

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

SURVEY PLAN

Sheet 1 of 5

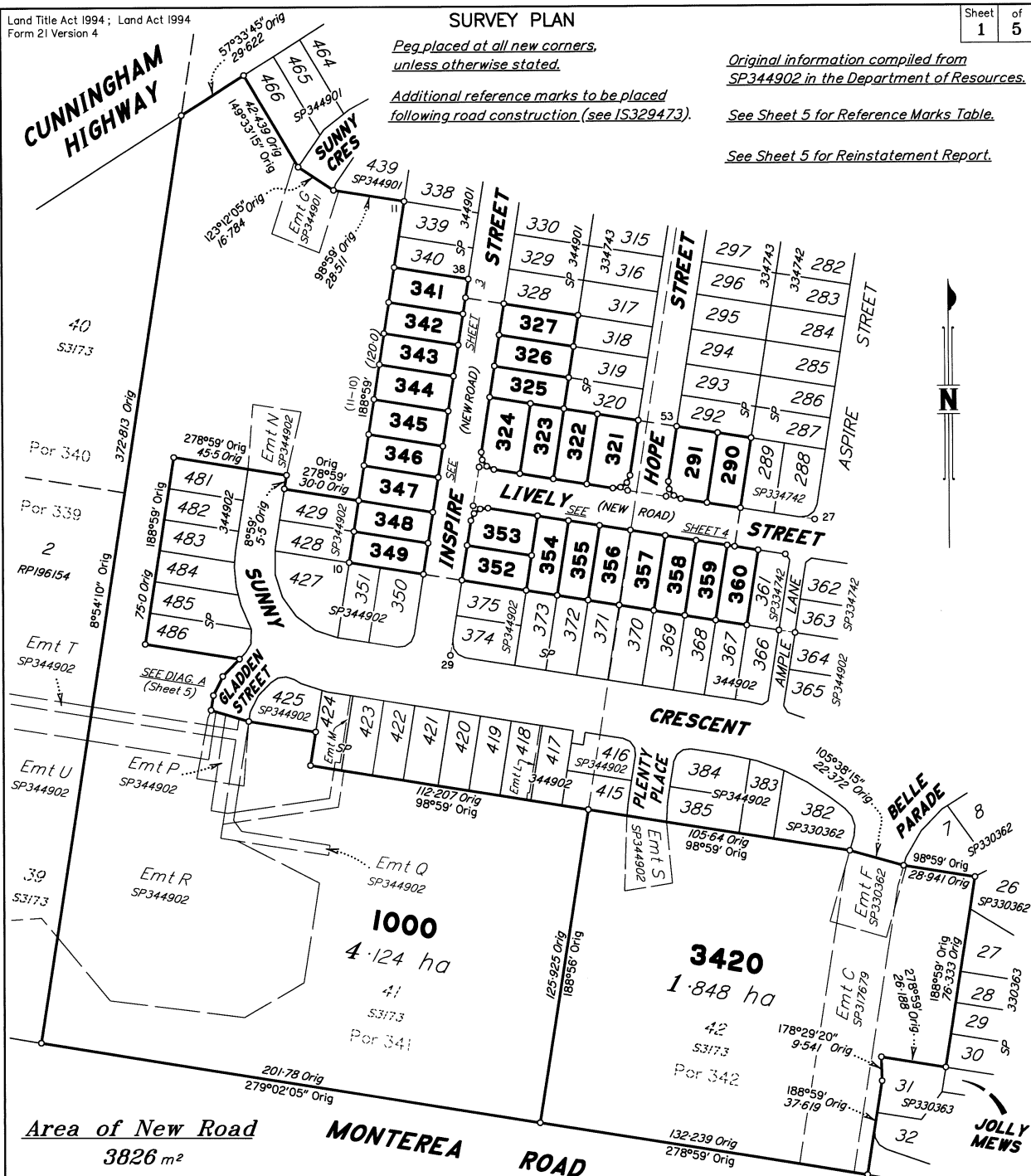
*Peg placed at all new corners,
unless otherwise stated.*

*Original information compiled from
SP344902 in the Department of Resources.*

*Additional reference marks to be placed
following road construction (see IS329473).*

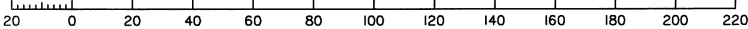
See Sheet 5 for Reference Marks Table.

See Sheet 5 for Reinstatement Report.



Area of New Road
3826 m²

Scale 1:1500 - Lengths are in metres.



Lots 290, 291, 321-327, 341-349, 352-360, 1000 & 3420 and New Road are restricted to a depth of 30.48m from the surface as defined by plan S3173.

SAUNDERS HAVILL GROUP PTY LTD (ACN 144 972 949) hereby certify that the land comprised in this plan was surveyed by the corporation, by Andrew William HICKEY, surveying associate, 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 20/09/2024



M. Kleine
Authorised Signatory
Andrew Hickey
Authorised Signatory
Date: 3-10-2024

**Plan of Lots 290, 291, 321-327,
341-349, 352-360, 1000 & 3420
(All Restricted)**

Canceling Lots 1000 (Restricted) & 3420 (Restricted) on SP344902

LOCAL GOVERNMENT: IPSWICH CITY LOCALITY: RIPLEY

Meridian: MGA (Zone 56) vide SP344902

Survey Records: No

Scale: 1:1500

Format: STANDARD



SP348243

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

723669991

EL 400 \$4,015.03
13/11/2024 16:17:23

(Dealing No.)

4. Lodged by

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

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51364854	Lot 1000 on SP344902	321-327, 341-349, 352-357 & 1000	New Rd	
51364855	Lot 3420 on SP344902	290, 291, 357-360 & 3420	New Rd	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
720037726 (Emt C on SP317679)	3420
721921616 (Emt F on SP330362)	3420
723461208 (Emt G on SP344901)	1000
723621227 (Emt N on SP344902)	1000
723621227 (Emt P on SP344902)	1000
723621224 (Emt Q on SP344902)	1000
723621226 (Emt R on SP344902)	1000
723621227 (Emt S on SP344902)	3420

722883513 & 722883514 (Emt A on SP334742) to be surrendered prior to registration of this plan.

723366190 (Emt D on SP334743) to be surrendered prior to registration of this plan.

723366190 (Emt E on SP334743) to be surrendered prior to registration of this plan.

Part of 723621227, as far as it relates to Emt O on SP344902, is to be surrendered prior to registration of this plan.

Part of 723461208, as far as it relates to Easement H on SP344901, is to be surrendered prior to registration of this plan.

321-327, 341-349, 352-356 & 1000	Por 341
290, 291, 358-360 & 3420	Por 342
357	Pors 341 & 342
Lots	Orig

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
.....
Cadastrol Surveyor/Director * Date
~~delete words not required~~

7. Lodgement Fees :

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

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : 9780 - Stage 13

5. Passed & Endorsed :
By: SAUNDERS HAVILL GROUP PTY LTD
Date: 30-10-2024
Signed: *M. V. Lene*
Designation: Endorsing Officer

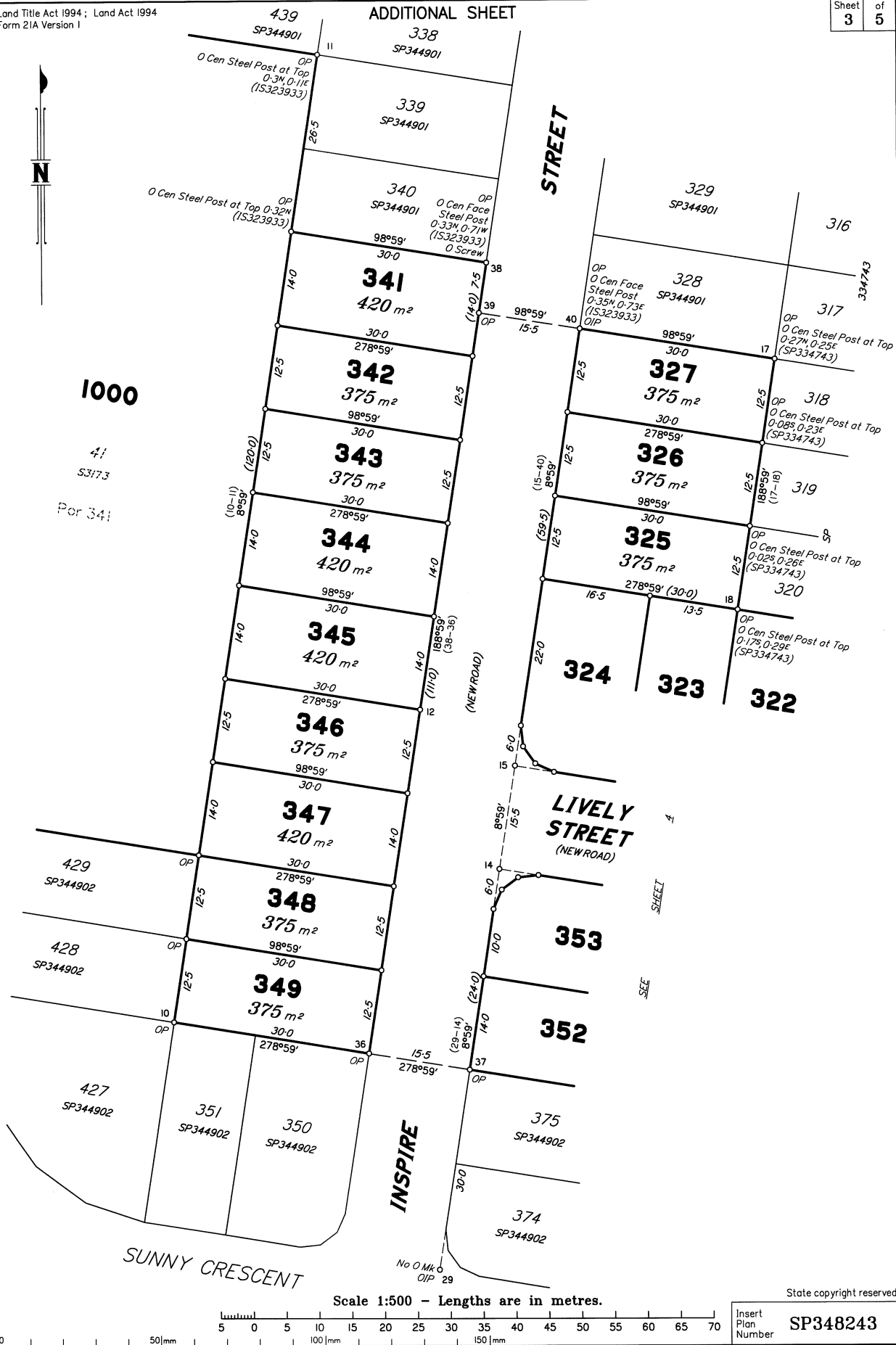
8. Insert Plan Number **SP348243**

ADDITIONAL SHEET



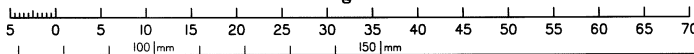
1000

41
53173
Par 341

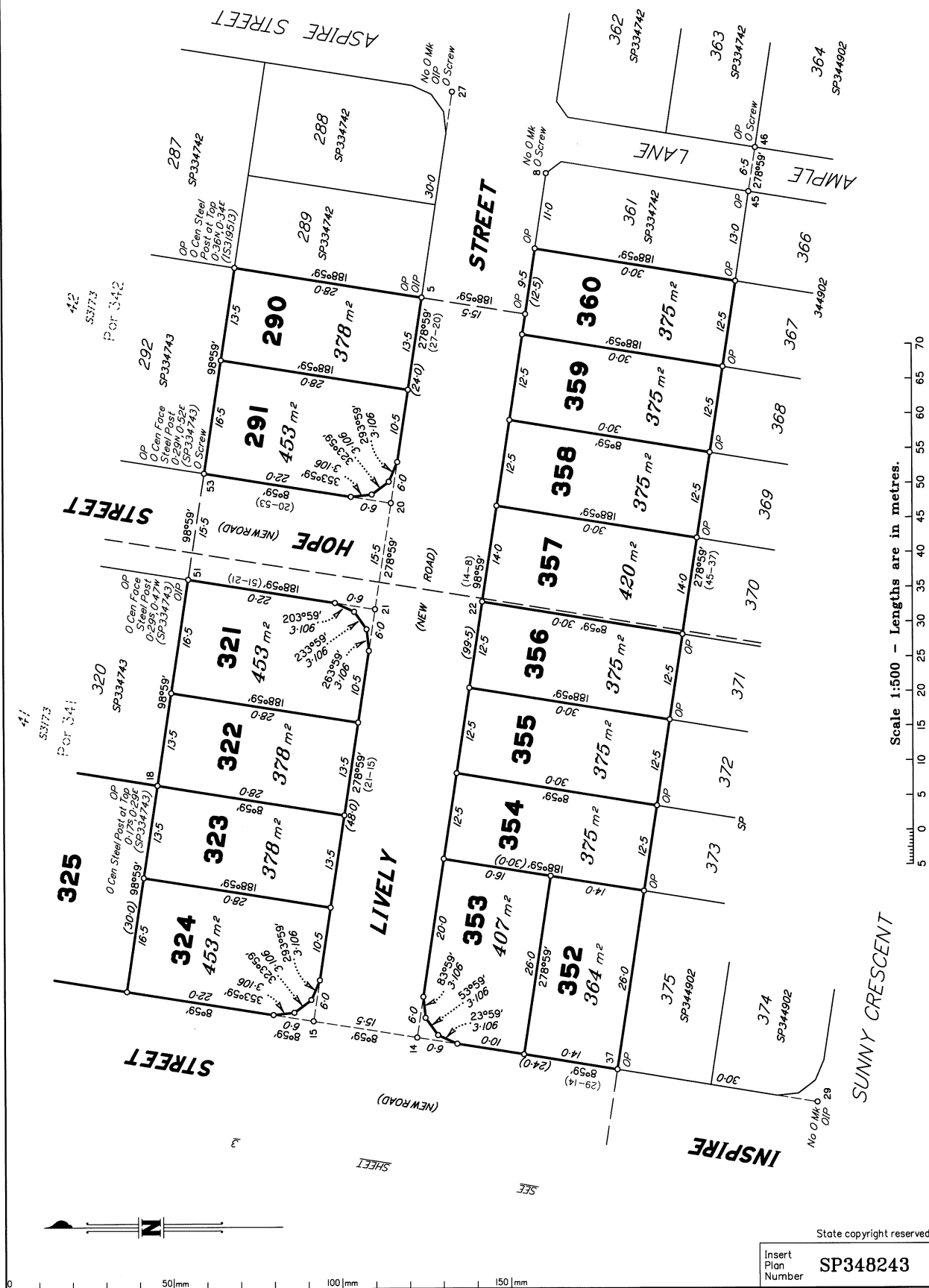


Scale 1:500 - Lengths are in metres.

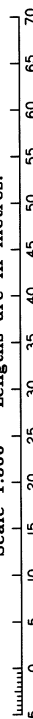
State copyright reserved.



Insert Plan Number **SP348243**



Scale 1:500 - Lengths are in metres.

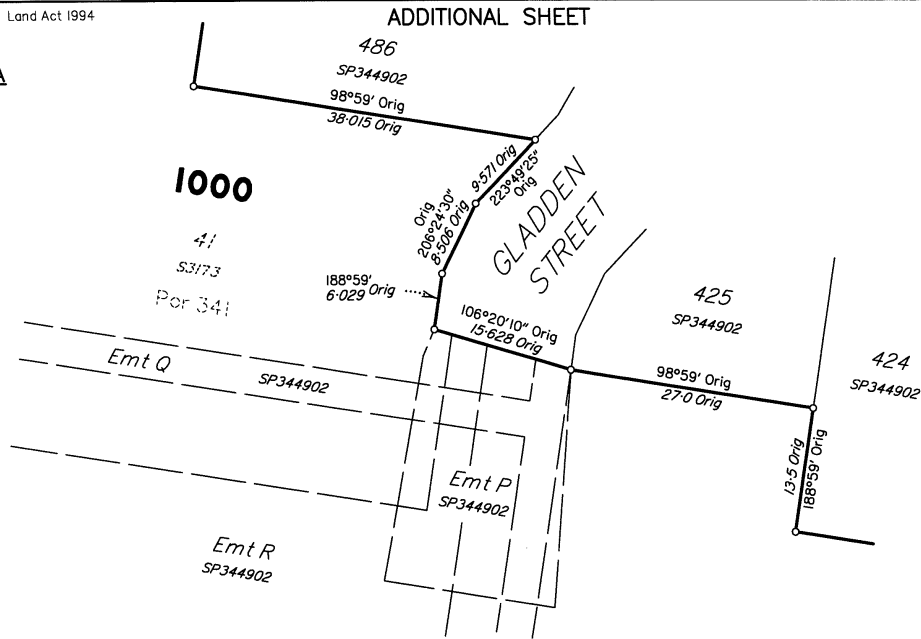


State copyright reserved.

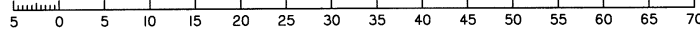
Insert Plan Number

SP348243

DIAGRAM A
1:500



Scale 1:500 - Lengths are in metres.



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
5	OIP	IS319513	161°07'	2-945
8	O Screw in Conc	IS319513	48°17'	4-576
14	Pin		227°04'	3-98
20	Pin		135°07'	3-172
27	OIP	IS319513	226°40'	1-792
27	O Screw in Kerb	IS319513	203°08'	2-255
29	OIP	SP344902	150°30'	1-761
38	O Screw in Kerb	IS323933	110°20'	3-95
40	OIP	IS323933	292°18'	3-163
46	O Screw in Conc	IS319513	352°19'	5-938
51	OIP	SP334743	122°32'	3-237
53	O Screw in Kerb	SP334743	301°33'	4-179

Additional reference marks to be placed following road construction (see IS329473).

REINSTATEMENT REPORT

This plan is part of a residential estate development, using the dimensions and reinstatement established on IS285798, and directly adjoins the recent plans listed below.

All original corners are fixed by corner and reference marks in agreement with previous plans.

Meridian is from previous surveys on SP344902 and SP344901, which connected to datum.

Plans used: SP334742, SP334743, SP344901, SP344902, IS319513 & IS323933.

State copyright reserved.

Insert
Plan
Number

SP348243