

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

SURVEY PLAN

Sheet 1 of 5

See Sheet 5 for Reinstatement Report.

See Sheet 5 for Reference Marks & Permanent Marks Tables.

*Original information compiled from
SP348235 & SP344902 in the Department of
Natural Resources and Mines, Manufacturing
and Regional and Rural Development.*

Peg placed at all new corners,
unless otherwise stated.

Additional reference marks to be placed following road construction (see IS335204):

certify that the land comprised in this plan was surveyed by the corporation, by Jesse Warren Scott HAMMOND, surveying associate, for whose work the corporation accepts responsibility, under the supervision of Michael J. COOPER, cadastral surveyor, and that the plan shows 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 03/06/2025



M. Kline
Authorised Signatory
M. Kline
Authorised Signatory

Date 10-06-2025

0 50 mm 100 mm 1
**Plan of Lots 400-412, 426, 487-494,
505-510, 902, 1000 & 2000 (All Restricted)
and Emts C & D in Lot 2000,
Emt E in Lot 902 and Emt F in Lot 1000
Canceling Lot 1000 (Restricted) & Lot 2000 (Restricted) on SP348235
and Emt G in Lot 3420 on SP348243**

LOCAL
GOVERNMENT: IPSWICH CITY

LOCALITY: *RIPLEY*

Meridian: MGA (Zone 56) vide SP.344902

P351246

A standard 1D barcode is located in the top left corner of the page.

9780 SP35/246 10 OWN TBG

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(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 5

4. Lodged by

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

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51378370	Lot 1000 on SP348235	400-412, 426, 487-494, 902, 1000 & 2000	New Rd	Emt F
51378371	Lot 2000 on SP348235	490-494, 505-510, 902 & 2000	New Rd	Emts C-E
51367245	Lot 3420 on SP348243			Emt G

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
723621225 (Emt T on SP344902)	2000
723932857 (Emt A on SP348235)	2000
723932858 (Emt B on SP348235)	2000

723621227 (Emt P on SP344902) to be surrendered prior to registration of this plan.

723621224 (Emt Q on SP344902) to be surrendered prior to registration of this plan.

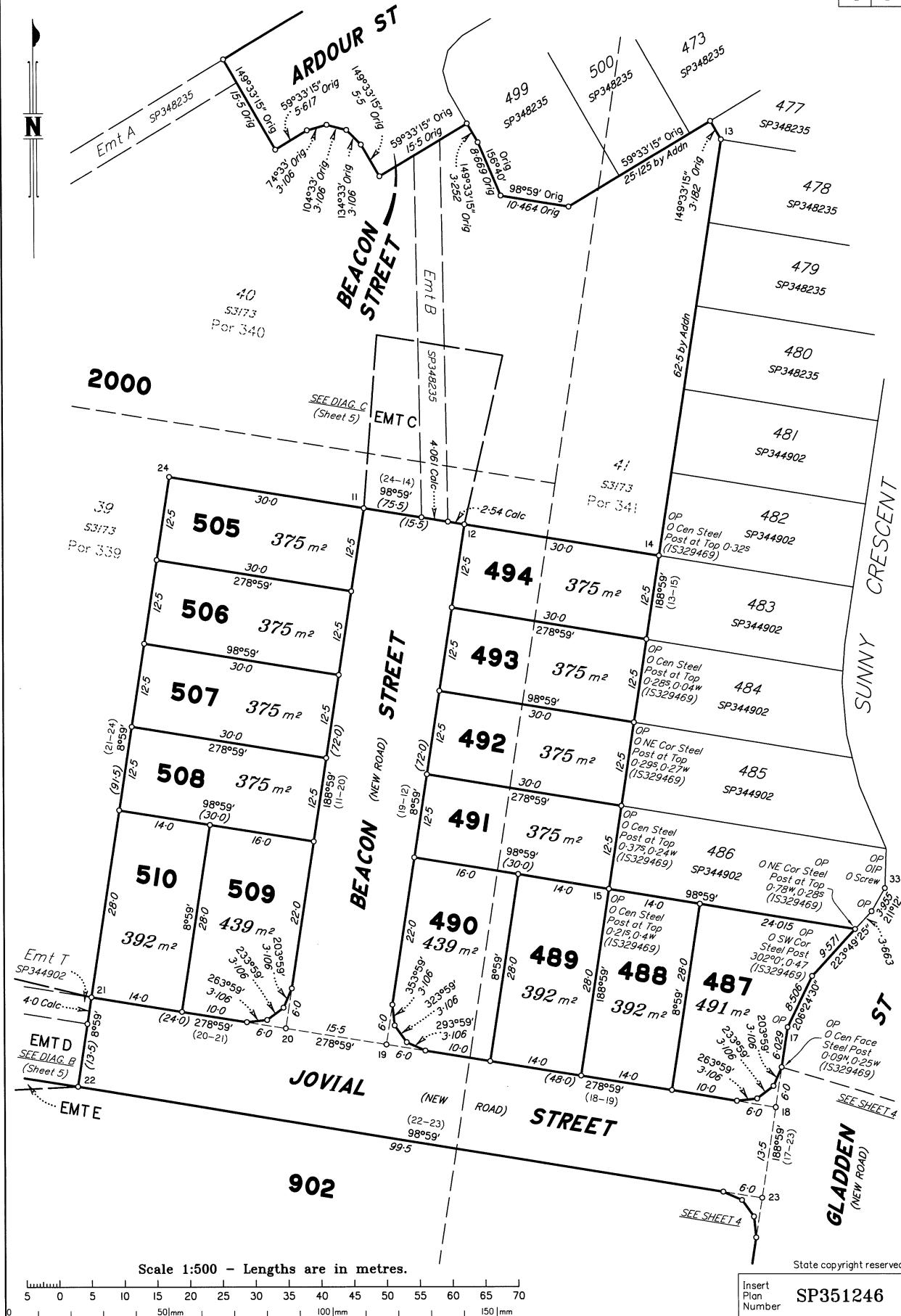
723621226 (Emt R on SP344902) to be surrendered prior to registration of this plan.

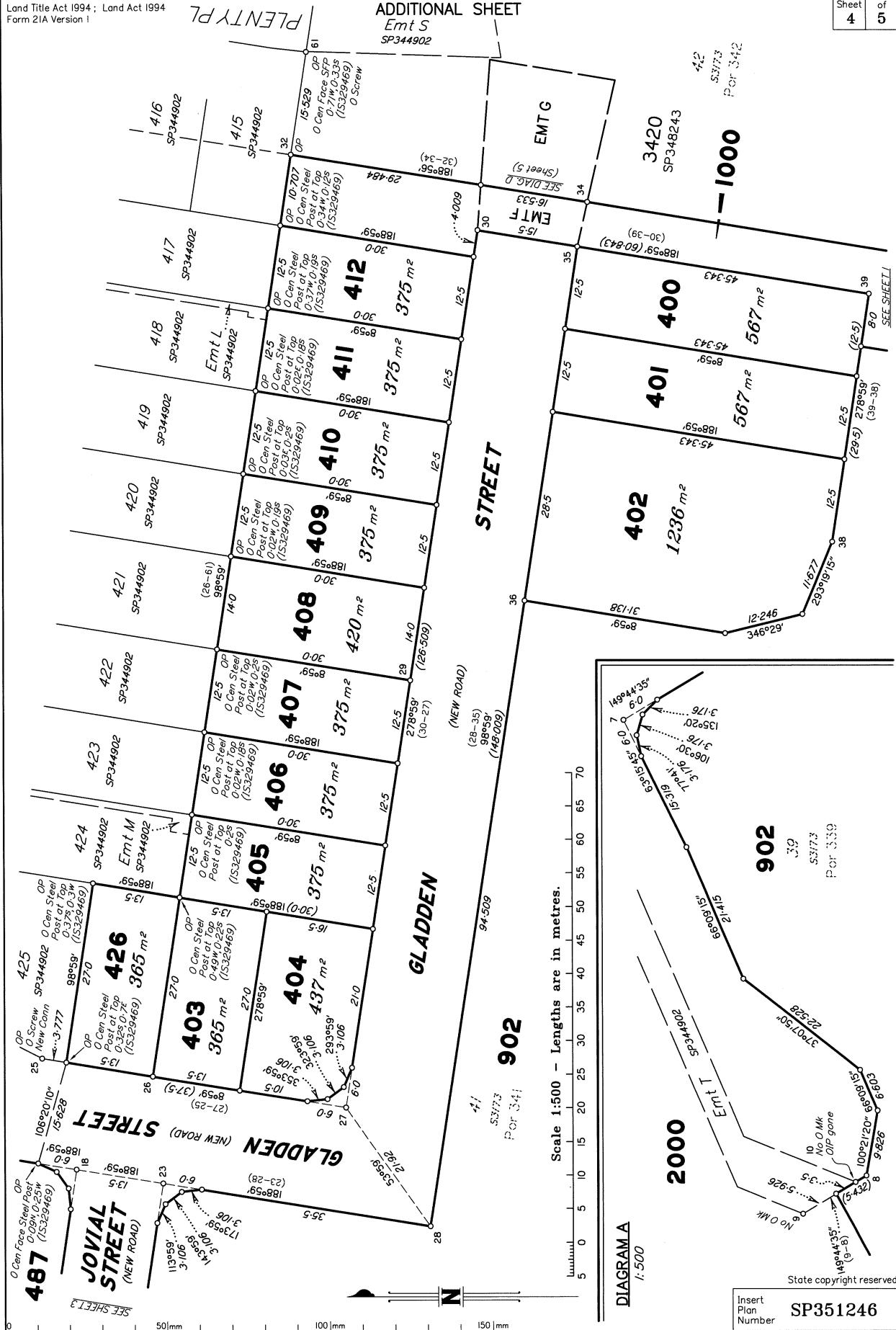
723621226 (Emt U on SP344902) to be surrendered prior to registration of this plan.

723621225 (Emt T on SP344902) is partially absorbed by new road.

723932858 (Emt B on SP348235) is partially absorbed by new road.

2000	Pors 339, 340 & 341	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
490-494 & 902	Pors 339 & 341	
400-412, 426, 487-489 & 1000	Por 341	
505-510	Por 339	
Lots	Orig	7. Lodgement Fees :
2. Orig Grant Allocation :		Survey Deposit \$
3. References :		Lodgement \$
Dept File : Local Govt : Surveyor : 9780 - Stage I6	New Titles \$
		Photocopy \$
		Postage \$
		TOTAL \$
5. Passed & Endorsed :		8. Insert Plan Number
By : SAUNDERS HAVILL GROUP PTY LTD Date : 10-6-2025 Signed : <i>M. Kline</i> Designation : Endorsing Officer		SP351246





PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
6-OPM	IS285798	245°35'	1016	54718	Standard

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
3	OIP gone	SP334743	163°18'	20.652
4	OIP	SL8703	188°54'25"	1.0
5	O Star Picket	IS285798	257°44'15"	26.115
6	OIP	SL8703	348°55'35"	1.0
8	Pin		352°16'	1.413
10	OIP gone	SP344902	101°34'	3.237
11	Pin		176°44'	1.386
19	Pin		2225'	2.47
25	O Screw in Conc (New Conn)	32/IS329469	30°56'20"	21.193
27	Pin		170°37'	1.532
33	OIP	IS329469	138°55'	3.67
33	O Screw in Conc	IS329469	93°07'	4.657
36	Pin		342°17'	1.481
61	O Screw in Channel	IS329469	37°11'30"	7.903

*Additional reference marks to be placed
following road construction (see IS335204).*

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.

Original marks at Stations 9 & 10 have been destroyed by trenching works, and are fixed by original dimensions from Stations 5 & 6 vide SP344902. The O Star Picket at Station 5 was incorrectly shown as gone on SP344902.

Other original corners are fixed by corner and reference marks in agreement with previous plans, or by original dimensions from adjacent fixed corners where there is No OMk.

Meridian is from previous surveys on SP344902 and SP344901, which connected to datum using marks spanning this survey.

Plans used: SP344901, SP344902, SP348235, IS285798 & IS329469

