

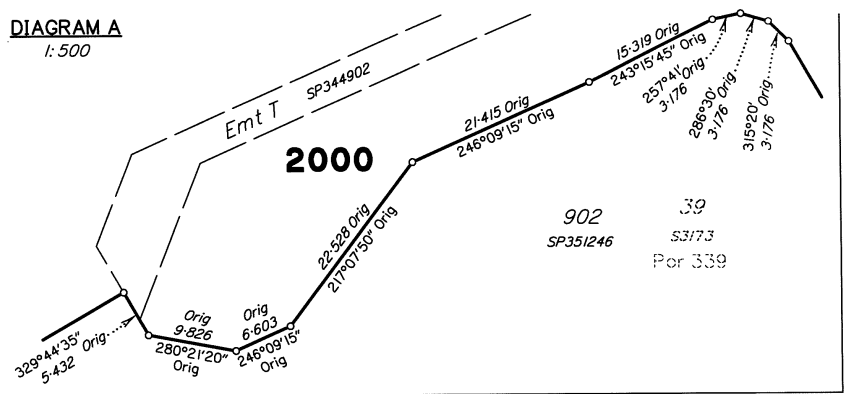
Land Title Act 1994; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet
1 of
5

DIAGRAM A

1:500



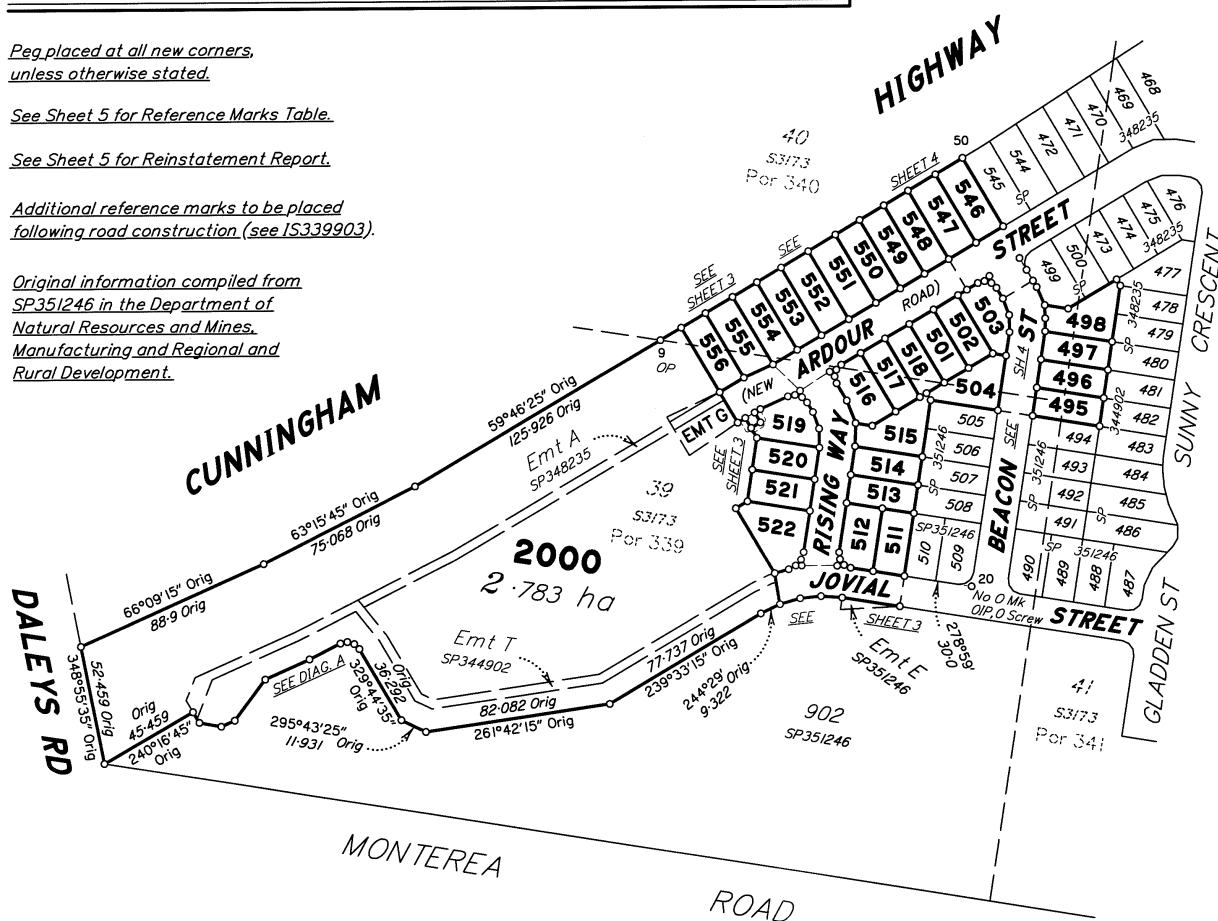
Peg placed at all new corners,
unless otherwise stated.

See Sheet 5 for Reference Marks Table.

See Sheet 5 for Reinstatement Report.

Additional reference marks to be placed
following road construction (see IS339903).

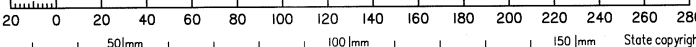
Original information compiled from
SP351246 in the Department of
Natural Resources and Mines,
Manufacturing and Regional and
Rural Development.



Lots 495-498, 501-504, 511-522, 546-556 & 2000 and New
Road are restricted to a depth of 30-48m from the surface as
defined by plan S3173.

Total Area of New Road
4816 m²

Scale 1:2000 - 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 17/10/2025



M. Kleine
Authorised Signatory
Date: 29-10-2025

**Plan of Lots 495-498, 501-504, 511-522,
546-556 & 2000 (All Restricted)
and Emt E in Lot 519
and Emfs F & G in Lot 2000**

Cancelling Lot 2000 (Restricted) on SP351246

LOCAL
GOVERNMENT: IPSWICH CITY

LOCALITY: RIPLEY

Meridian: MGA (Zone 56) vide SP344902

Survey
Records: No

Scale: 1:2000

Format: STANDARD



SP351257

MS
9780 SP351257 V0.DWG

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

724517515

EL 400 \$4,568.47
25/11/2025 16:21:10

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
51391905	Lot 2000 on SP351246	495-498, 501-504, 511-522, 546-556 & 2000	New Rd	Emts E-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) to be surrendered prior to registration of this plan.

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

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

723932857 (Emt A on SP348235) is partially absorbed by new road.

511-515 & 519-522	Por 339
501-503 & 546-553	Por 340
504, 516-518, 554-556 & 2000	Pors 339 & 340
496-498	Pors 340 & 341
495	Pors 339, 340 & 341

Lots	Orig
------	------

2. Orig Grant Allocation :

3. References :

Dept File :

Local Govt :

Surveyor : 9780 - Stage 17

5. Passed & Endorsed :

By: SAUNDERS HAVILL GROUP PTY LTD

Date : 29-10-2025

Signed : *M. V. Line*

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 :

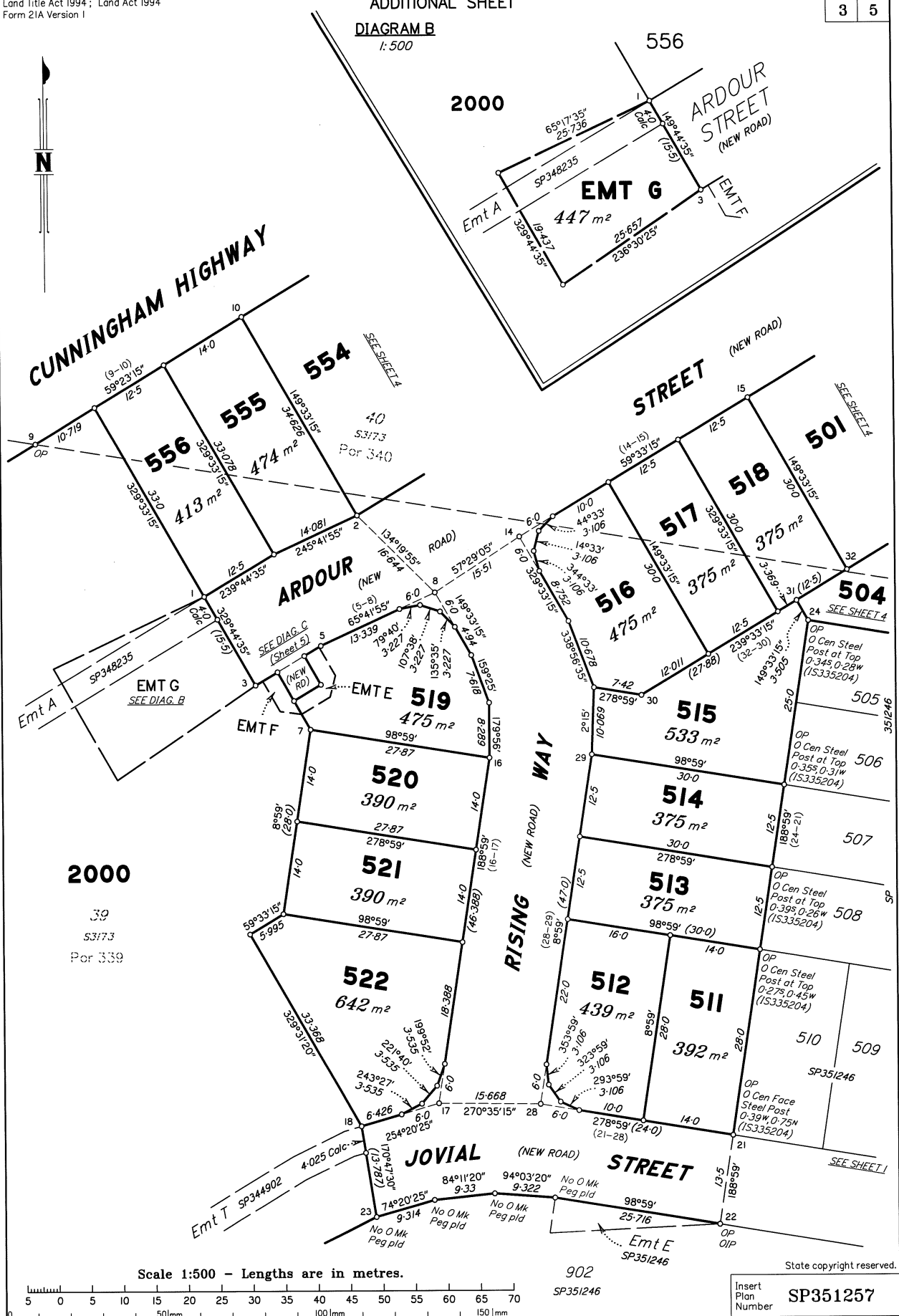
Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

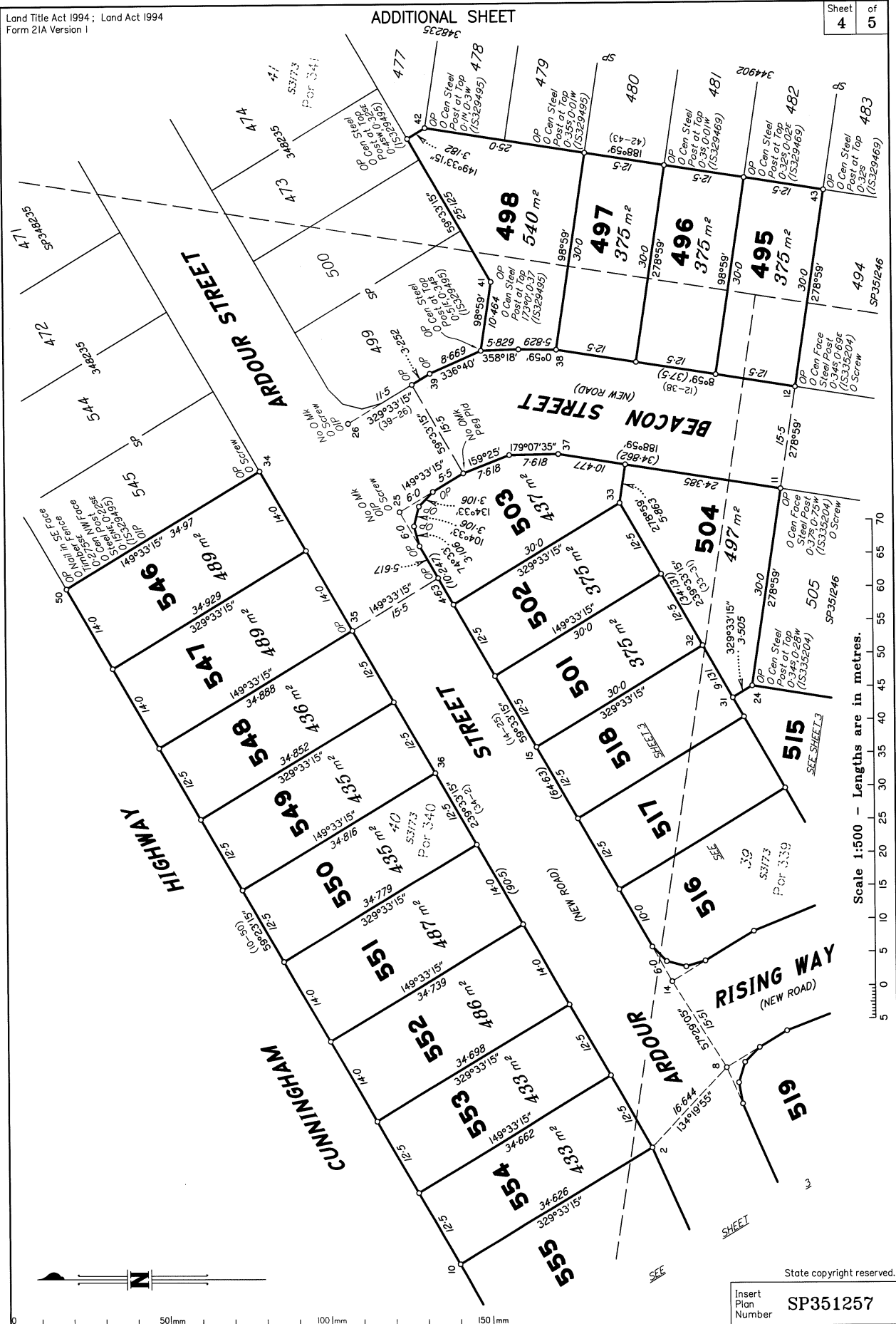
8. Insert
Plan
Number

SP351257

DIAGRAM B

1:500





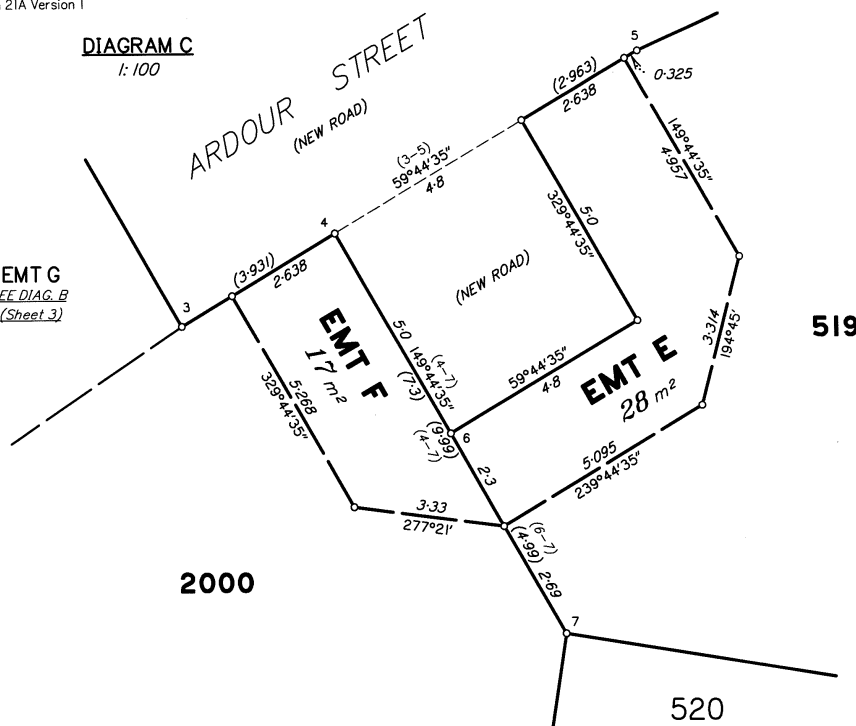
State copyright reserved.

Insert
Plan
Number

SP351257

DIAGRAM C
1:100

EMT G
SEE DIAG. B
(Sheet 3)

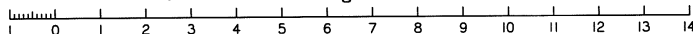


2000

519

520

Scale 1:100 - Lengths are in metres.



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
11	O Screw in Kerb	IS335204	97°17'	3.847
12	O Screw in Kerb	IS335204	281°18'	3.892
14	Pin		180°39'	5.864
17	Pin		81°03'	2.489
20	OIP	IS335204	173°16'	0.589
20	O Screw in Kerb	IS335204	105°05'	1.72
22	OIP	IS335204	78°16'	3.096
25	OIP	IS329495	243°36'	2.682
25	O Screw in Conc	IS329495	293°30'	3.113
26	O Screw in Conc	IS329495	202°56'	3.187
26	OIP	IS329495	179°32'	3.869
34	O Screw in Kerb	IS329495	128°35'	4.108
50	OIP	IS329495	300°29'	7.668

Additional reference marks to be placed following road construction (see IS339903).

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

Plans used: SP344902, SP348235, SP351246,
IS285798, IS329469, IS329495 & IS335204.

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Insert
Plan
Number

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