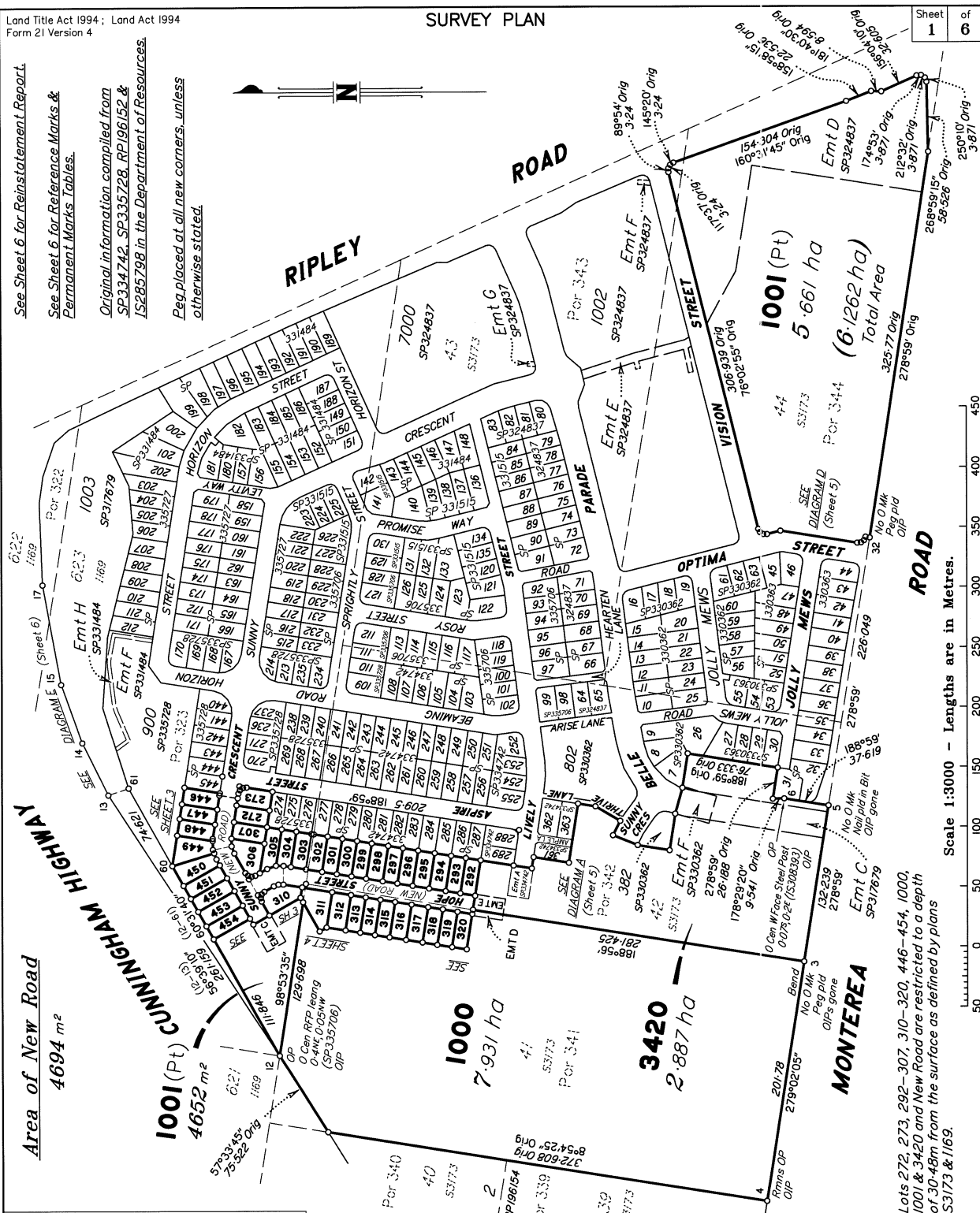


Land Title Act 1994; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 6

See Sheet 6 for Reinstatement Report.
See Sheet 6 for Reference Marks & Permanent Marks Tables.
Original information compiled from SP333742, SP335728, RP196152 & IS285798 in the Department of Resources.
Peg placed at all new corners, unless otherwise stated.



Scale 1:3000 - Lengths are in Metres.

SAUNDERS HAVILL GROUP PTY LTD (ACN 144 972 948) hereby certify that the land comprised in this plan was surveyed by the corporation, by Clinton Miles URQUHART, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Michael KLEINE, 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 28/03/2024.

M. Kleine
Authorized Signatory

[Signature]
Authorized Signatory

Date: 17-04-2024



Plan of Lots 272, 273, 292-307, 310-320, 446-454, 1000, 1001 & 3420 (Restricted) and Emt C in Lot 1001, Emt D in Lot 1000 & Emt E in Lot 3420
Cancelling Lot 1 (Restricted) on RP196152, Lot 1001 (Restricted) on SP335728 & Lot 3420 (Restricted) on SP334742

LOCAL GOVERNMENT: IPSWICH CITY LOCALITY: RIPLEY

Meridian: MGA (Zone 56) vide SP334742

Survey Records: No

Scale: 1:3000
Format: STANDARD

SP334743



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

723366189

EL 400 \$5,586.85
01/07/2024 14:34:48

(Dealing No.)

4. Lodged by

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

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
16786116	Lot 1 on RP196152	311-320 & 1000	New Rd	Emt D
16786117	Lot 1 on RP196152	311-320 & 1000	New Rd	Emt D
16786118	Lot 1 on RP196152	311-320 & 1000	New Rd	Emt D
51328018	Lot 1001 on SP335728	272, 273, 302-307, 310, 311, 446-454 & 1001	New Rd	Emt C
51333769	Lot 3420 on SP334742	292-302 & 3420	New Rd	Emt E

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
721921033 (Emt D on SP324837)	1001
721921616 (Emt F on SP330362)	3420
720037726 (Emt C on SP317679)	3420
722883513 (Emt A on SP334742)	3420
722883514 (Emt A on SP334742)	3420

722748400 (Emt J on SP335728) is fully absorbed by new road.

272, 273, 303-307, 310 & 446-454	Por 323
312-320 & 1000	Por 341
292-301 & 3420	Por 342
311	Pors 323 & 341
302	Pors 323 & 342
1001	Pors 323, 343 & 344
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :
Local Govt :
Surveyor : **9780 - Stage 10**

5. Passed & Endorsed :

By: SAUNDERS HAVILL GROUP PTY LTD
Date: 17/04/2024
Signed: *[Signature]*
Designation: **Endorsing Officer**

6. Building Format Plans only.

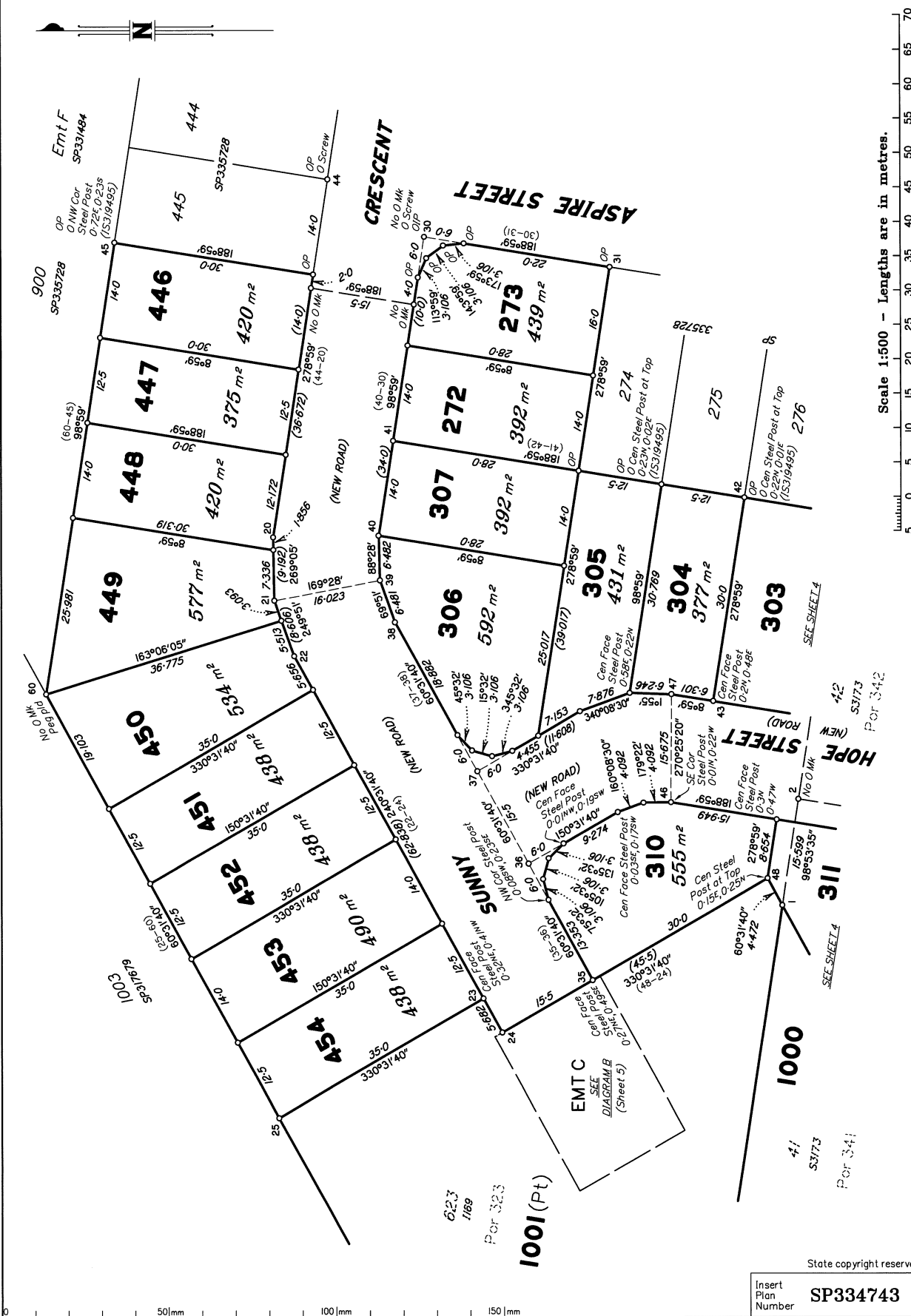
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.
* Part of the building shown on this plan encroaches onto adjoining * lots and road

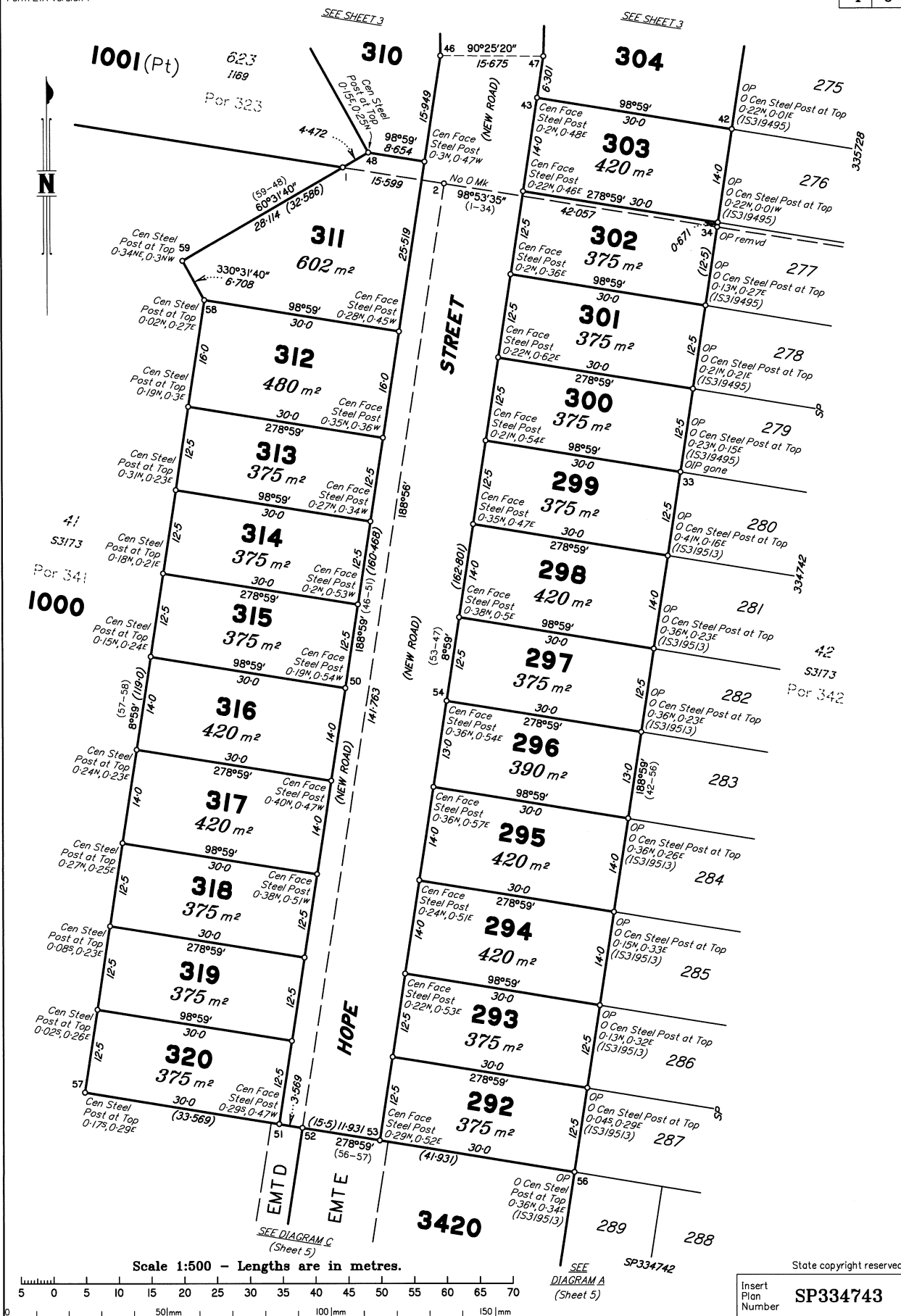
Cadastral Surveyor/Director * Date
* delete words not required

7. Lodgement Fees :

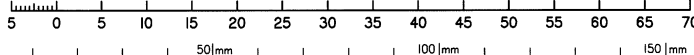
Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

8. Insert Plan Number **SP334743**





Scale 1:500 - Lengths are in metres.



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Insert Plan Number **SP334743**

DIAGRAM D
1:500

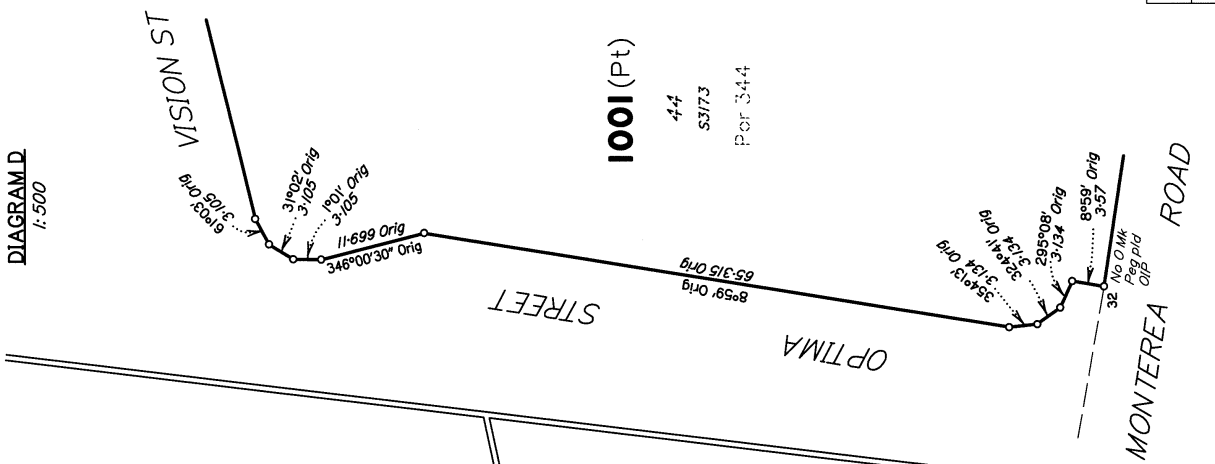


DIAGRAM B
1:300

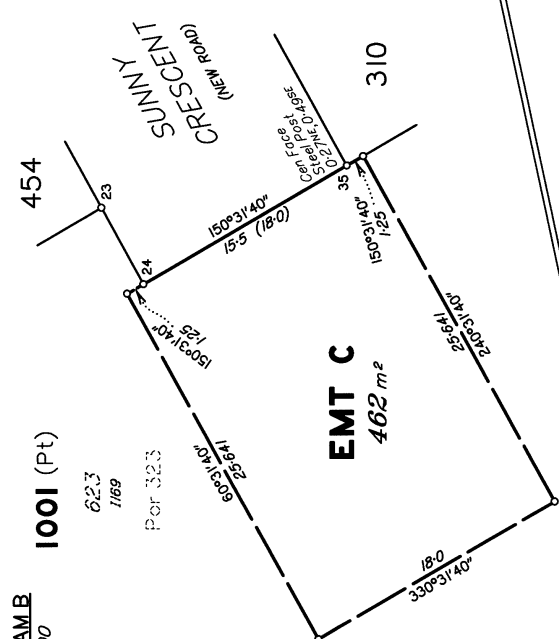


DIAGRAM C
1:300

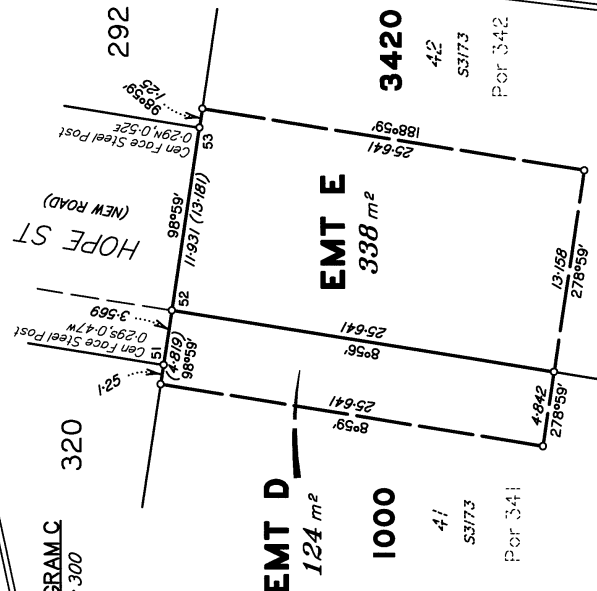
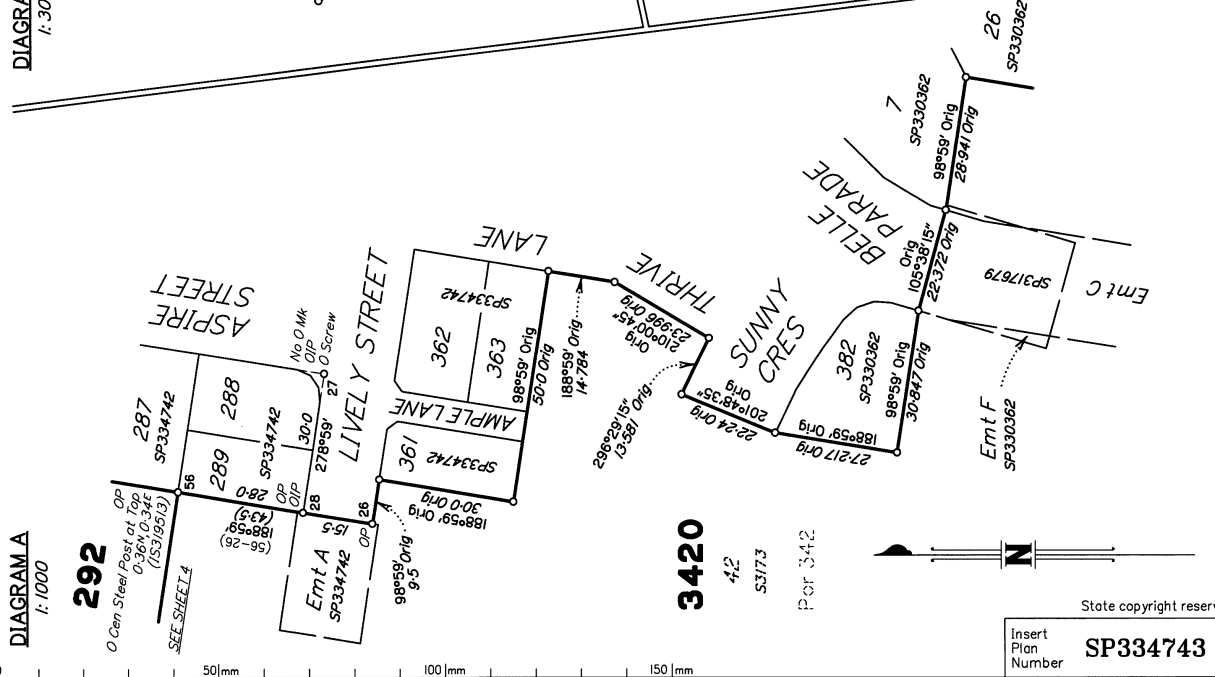


DIAGRAM A
1:1000



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Insert Plan Number
SP334743

REINSTATEMENT REPORT

This plan is part of a residential estate development, using the dimensions and reinstatement established on IS285798.

Stations 3 & 5 are fixed by connection to stations 4, 6 & 32 using original dimensions from IS285798 and IS308393.

Station 2 is fixed on line between stations 12 & 34 using dimensions from IS285798 and SP335728.

Station 13 is fixed by connection to 12 & 17, and the OIP re-referenced (disturbed by drainage works). Station 61 is fixed from 13 using the connection from SP331484, and station 60 is fixed from stations 12, 45 & 61.

All other original corners and reference marks are in agreement with previous plans.

This plan has not been connected to datum as the underlying plans SP335727 and SP334742 have connections.

Plans used: SP317679, SP331484, SP334742, SP335727, SP335728, IS285798, IS308393, IS319495 & IS319513.

Lot 1001 (Pt) has been compiled from SP335728.

Lot 1000 has been compiled from IS285798 from Station 12, then RP196152 on IS285798 meridian.

PERMANENT MARKS

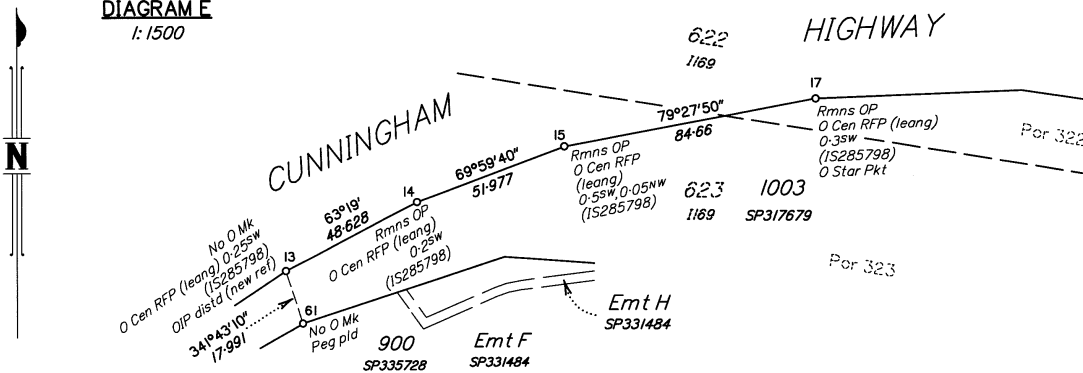
PM	ORIGIN	BEARING	DIST	NO	TYPE
30-PM		97°50'	0.929	204994	Standard

REFERENCE MARKS

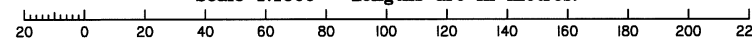
STN	TO	ORIGIN	BEARING	DIST
3	OIP gone	IS113418	188°47'	1.003
3	OIP gone	IS285798	180°59'20"	20.118
3	Pin		163°18'	20.652
4	OIP	SL8703	188°54'25"	1.0
5	OIP gone	SP330363	15°54'	2.43
6	OIP	IS308393	270°53'	0.854
12	OIP	IS285798	100°0'	1.0
13	OIP dist'd (new ref)	SL8703	235°46'	1.021
17	O Star Picket	IS285798	75°30'30"	34.15
20	Screw in Channel		144°13'	5.641
23	Screw in Kerb		162°09'	3.92
27	OIP	IS319513	226°40'	1.792
27	O Screw in Kerb	IS319513	203°08'	2.255
28	OIP	IS319513	161°07'	2.945
30	O Screw in Conc	IS319495	113°23'	1.638
30	OIP	SP335728	334°03'	1.829
32	OIP	SP330363	192°39'	1.098
33	OIP gone	SP335728	234°39'	3.497
36	Screw in Kerb		45°20'	1.486
36	Pin		170°54'	2.271
37	Screw in Conc		356°46'	2.494
37	Pin		44°17'	4.653
39	Screw in Kerb		12°18'	4.289
43	Screw in Kerb		267°36'	3.928
44	O Screw in Kerb	IS319495	191°33'	3.845
46	Screw in Kerb		37°07'	6.175
50	Screw in Kerb		96°05'	3.877
51	Pin		122°32'	3.237
53	Screw in Kerb		301°33'	4.179
54	Screw in Kerb		272°34'	3.869

DIAGRAM E

1:1500



Scale 1:1500 - Lengths are in metres.



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Insert Plan Number **SP334743**