

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

SURVEY PLAN

Sheet
1 of
5

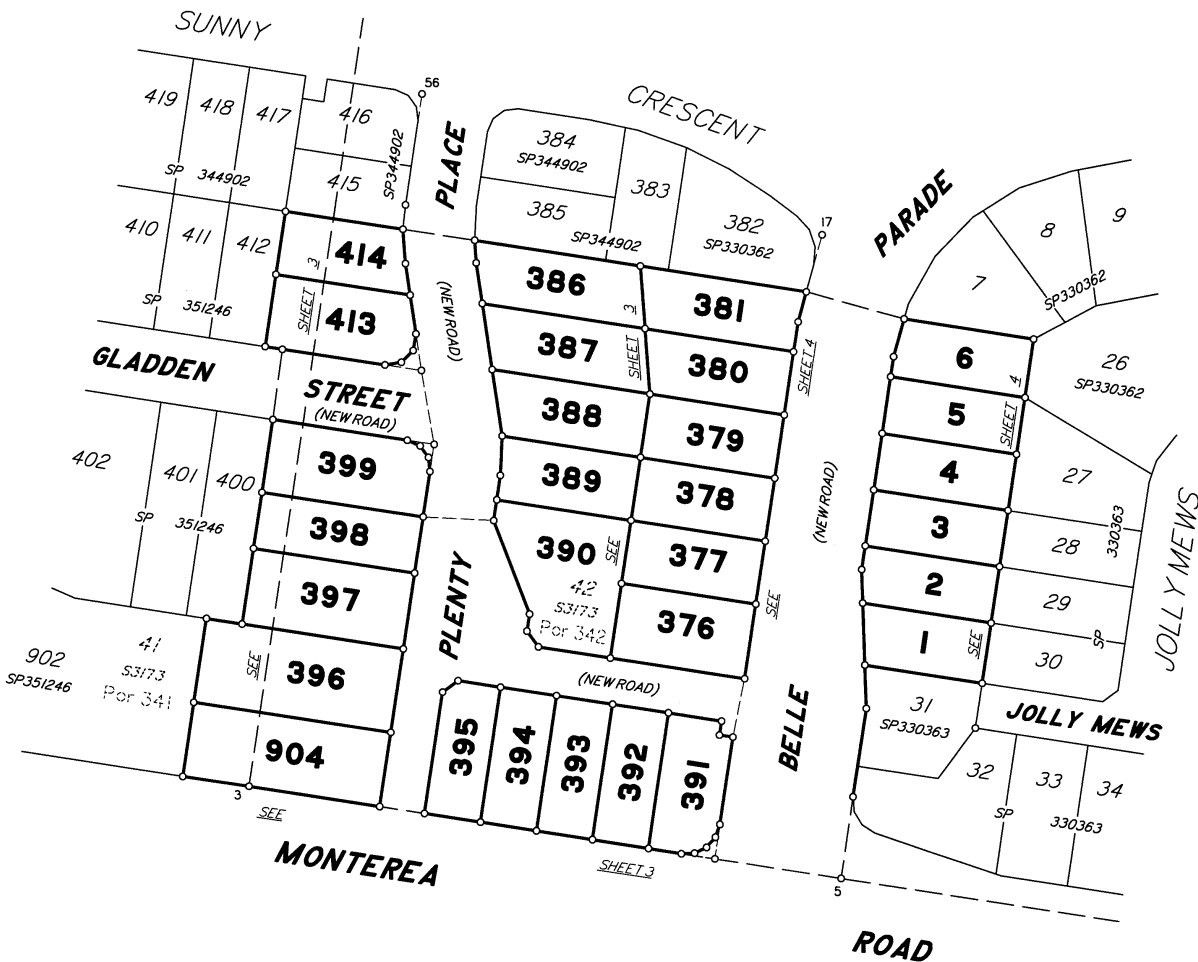
Peg placed at all new corners,
unless otherwise stated.

Area of New Road
6225 m²

See Sheet 5 for Reference Marks Table.

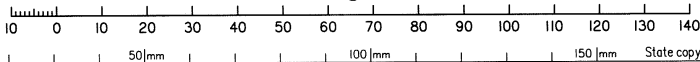
See Sheet 5 for Reinstatement Report.

Additional reference marks to be placed
following road construction (see JS339883).



Lots 1-6, 376-381, 386-399, 413, 414 & 904 and New Road are restricted to
a depth of 30-48m from the surface as defined by plan S3173.

Scale 1:1000 - Lengths are in metres.



SAUNDERS HAVILL GROUP PTY LTD (ACN 144 972 949) hereby
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 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 16/09/2025



M. Kleine
Authorised Signatory
M. Kleine
Authorised Signatory

Date: 22-09-2025

**Plan of Lots 1-6, 376-381, 386-399,
413, 414 & 904 (All Restricted)**

Cancelling Lot 1000 (Restricted) on SP351246
& Lot 3420 (Restricted) on SP348243

LOCAL
GOVERNMENT: IPSWICH CITY

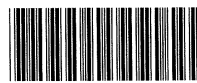
LOCALITY: RIPLEY

Meridian: MGA (Zone 56) vide SP344902

Survey
Records: No

Scale: 1:1000

Format: STANDARD



SP351254

9780 SP351254 V0.DWG 1/26

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**

724436280

EL 400 \$4,121.32
23/10/2025 14:21:16

Dealing No.)

4. Lodged by

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

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51391904	Lot 1000 on SP351246	396-399, 413, 414 & 904	New Rd	
51367245	Lot 3420 on SP348243	1-6, 376-381, 386-399, 413, 414 & 904	New Rd	

721921616 (Emt F on SP330362) to be surrendered prior to registration of this plan.

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

724267374 (Emts F & G on SP351246) to be surrendered prior to registration of this plan.

720037726 (Emt C on SP317679) to be surrendered prior to registration of this plan

396-399, 413, 414 & 904
1-6, 376-381 & 386-395

Pors 341-342
Por 342

Lots

Orig

2. Orig Grant Allocation :

3. References :

Dept File :

Local Govt :

Surveyor : 9780 - Stage 14

5. Passed & Endorsed :

By: SAUNDERS HAVILL GROUP PTY LTD

Date: ~~22-09-2025~~ 9-10-2025

Signed: *M. Kline* *M. Kline*

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 \$

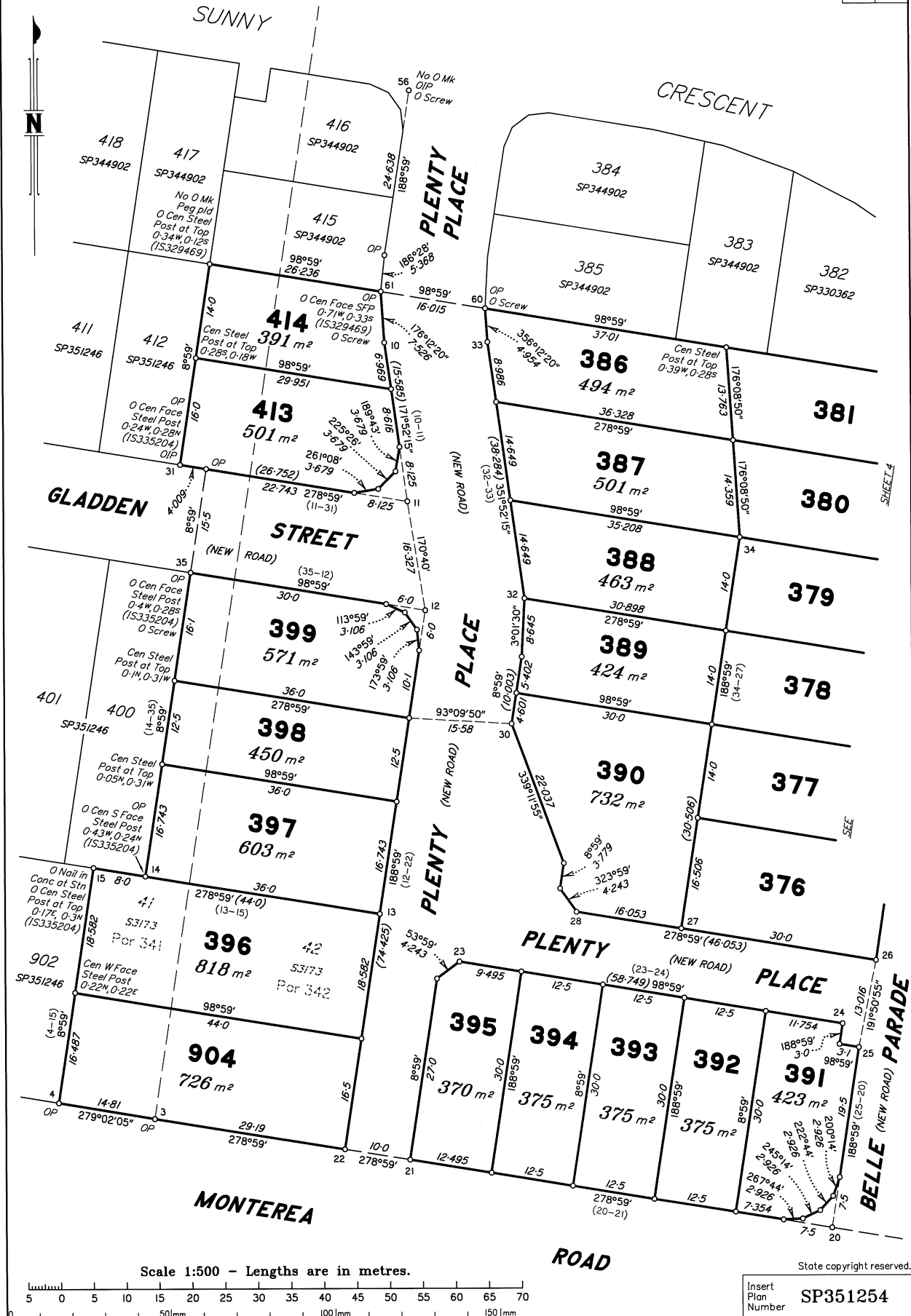
Photocopy \$

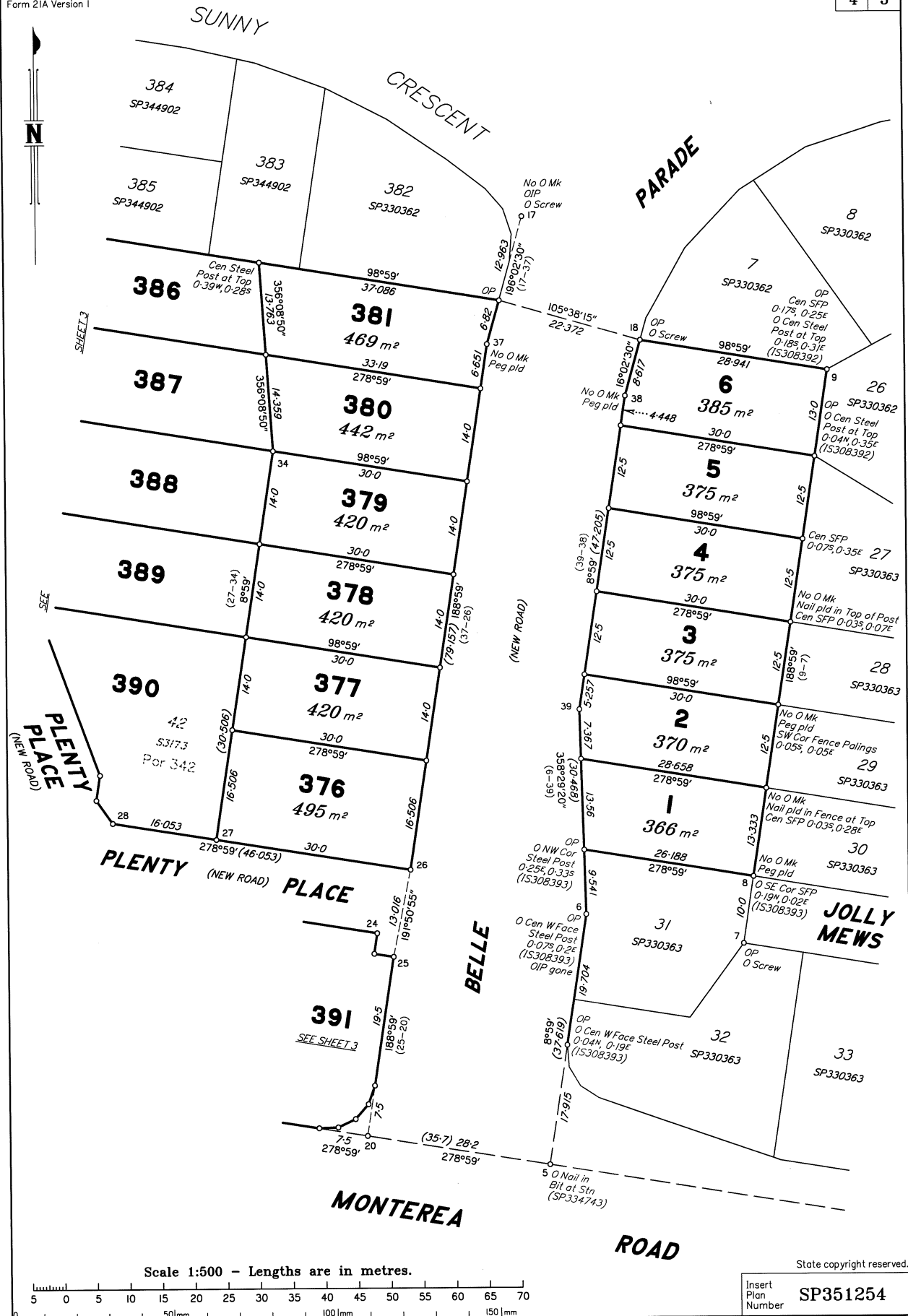
Postage \$

TOTAL \$

8. Insert
Plan
Number

SP351254





REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
5	Screw in Kerb		195°13'20"	24.501
6	OIP gone	IS308393	270°53'	0.854
7	O Screw in Conc	IS308393	59°03'	4.291
12	Pin		276°42'	2.733
17	OIP	SP330362	281°58'	1.865
17	O Screw in Kerb	IS308392	35°51'	2.867
18	O Screw in Kerb	IS308392	320°39'40"	7.357
26	Pin		196°49'	0.742
31	OIP	IS335204	202°45'	2.819
35	O Screw in Kerb	IS335204	343°45'	4.248
56	OIP	IS329469	248°14'	1.29
56	O Screw in Conc	IS329469	333°47'	4.062
60	O Screw in Channel	IS329469	331°51'50"	7.757
61	O Screw in Channel	IS329469	37°11'30"	7.903

Additional reference marks to be placed following road construction (see IS339883).

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 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 O Mk.

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

Plans used: SP317679, SP330362, SP330363, SP334743, SP344902, SP351246, IS308392, IS308393, IS329469 & IS335204.

State copyright reserved.

Insert
Plan
Number

SP351254