Conc		35°14'5"	4.07
46	OIP		97°58'	0.59
34	Nail in M/H	1/SP133211	239°18'	2.132
35	O Nail stub in M/H	1/SP163134	134°0'	1.438
35	Nail in M/H Fd		10°31'	9.435
64	Screw in Rd Fd		97°35'	18.108

PM	ORIGIN	BEARING	DIST	NO
38-OIP not searched	4/SP133211	309°52'30"	73.05	76996

LandPartners Pty Ltd (ACN 118 146 008) hereby certify that the land comprised in this plan was surveyed by the corporation, by Ernest Thomas CRAIG, surveying associate, for whose work the corporation accepts responsibility, under the supervision of Robin Gene ANDERSON, cadastral surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 13/07/2020.

[Signature]
Director

[Signature]
Director

20 07 2020
Date

Plan of Lots 1-35, 900, 901 and Easements A-K in Lots 1, 4, 6, 9, 10, 18-20, 22, 29, 31 respectively, Easements L & O in Lot 34 & Easements M & N in Lot 35
Cancelling Lot 393 on SP133211

LOCAL GOVERNMENT: IPSWICH C.C. LOCALITY: BRASSALL

Meridian: MGA (Zone 56) Vide CORS

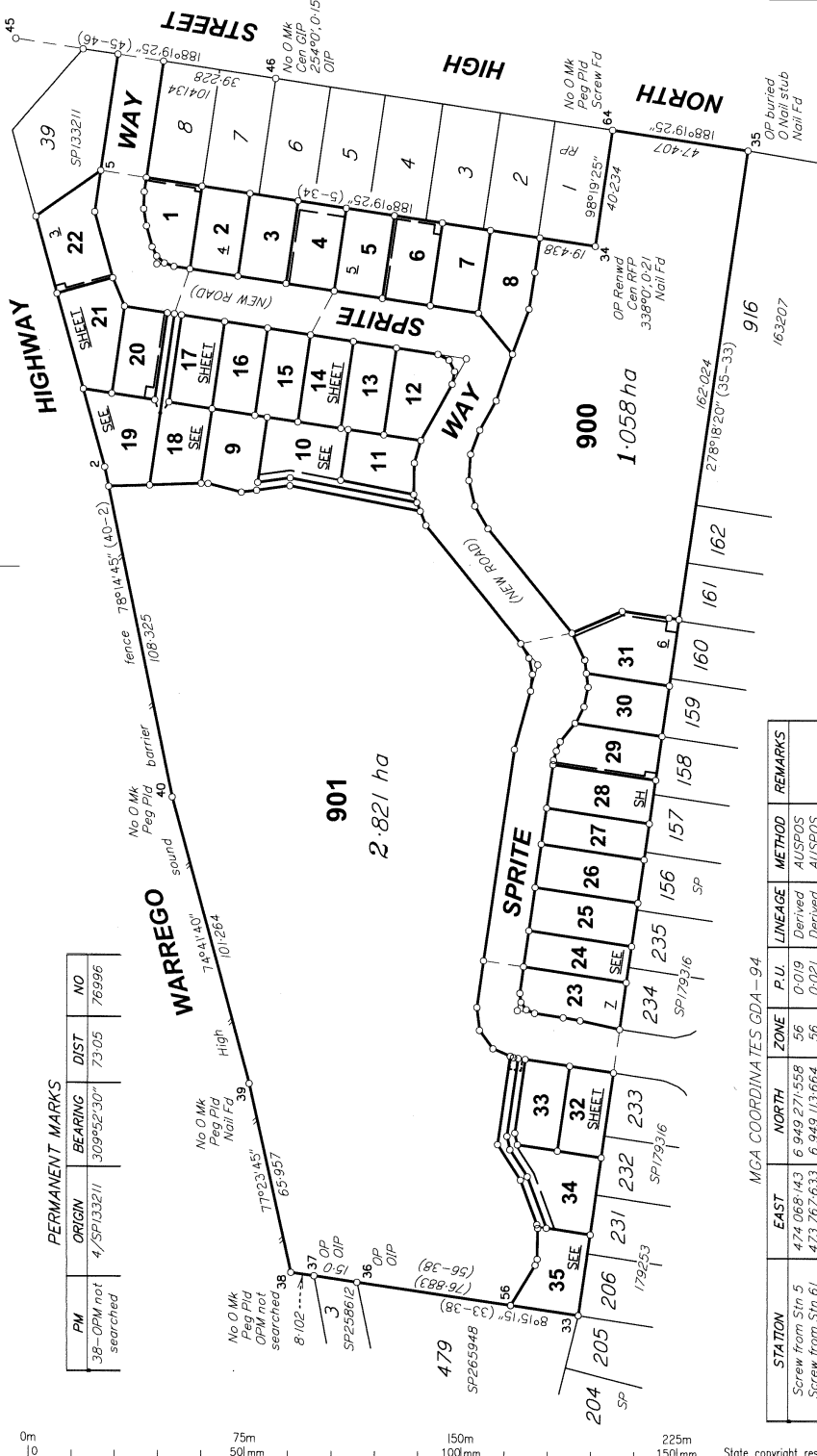
Survey Records: No

Scale: 1:1500

Format: STANDARD



SP311817



STATION	MGA COORDINATES GDA-94		METHOD	REMARKS
	EAST	NORTH		
Screw from Stn 5	474 068.143	6 949 271.558	56	Derived AUSPOS
Screw from Stn 61	473 767.633	6 949 113.664	56	Derived AUSPOS

BRSS0597_018_91_8 SP311817

720187739

EF 400 \$4,540.00
31/07/2020 14:26:18

(Dealing No.)

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Sheet 2 of 7

5. Lodged by

HopgoodGanim Lawyers

Level 8 Waterfront Place
1 Eagle Street Brisbane Qld 4000
3024 0312

BE87A.

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We **QUEENSLAND SOUTHERN DEVELOPMENTS PTY LTD**
A.C.N. 145 992 436

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

[Signature]

Signature of *Registered Owners* Lessees

QUEENSLAND SOUTHERN DEVELOPMENTS PTY LTD
A.C.N. 145 992 436 by its Attorney
Justin Joseph McNally under
Power of Attorney registered No. 718003911

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50539742	Lot 393 on SP133211	I-35, 900 & 901	New Rd	Emts A-0

ADMINISTRATIVE ADVICE ALLOCATION

Administrative Advice	Lots to be Encumbered
711650264	I-35, 900 & 901

* Rule out whichever is inapplicable

2. Planning Body Approval.

* **IPSWICH CITY COUNCIL**

hereby approves this plan in accordance with the:

% **Planning Regulation 2017**

Dated this 25th day of July 2020

[Signature]

Authorised Local Government Officer

* Insert the name of the Planning Body.

• Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt : 6271/18

Surveyor : BRSS0597.018

I-35, 900 & 901	Por 393
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: LandPartners Pty Ltd

Date: 5/6/2020 20/7/2020

Signed: *[Signature]* Cadastral Surveyor

Designation: Liaison Officer

9. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.

* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date
* delete words not required

10. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

11. Insert Plan Number

SP311817

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REINSTATEMENT REPORT

Southern boundaries
35 to 63: fixed by original marks at 35 and 63 and new connection to oscrew off 30 at Sprite Way. All in good agreement.
63 to 33: maintain bearing and original distance.

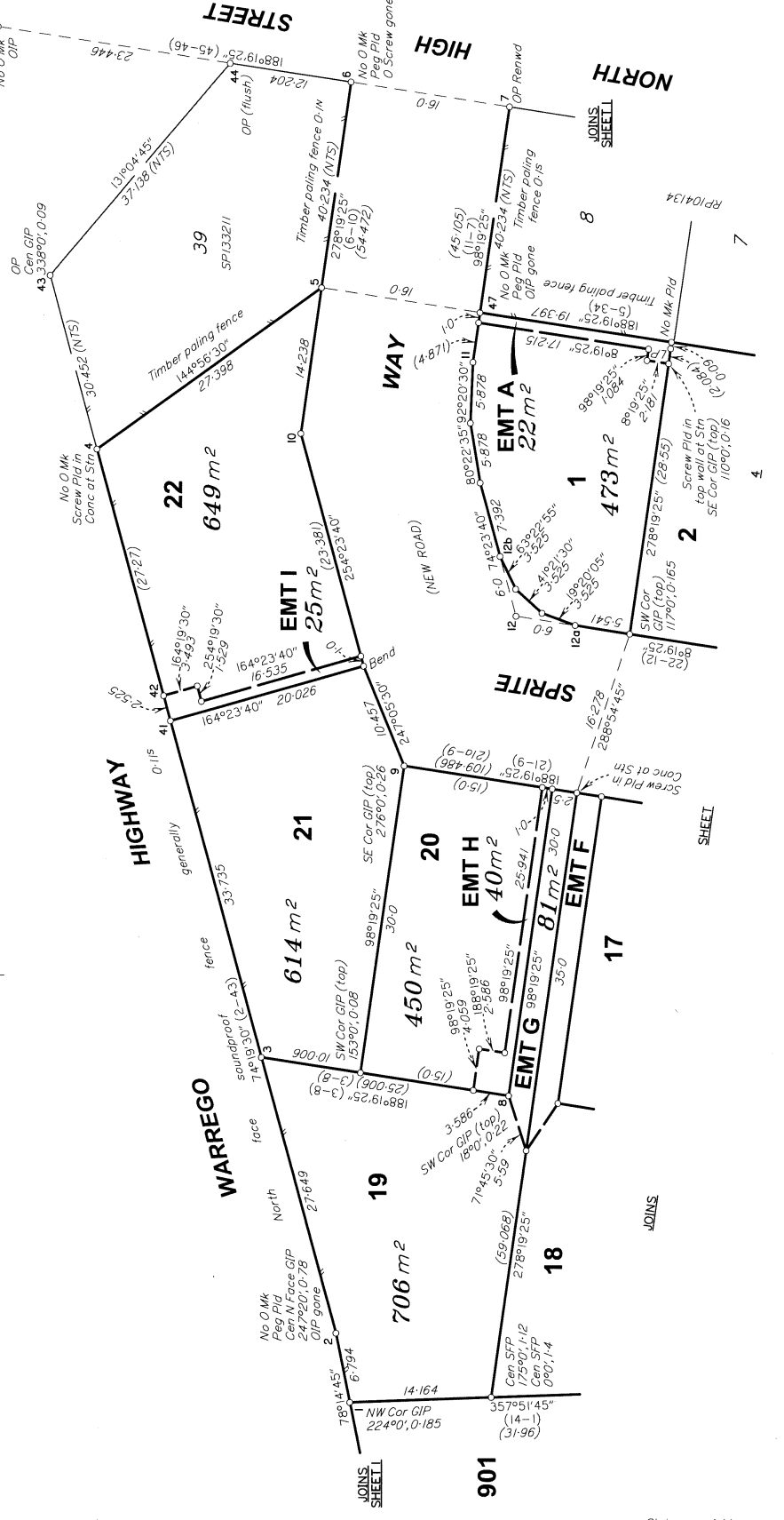
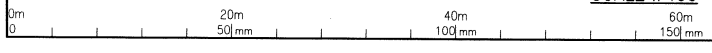
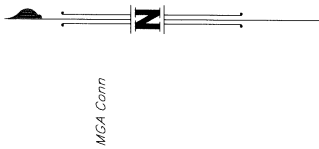
Western boundaries
33-37: fixed by original marks at 36 & 37 and maintain bearing from 33 to 37. 14mm excess in 33 to 36. Deed maintained to station 38.

Eastern boundaries
45-46: fixed by original marks at 7, 44, 45 & 46 in good agreement.
7-47-34-64-35 in good agreement with original dimensions and original marks found at 34 and 35.

Northern boundaries
Original angles maintained across the entire frontage between stations 38-43 and original bearing and distance for 43-44. Distances proportioned between 38-43.

REFERENCE MARKS

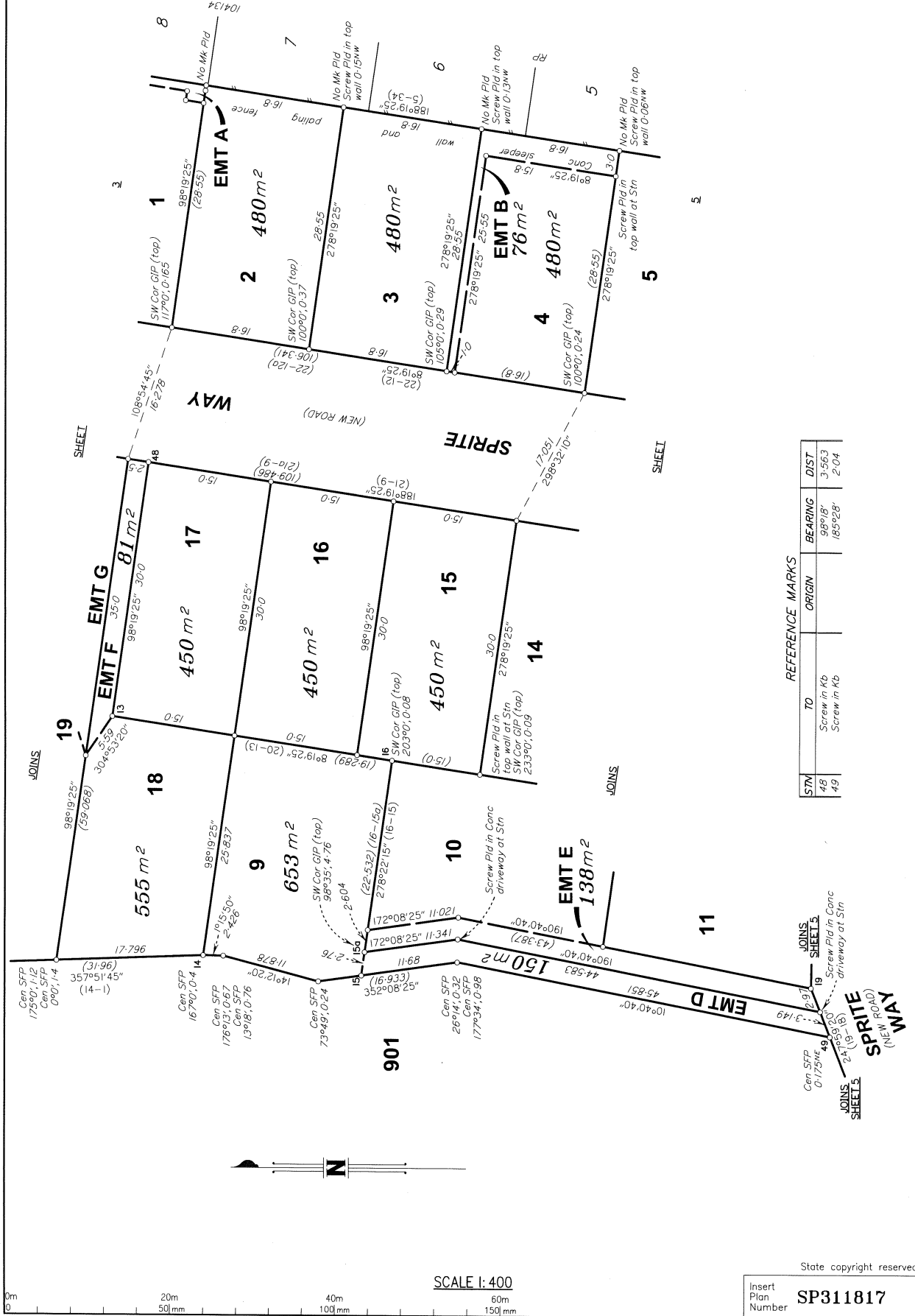
STN	TD	ORIGIN	BEARING	DIST
1	Nail in Conc		197°04'	0.382
2	Olp gone	31/CC1509	346°20'	1.006
3	Screw in Conc		188°19'	0.072
3	Screw in Conc		188°19'	0.56
5	Screw in Kb		191°17'	3.533
6	0 Screw in Kb gone	10/SPI33211	11°59'40"	4.657
6	Screw in Kb		152°37'	3.147
7	Screw in Kb		30°12'31"	10.151
9	Screw in Kb		147°19'	8.28
10	Screw in Kb		177°13'	4.575
11	Screw in Kb		38°38'	2.987
12a	Screw in Kb		285°42'	4.071
12b	Screw in Kb		345°49'	4.032
41	Screw in Conc		164°24'	0.15
42	Screw in Conc		164°24'	0.14
43	1 Pin (0.4 deep)		354°07'	0.923
44	Olp gone	RP65345	54°45'55"	1.06
45			327°13'10"	2.903
47				



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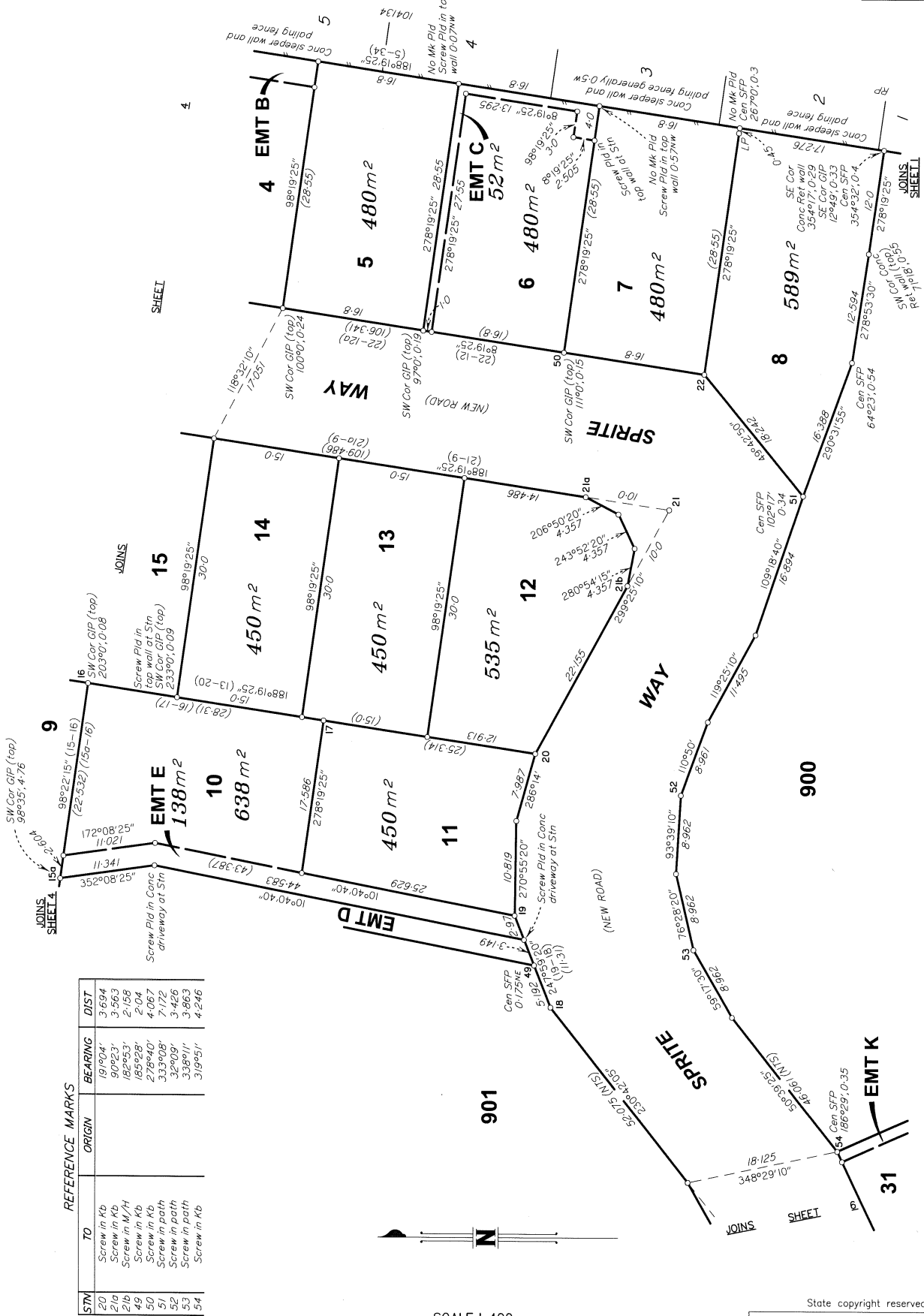
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REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
48	Screw In Kb		98°18'	3.563
49	Screw In Kb		185°28'	2.04

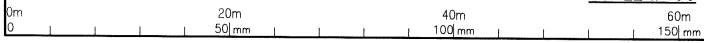
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STN	TO	BEARING	DIST
20	Screw in Kb	191°04'	3.694
21a	Screw in Kb	90°23'	3.563
21b	Screw in Kb	2°15'8"	2.158
49	Screw in M/H	185°28'	2.104
50	Screw in Kb	278°40'	4.067
51	Screw in path	333°08'	7.172
52	Screw in path	32°09'	3.426
53	Screw in Kb	338°11'	3.863
54	Screw in Kb	318°51'	4.246



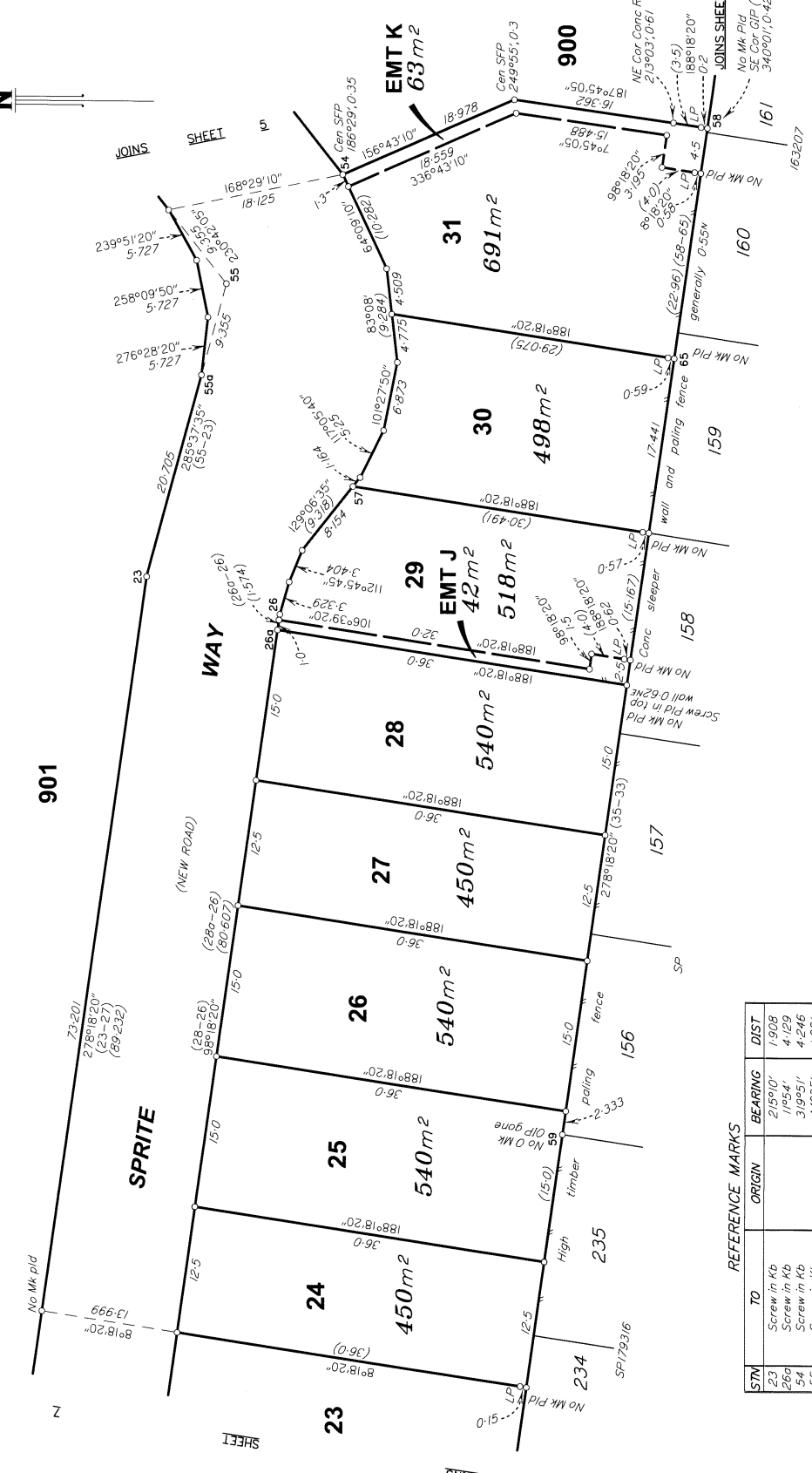
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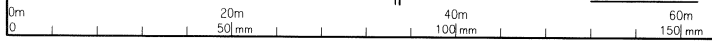
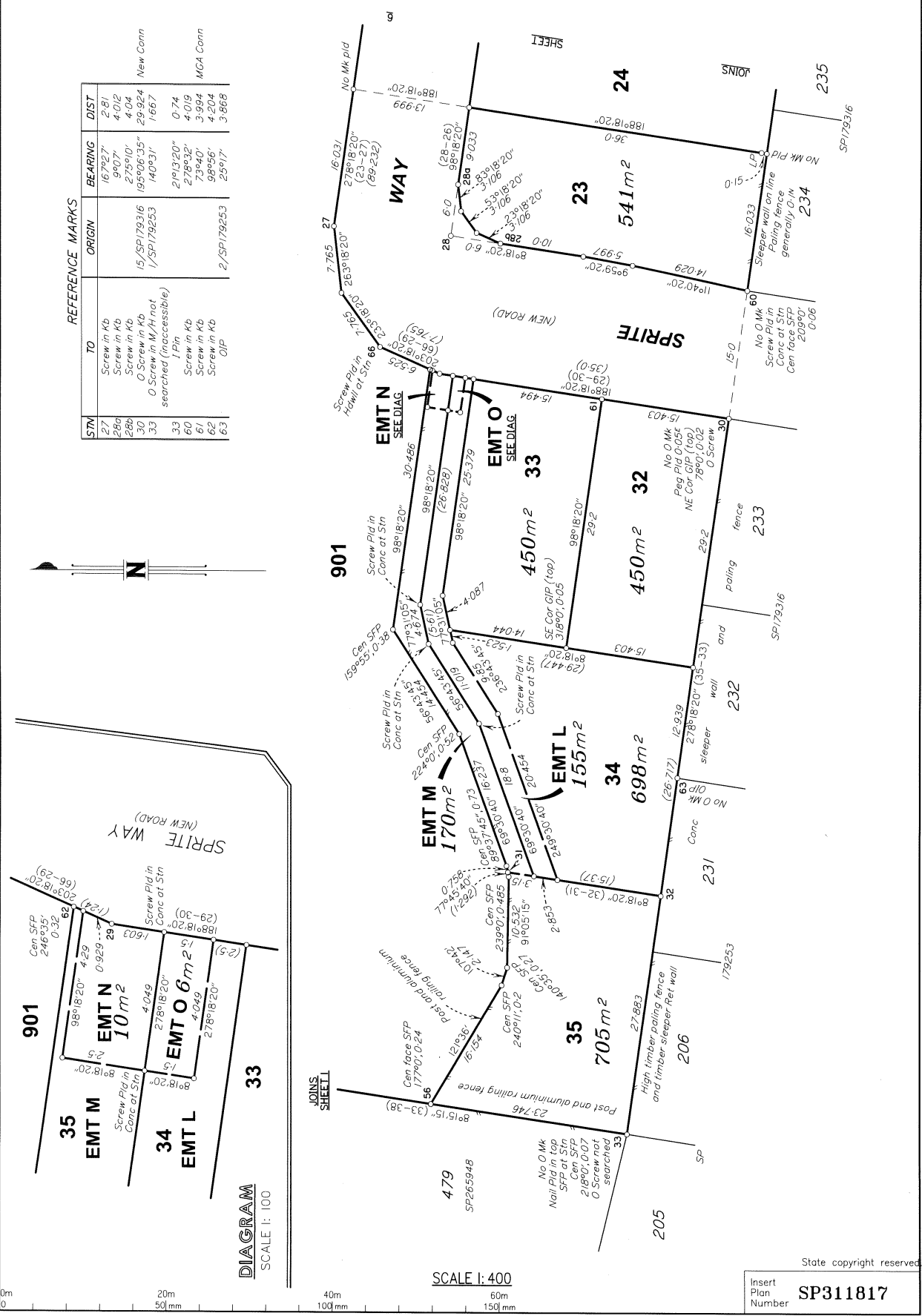
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
23	Screw in Kb		215°10'	1.908
26a	Screw in Kb		11°54'	4.129
54	Screw in Kb		319°51'	4.246
55	Screw in Kb		44°35'	1.621
56a	Screw in Kb		241°55'	5.879
57	Screw in Kb		46°56'	4.249
58	1 Pin		35°54'	1.139
59	OilP gone	2/SP133211	11°27'	1.246



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REFERENCE MARKS			
STN	TO	ORIGIN	BEARING
27	Screw in Kb	15/SP179316	167°27'
28	Screw in Kb	15/SP179316	90°71'
29	Screw in Kb	15/SP179316	275°01'
30	O Screw M/H at searched (inaccessible)	15/SP179253	195°06'35"
33	Screw in Kb	2/SP179253	140°31'
36	Screw in Kb	2/SP179253	216°13'20"
60	Screw in Kb	2/SP179253	278°32'
61	Screw in Kb	2/SP179253	73°40'
62	Screw in Kb	2/SP179253	98°56'
63	GIP	2/SP179253	25°17'



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