

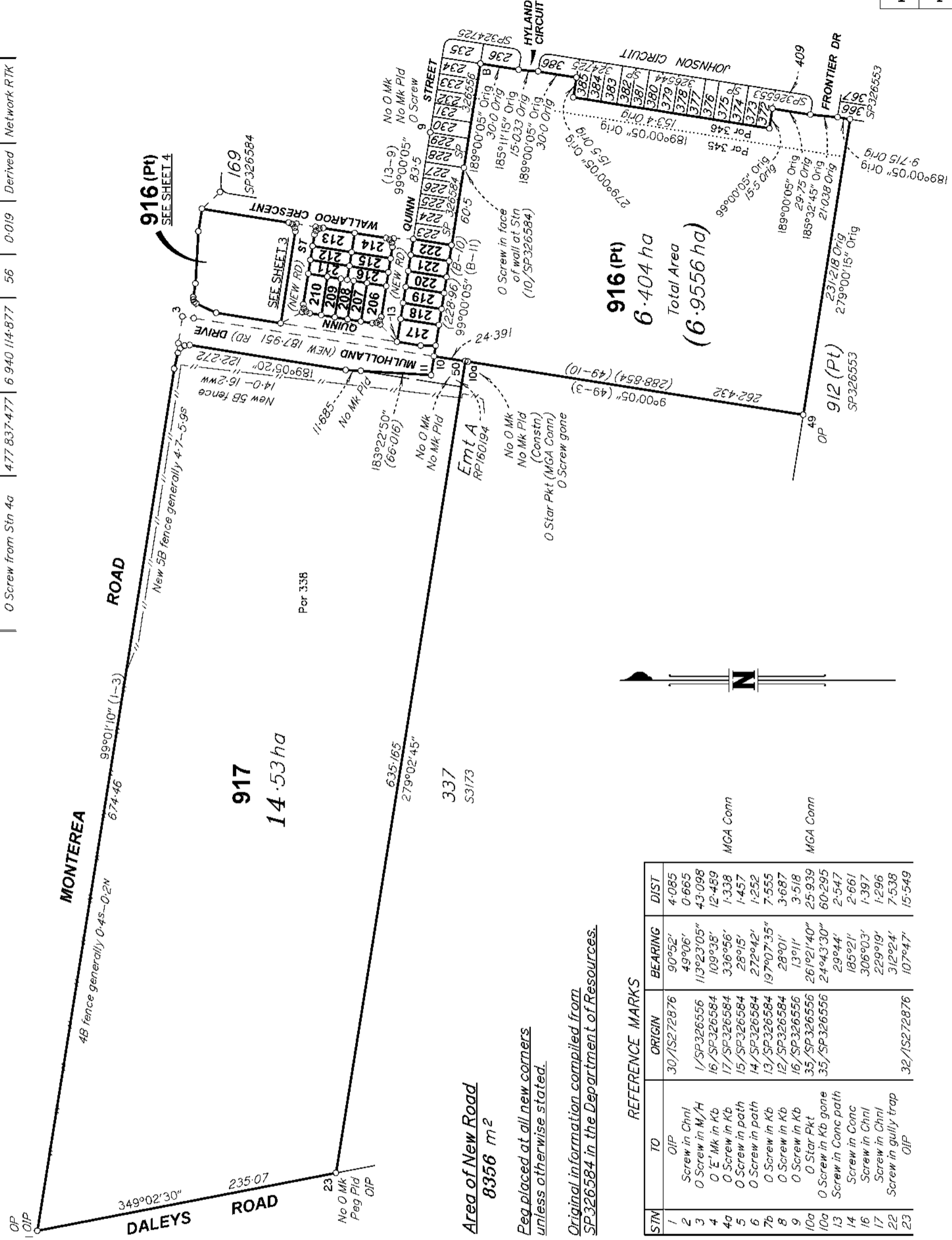
Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 4

MGA COORDINATES GDA - 94

| STATION | EAST | NORTH | ZONE | P.U. | LINEAGE | METHOD |
|-------------------------|-------------|---------------|------|-------|---------|-------------|
| O Star Pkt from Stn 10a | 477 681.425 | 6 939 918.364 | 56 | 0.019 | Derived | Network RTK |
| O Screw from Stn 4a | 477 837.477 | 6 940 114.877 | 56 | 0.019 | Derived | Network RTK |



| STN | TO | ORIGIN | BEARING | DIST |
|-----|---------------------|-------------|------------|--------|
| 1 | OIP | 30/1S272876 | 90°52' | 4.085 |
| 2 | Screw in Chnl | 1/SP326556 | 49°06' | 0.665 |
| 3 | O Screw in M/H | 16/SP326584 | 113°23'05" | 43.098 |
| 4 | O 'E' Mk in Kb | 17/SP326584 | 109°38' | 12.489 |
| 4a | O Screw in Kb | 15/SP326584 | 336°56' | 1.338 |
| 5 | O Screw in path | 14/SP326584 | 28°15' | 1.457 |
| 6 | O Screw in path | 13/SP326584 | 272°42' | 1.252 |
| 7a | O Screw in Kb | 12/SP326584 | 197°07'35" | 7.555 |
| 8 | O Screw in Kb | 16/SP326556 | 28°01' | 3.687 |
| 9 | O Screw in Kb | 35/SP326556 | 13°11' | 3.518 |
| 10a | O Star Pkt | 35/SP326556 | 261°21'40" | 25.939 |
| 10a | O Screw in Kb gone | 35/SP326556 | 24°43'30" | 60.295 |
| 13 | Screw in Conc path | | 29°44' | 2.547 |
| 14 | Screw in Conc | | 185°21' | 2.661 |
| 16 | Screw in Chnl | | 306°03' | 1.397 |
| 17 | Screw in Chnl | | 229°19' | 1.296 |
| 22 | Screw in gully trap | | 312°24' | 7.538 |
| 23 | OIP | 32/1S272876 | 107°47' | 15.549 |

Original information compiled from SP326584 in the Department of Resources.

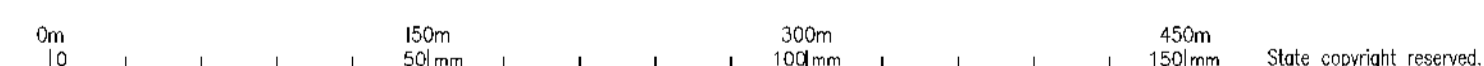
Peg placed at all new corners unless otherwise stated.

LandPartners Pty Ltd (ACN 118 146 008) hereby certify that the land comprised in this plan was surveyed by the corporation, by Mark William ELLIS surveyor, 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 24/11/2023.

[Signature]
Director

[Signature]
Director

18/12/2023
Date



Plan of Lots 206-222, 916 & 917

Scale: 1:3000
Format: STANDARD

Cancelling Lot 338 on S3173 and Lot 915 on SP326584

LOCAL GOVERNMENT: IPSWICH C.C. LOCALITY: RIPLEY

Meridian: MGA (Zone 56) vide Network RTK

Survey Records: No



SP326602

723214423
EL 400 \$2,698.63
24/04/2024 14:57:16

(Dealing No.)

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

4. Lodged by

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

| I. Existing | | Created | | |
|-----------------|---------------------|---------------|--------|---------------------|
| Title Reference | Description | New Lots | Road | Secondary Interests |
| 13053130 | Lot 338 on S3173 | 917 | New Rd | - |
| 51326310 | Lot 915 on SP326584 | 206-222 & 916 | New Rd | - |

ENCUMBRANCE EASEMENT ALLOCATION

| Easement | Lots To Be Encumbered |
|-------------------------------|-----------------------|
| 601868380 (Emt A on RP160194) | 917 |

Easement A on RP160194 partially absorbed by new road and Easement B on SP326584 fully absorbed by new road.

Reinstatement Report

Plans Used: SP326584, SP326556, IS272876

Reinstatement

This survey is a stage of a larger subdivision as per the plans listed above. All measured original boundaries common with previous surveys listed above measure as per those plans. Original marks measured or gone are noted on the face of this Survey Plan.

- The OP shown at the corner of Daleys Rd & Montereia Rd is from SP326556. It is of the same type, marking & age as other pegs placed on that plan.
- Station 50 being SE corner of Lot 917 has been fixed by proportioning the original dimensions of the Eastern boundaries of Lot 337 & 338 on S3173. Subsequent plan RP160194 did not adequately reinstate this surveyed corner when creating Easement A.

| | |
|---------|----------------|
| 917 | Por 338 |
| 206-222 | Pors 345 |
| 916 | Pors 345 & 346 |
| Lots | Orig |

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : BRSS6904.007

5. Passed & Endorsed :

By : LandPartners Pty Ltd
Date : 18/12/2023
Signed : *S Lesdham*
Designation : Plan Auditor

6. 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 roads;
* Part of the building shown on this plan encroaches onto adjoining * lots and road
Cadastral Surveyor/Director* Date
*delete words not required

7. Lodgement Fees :
Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

8. Insert Plan Number **SP326602**



JOINS

SHEET

4

916 (Pt)

QUINN

(NEW ROAD)

STREET

CRESCENT

WALLAROO

MULHOLLAND

DRIVE

QUINN

QUINN

(NEW ROAD)

STREET

916 (Pt)

JOINS SHEET I

JOINS SHEET I

Emt A RP160194
11 14.678 (NTS)
10 No Mk Pld (Constn)
Par 338
Par 345

917

JOINS SHEET I

No O Mk
No Mk Pld
O Screw

No O Mk
Peg Pld
O Screw

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SCALE 1: 400

State copyright reserved

Insert Plan Number SP326602

BRSS6904-007-20_5_SP326602

13

14

(NEW ROAD)
(12-15)
9°05'20"

(NEW ROAD)
(17-16)
9°05'20"

(NEW ROAD)
(17-16)
9°05'20"

(NEW ROAD)
(12-15)
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STREET

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441 m²

209

315 m²

208

300 m²

207

316 m²

206

442 m²

216

330 m²

215

330 m²

214

449 m²

213

449 m²

212

330 m²

211

330 m²

218

375 m²

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375 m²

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221

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222

375 m²

223

SP326584

211

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330 m²

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223

SP326584

224

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226

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216

330 m²

217

526 m²

218

375 m²

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375 m²

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375 m²

221

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SP326584

224

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71-716

279°00'05"

(5-14)

10-815

10-815

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10-815

54°02'40"

3-108

23-987

30-01

30-026

30-041

30-057

30-072

30-087

30-102

30-117

30-132

30-147

30-162

30-177

30-192

30-207

30-222

30-237

152°30'05"

18°56'

6°0'

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54°02'40"

3-108

23-987

30-01

30-026

30-041

30-057

30-072

30-087

30-102

30-117

30-132

30-147

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30-237

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