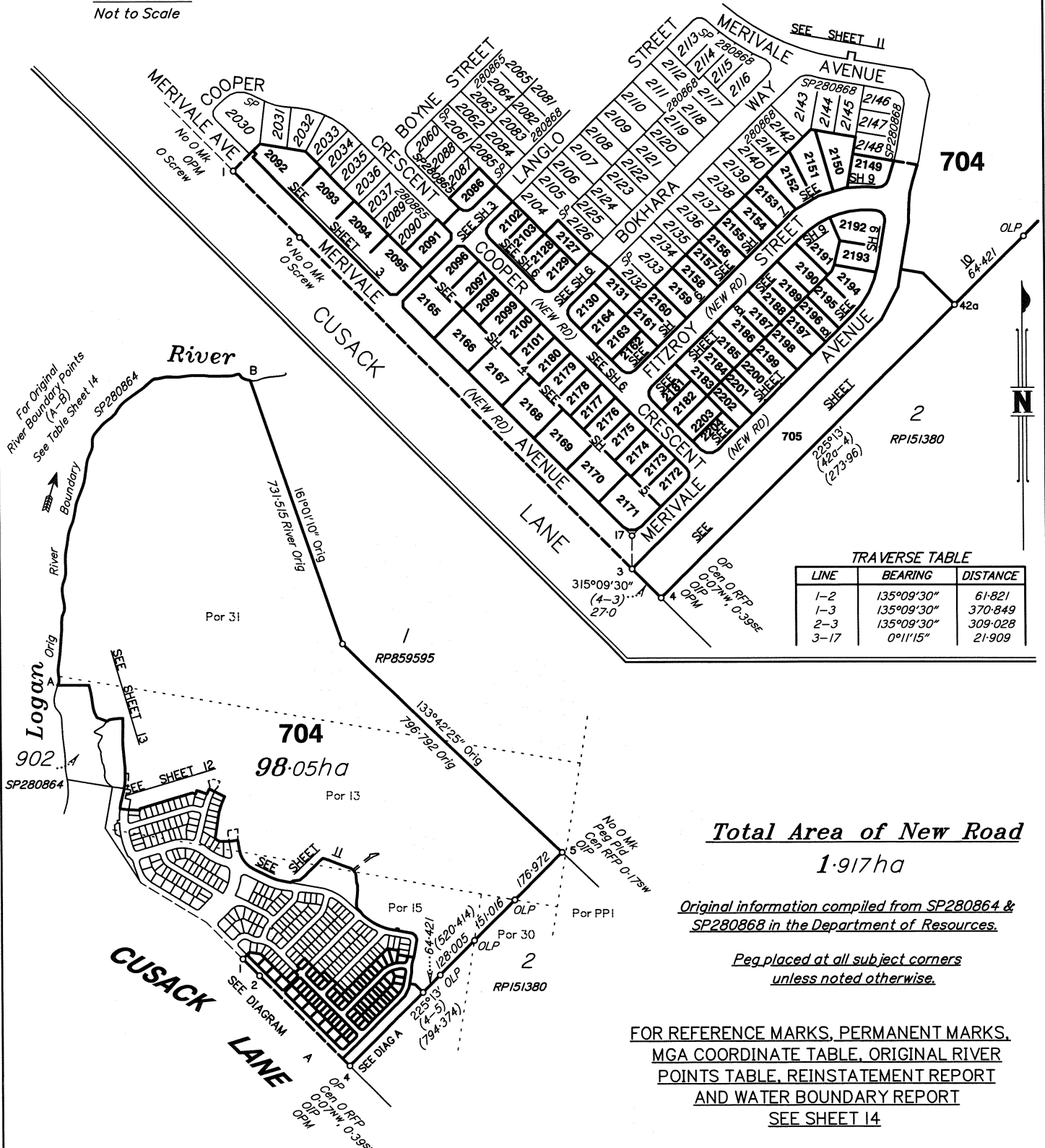


SURVEY PLAN

DIAGRAM A
Not to Scale



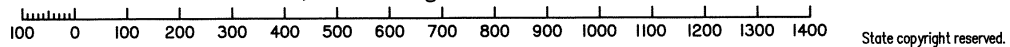
Total Area of New Road
1.917ha

Original information compiled from SP280864 & SP280868 in the Department of Resources.

Peg placed at all subject corners unless noted otherwise.

FOR REFERENCE MARKS, PERMANENT MARKS, MGA COORDINATE TABLE, ORIGINAL RIVER POINTS TABLE, REINSTATEMENT REPORT AND WATER BOUNDARY REPORT SEE SHEET 14

Subsequent New Plan of Survey under section 113 of the Survey and Mapping Infrastructure Act 2003. Scale 1:10,000 - Lengths are in Metres.



GASSMAN DEVELOPMENT PERSPECTIVES Pty. Ltd. (ACN 010 752 388) hereby certify that the land comprised in this plan was surveyed by the corporation, by Thomas Warwick HERBERT, Cadastral Surveyor, for whose work the corporation accepts responsibility 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 25/07/2022.

Thomas Warwick Herbert
Director

Date 21.7.22

Plan of Lots 704, 705, 2086, 2091-2103, 2127-2131 and 2149-2204

Cancelling Lot 703 on SP280868

LOCAL GOVERNMENT: LOGAN CITY LOCALITY: JIMBOOMBA

Meridian: MGA Zone 56 Vide SP280868 Survey Records: No

Scale: 1:10,000

Format: STANDARD

SP280869

5544-2C

722080632

EL 400 \$8,906.14
03/11/2022 09:54:01

(Dealing No.)

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

4. Lodged by

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

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51271967	Lot 703 on SP280868	704, 705, 2086, 2091-2103, 2127-2131, 2149-2204	New Road	-

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719533064	704, 705, 2086, 2091-2103, 2127-2131, 2149-2204	-

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
720028237 (Emt A on SP280864)	704
720028240 (Emts B & C on SP280864)	704
720612436 (Emt J on SP280865)	704

Easement 720612435 (Emts G & H on SP280865) to be surrendered prior to registration of this plan.

Easement 721324671 (Emts K, L & M on SP280868) to be surrendered prior to registration of this plan.

Easement 720612437 (Emt G on SP280865) to be surrendered prior to registration of this plan.

Easement 720028247 (Emt F on SP280864) to be absorbed by new road.

Easement 721324672 (Emt L on SP280868) to be surrendered prior to registration of this plan.

704	Por 13, 15, 30 & 31
704, 705, 2086, 2091-2103, 2127-2131, 2149-2204	Por 15
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :
Local Govt :
Surveyor : 5544-2C

5. Passed & Endorsed :

Gassman Development
Perspectives Pty Ltd
ACN 010 752 388

By :
Date : 27/09/2022 - 02/10/2022
Signed : *[Signature]* 21/10/2022
Designation : Liaison Officer

6. Building Format Plans only.

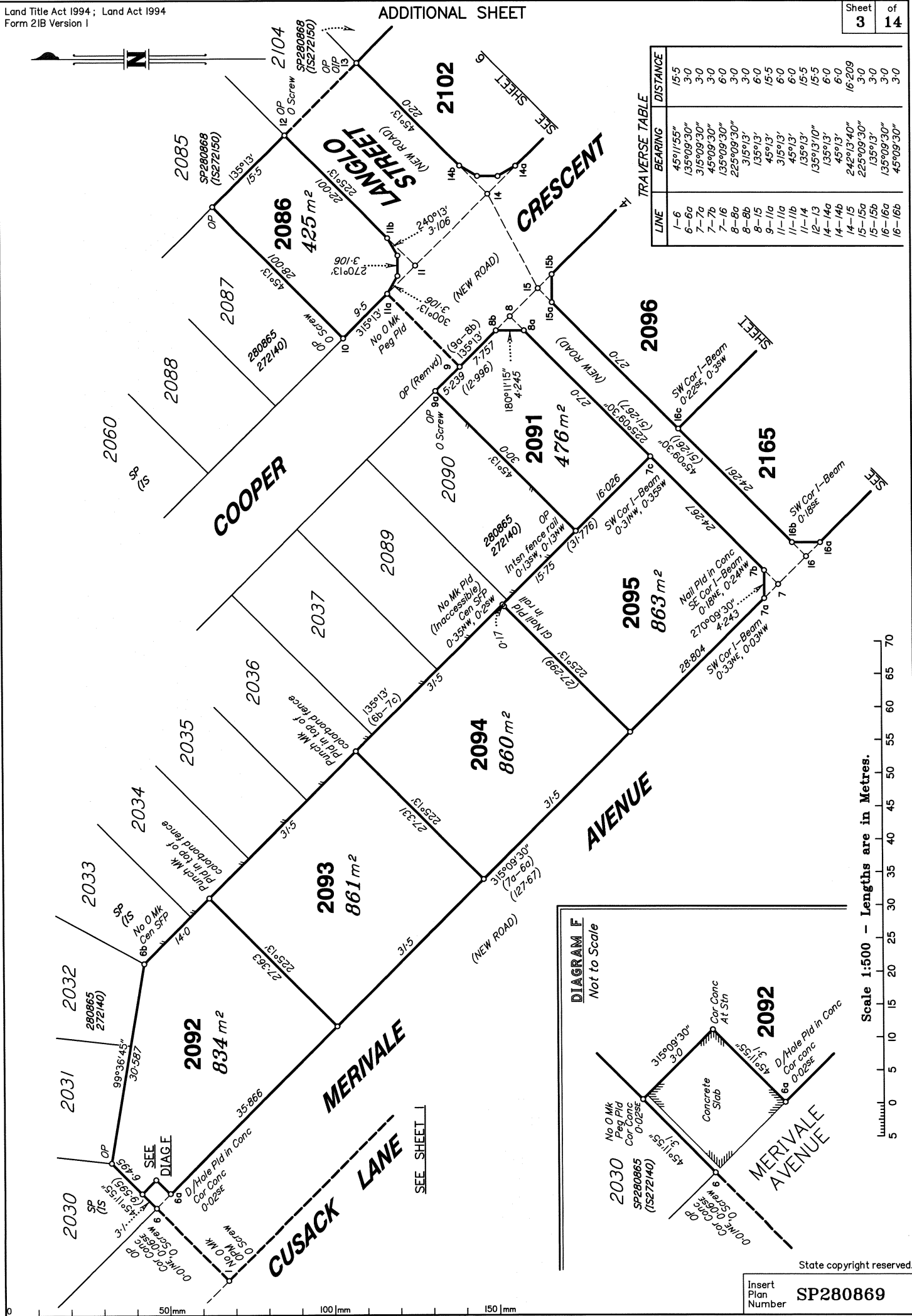
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

..... Cadastrial Surveyor/Director* Date
*delete words not required

7. Lodgement Fees :

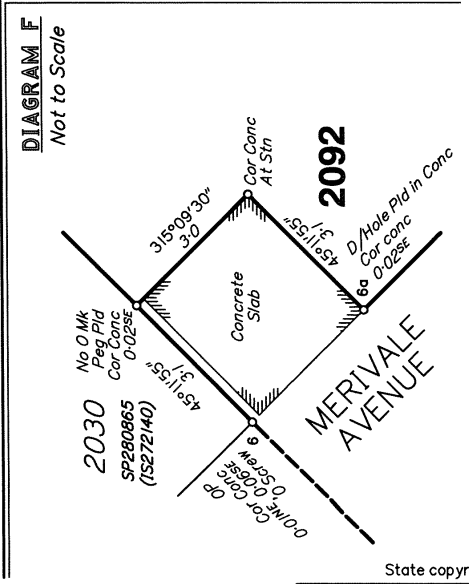
Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

8. Insert Plan Number **SP280869**

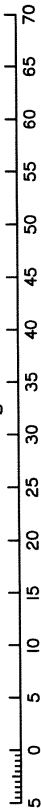


TRAVERSE TABLE

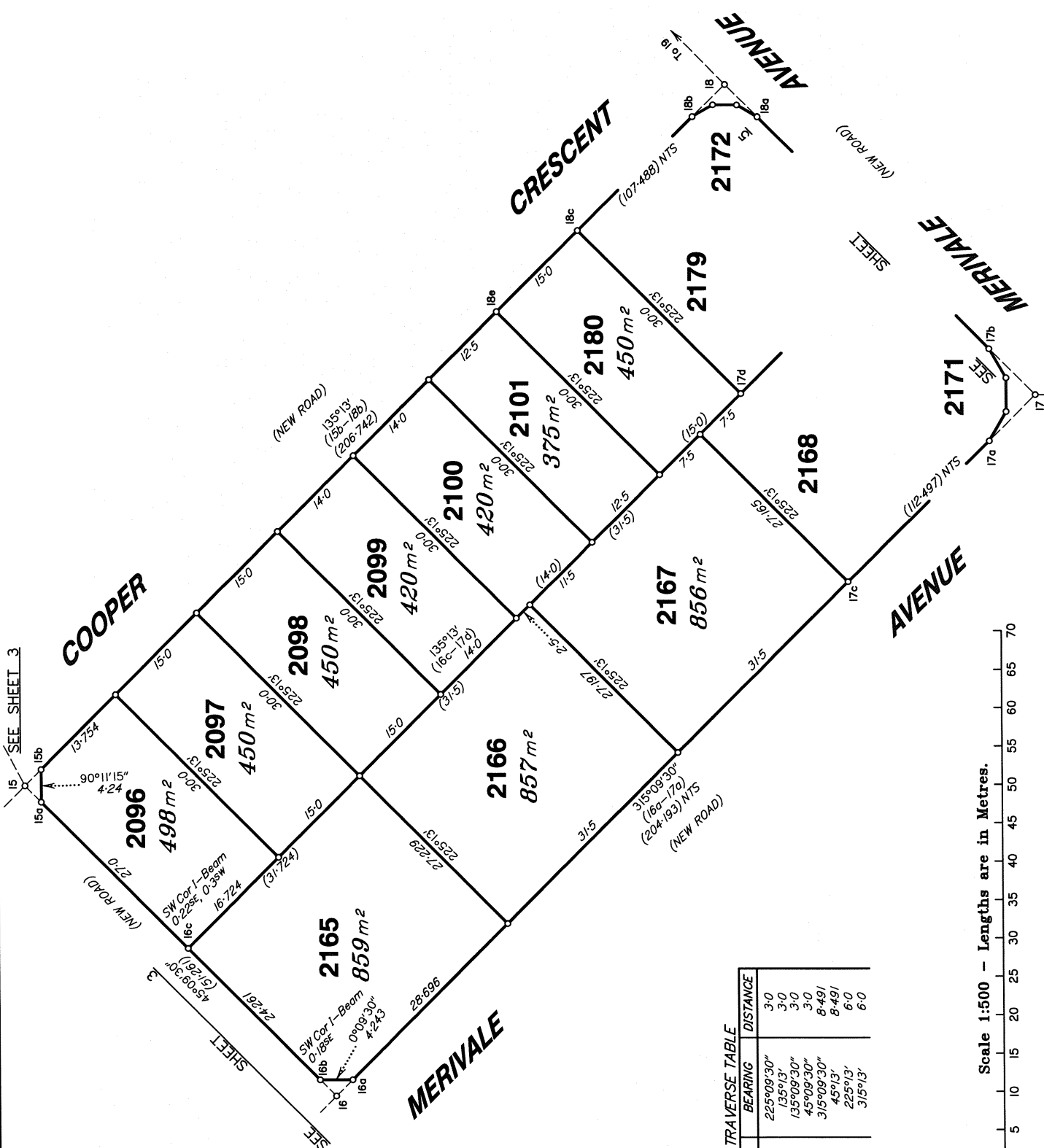
LINE	BEARING	DISTANCE
1-5	45°11'55"	15.5
6-6a	135°09'30"	3.0
7-7a	315°09'30"	3.0
7-7b	45°09'30"	6.0
7-16	135°09'30"	3.0
8-8a	225°09'30"	3.0
8-8b	315°13'	3.0
8-15	135°13'	6.0
9-10a	45°13'	15.5
11-11a	315°13'	6.0
11-11b	45°13'	6.0
11-14	135°13'	15.5
12-13	135°13'10"	6.0
14-14a	135°13'	6.0
14-14b	45°13'	6.0
14-15	242°13'40"	16.209
15-15a	225°09'30"	3.0
15-15b	135°13'	3.0
16-16a	135°09'30"	3.0
16-16b	45°09'30"	3.0



Scale 1:500 - Lengths are in Metres.



State copyright reserved.
Insert Plan Number **SP280869**



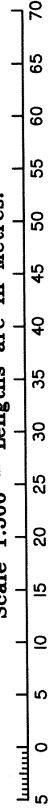
SEE SHEET 3

SEE SHEET

SEE SHEET

LINE	BEARING	DISTANCE
15-15a	225°09'30"	3-0
15-15b	135°0'13"	3-0
16-16a	135°09'30"	3-0
16-16b	45°09'30"	3-0
17-17a	315°09'30"	8-491
17-17b	45°13'	8-491
18-18a	225°13'	6-0
18-18b	315°13'	6-0

Scale 1:500 - Lengths are in Metres.

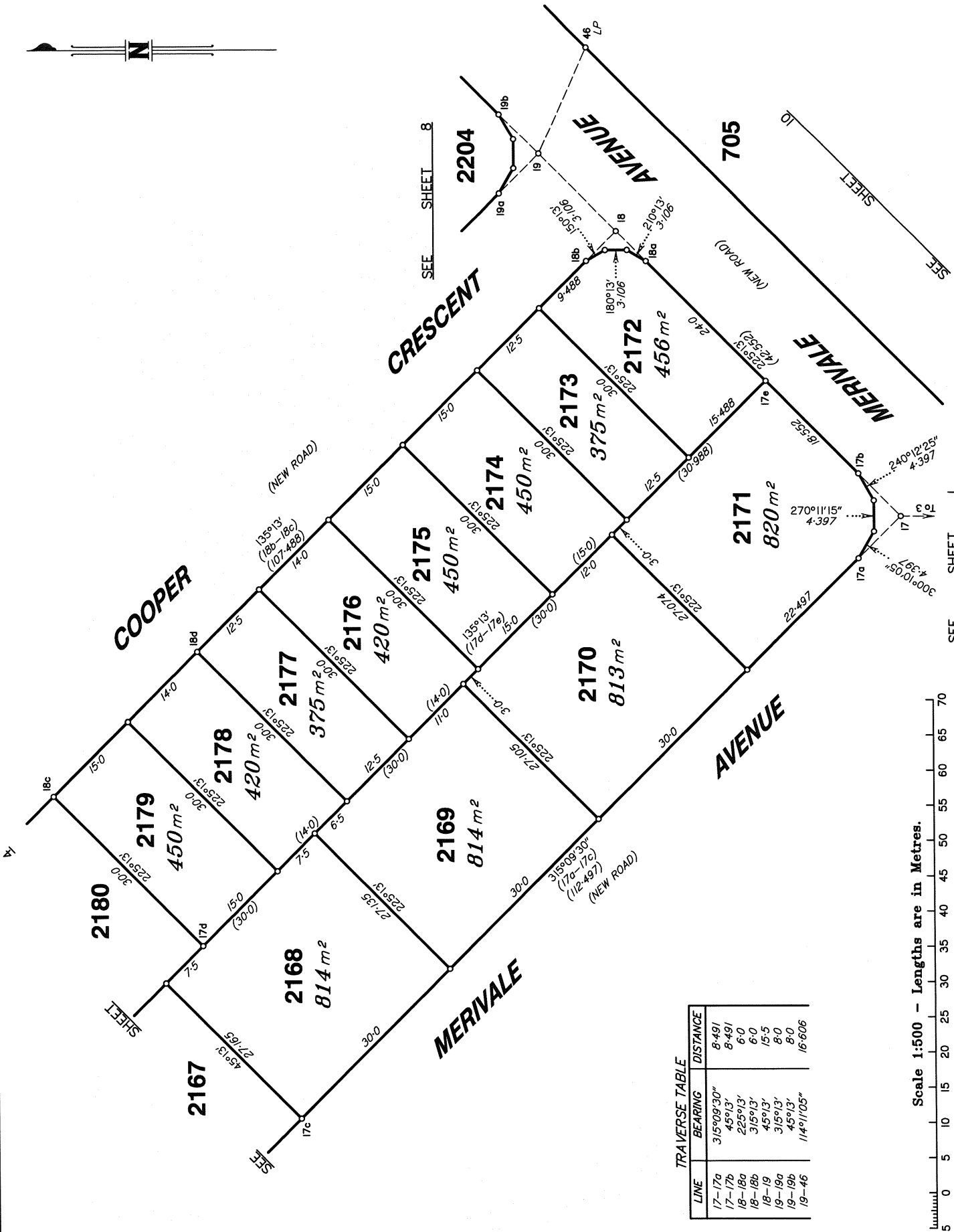




SEE SHEET 8

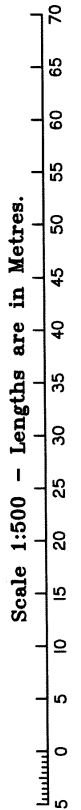
SEE SHEET 10

SEE SHEET 17



TRAVERSE TABLE

LINE	BEARING	DISTANCE
17-17a	315°09'30"	8.491
17-17b	45°13'	8.491
18-18a	225°13'	6.0
18-18b	315°13'	6.0
18-19	45°13'	15.5
19-19a	315°13'	8.0
19-19b	45°13'	8.0
19-46	114°11'05"	16.606

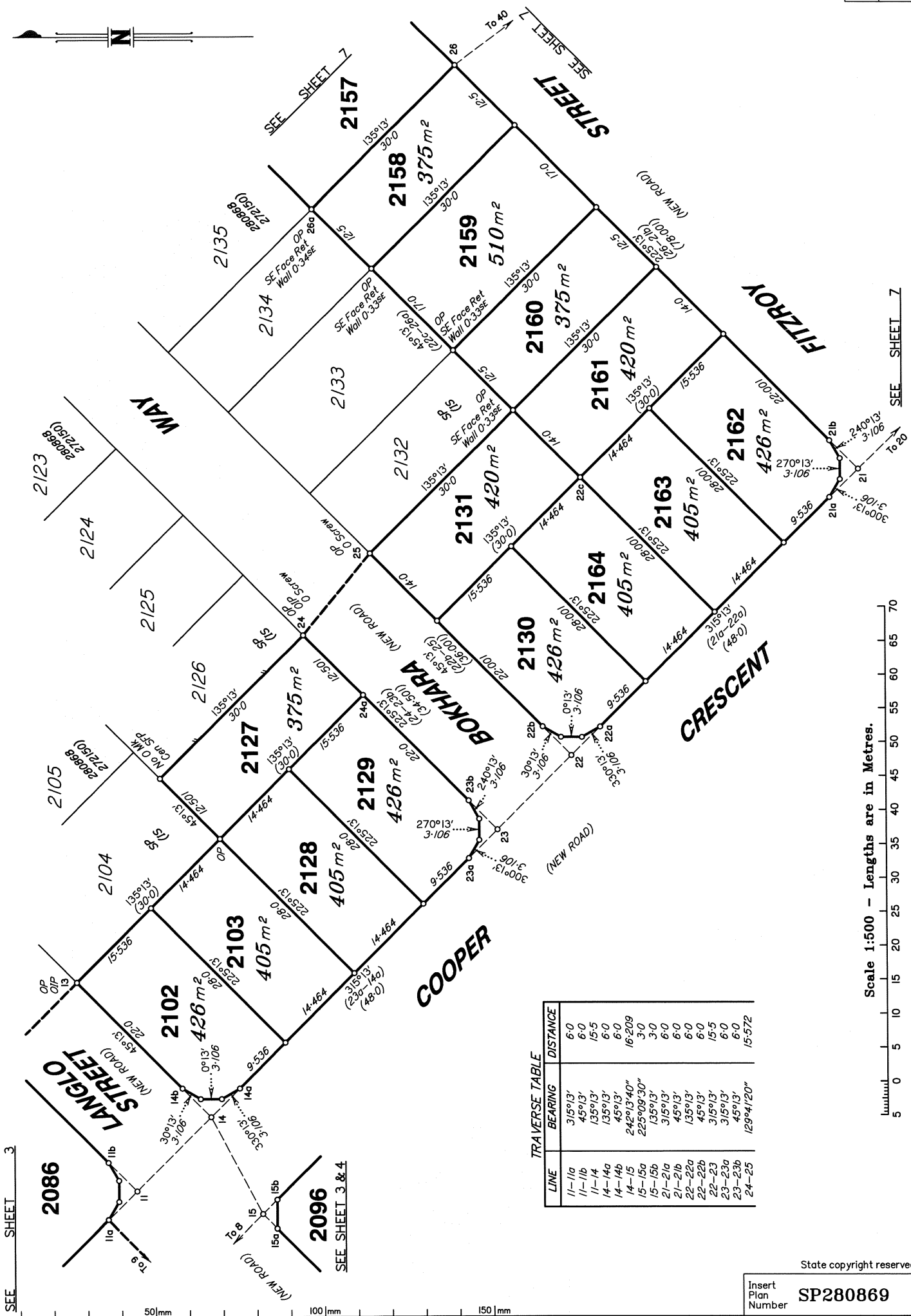


0 50mm 100mm 150mm

State copyright reserved.

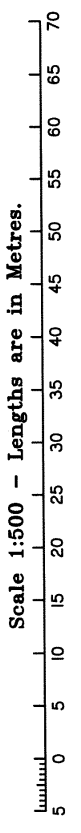
Insert Plan Number SP280869

5544-2C



TRAVERSE TABLE

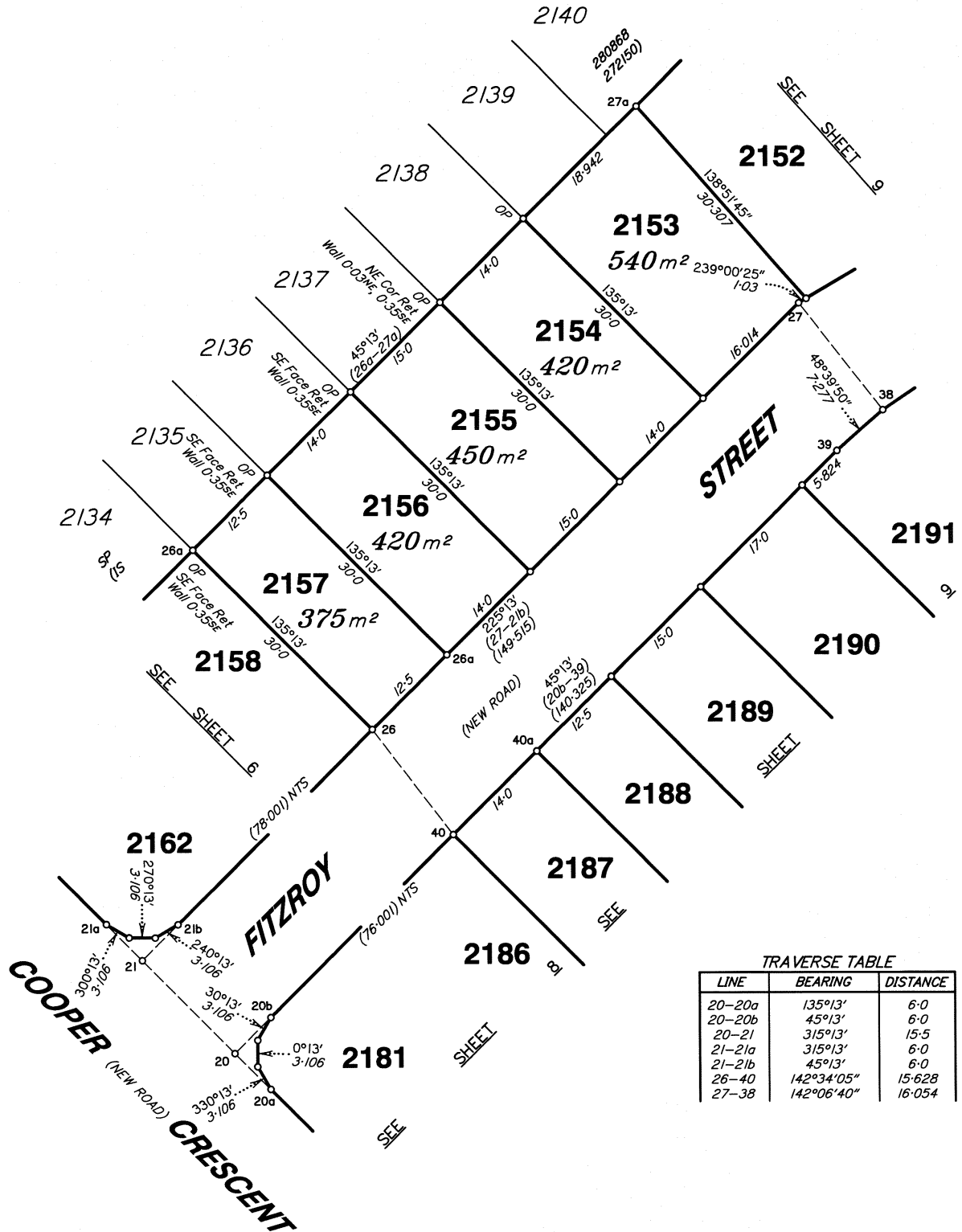
LINE	BEARING	DISTANCE
11-11a	315°13'	6.0
11-11b	45°13'	6.0
11-14	135°13'	15.5
14-14a	135°13'	6.0
14-14b	45°13'	6.0
14-15	242°13'40"	16.208
15-15a	225°09'30"	3.0
15-15b	135°13'	3.0
21-21a	315°13'	6.0
21-21b	45°13'	6.0
22-22a	135°13'	6.0
22-22b	45°13'	6.0
22-23	315°13'	15.5
23-23a	315°13'	6.0
23-23b	45°13'	6.0
24-25	129°41'20"	15.572



SEE SHEET 3

SEE SHEET 3 & 4

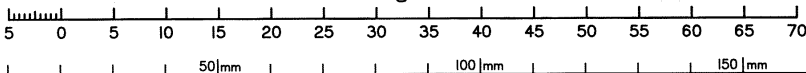
50mm 100mm 150mm



TRAVERSE TABLE

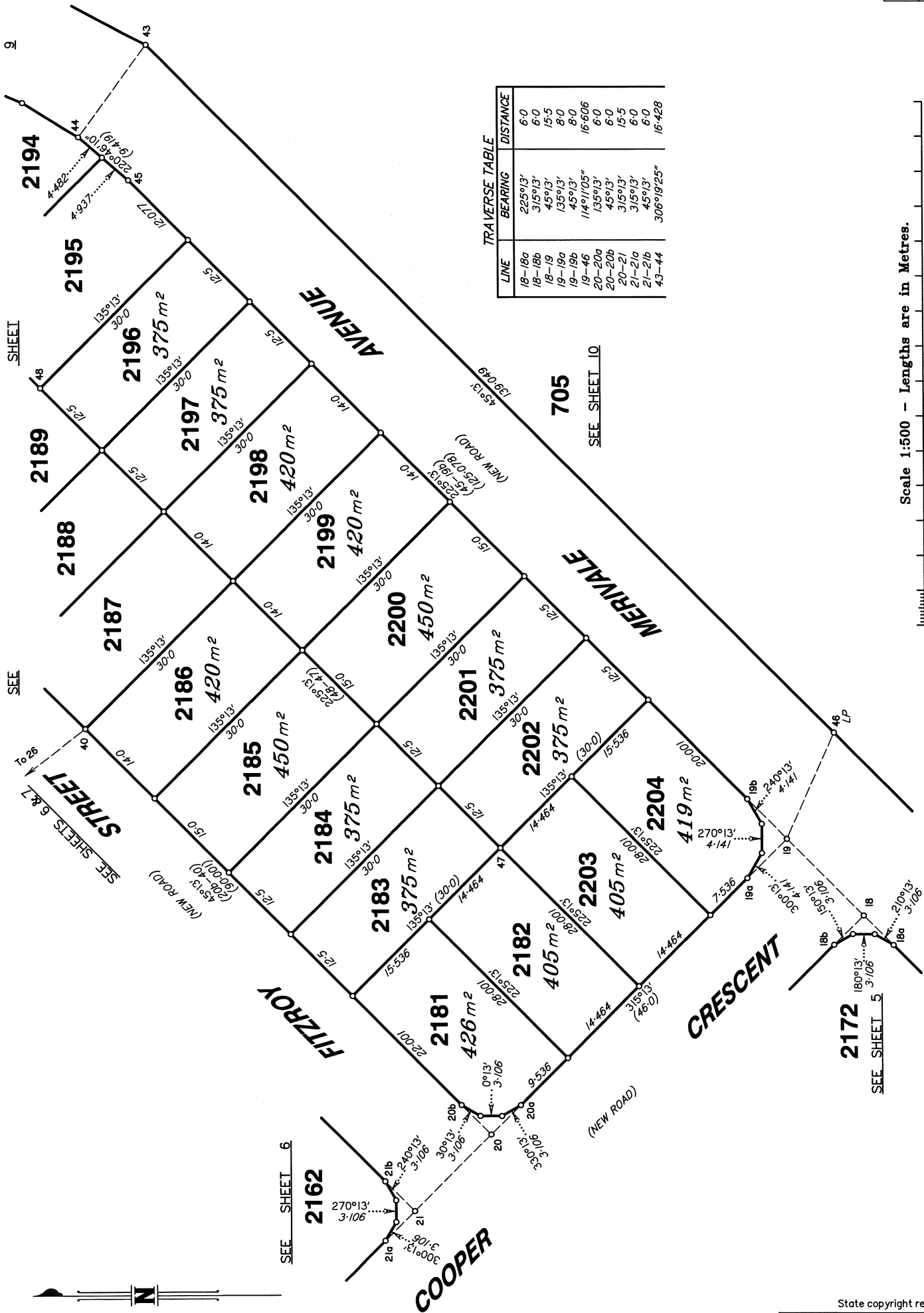
LINE	BEARING	DISTANCE
20-20a	135°13'	6.0
20-20b	45°13'	6.0
20-21	315°13'	15.5
21-21a	315°13'	6.0
21-21b	45°13'	6.0
26-40	142°34'05"	15.628
27-38	142°06'40"	16.054

Scale 1:500 - Lengths are in Metres.



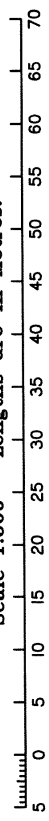
State copyright reserved.

Insert Plan Number **SP280869**

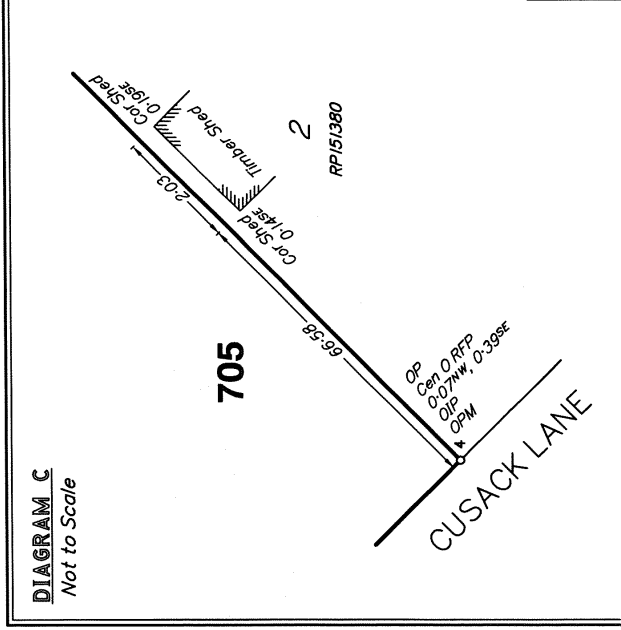
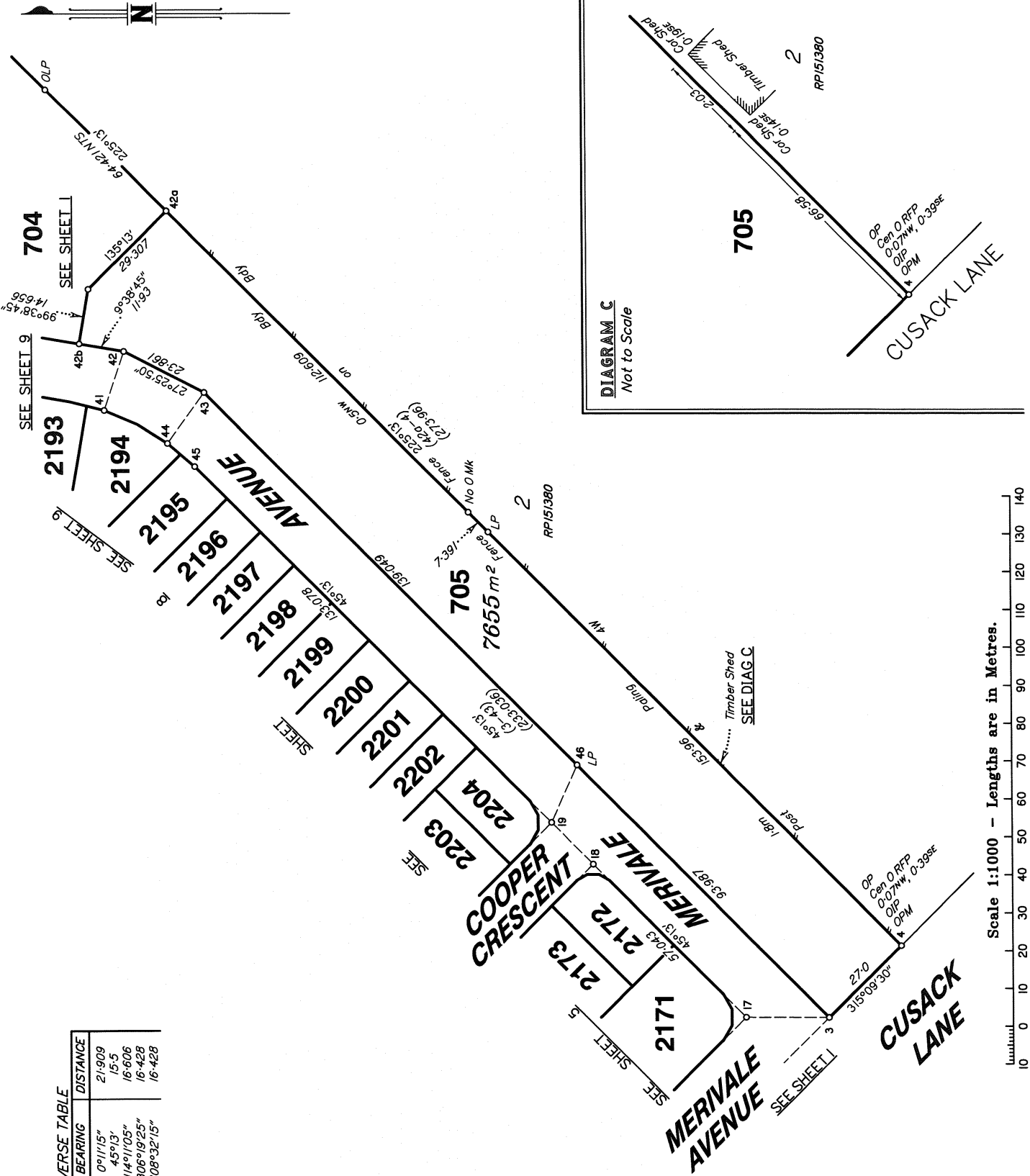


LINE	BEARING	DISTANCE
18-18a	225°13'	6.0
18-18b	315°13'	6.0
18-19	45°13'	15.5
19-19a	135°13'	8.0
19-19b	45°13'	8.0
19-46	114°11'05"	16.606
20-20a	135°13'	6.0
20-20b	45°13'	6.0
20-21	315°13'	15.5
21-21a	315°13'	6.0
21-21b	45°13'	6.0
43-44	306°19'25"	16.428

Scale 1:500 - Lengths are in Metres.

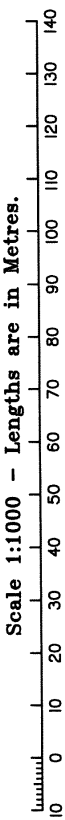


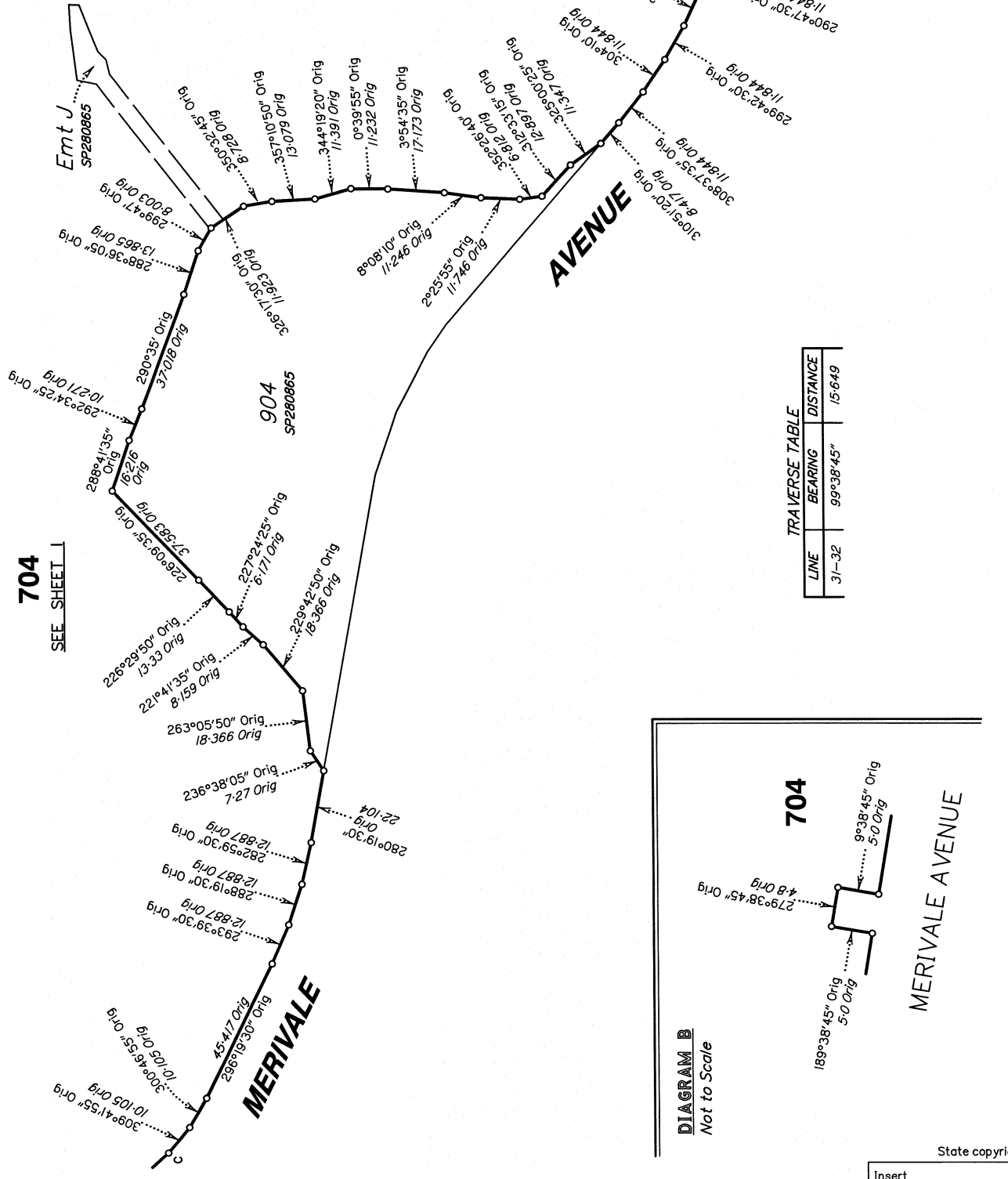
State copyright reserved.
Insert Plan Number **SP280869**



TRAVERSE TABLE

LINE	BEARING	DISTANCE
3-17	0°11'15"	21.909
18-19	45°13'	15.5
19-46	114°11'05"	16.606
43-44	306°19'25"	16.428
41-42	108°32'15"	16.428





704
SEE SHEET 1

SEE SHEET 12

LINE	BEARING	DISTANCE
31-32	99°38'45"	15.649

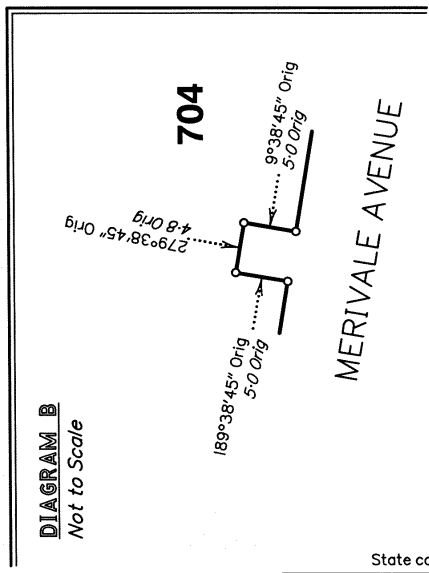
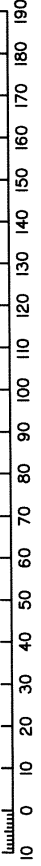


DIAGRAM B
Not to Scale

SEE SHEET 9

Scale 1:1250 - Lengths are in Metres.



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Insert Plan Number
SP280869



704
SEE SHEET I

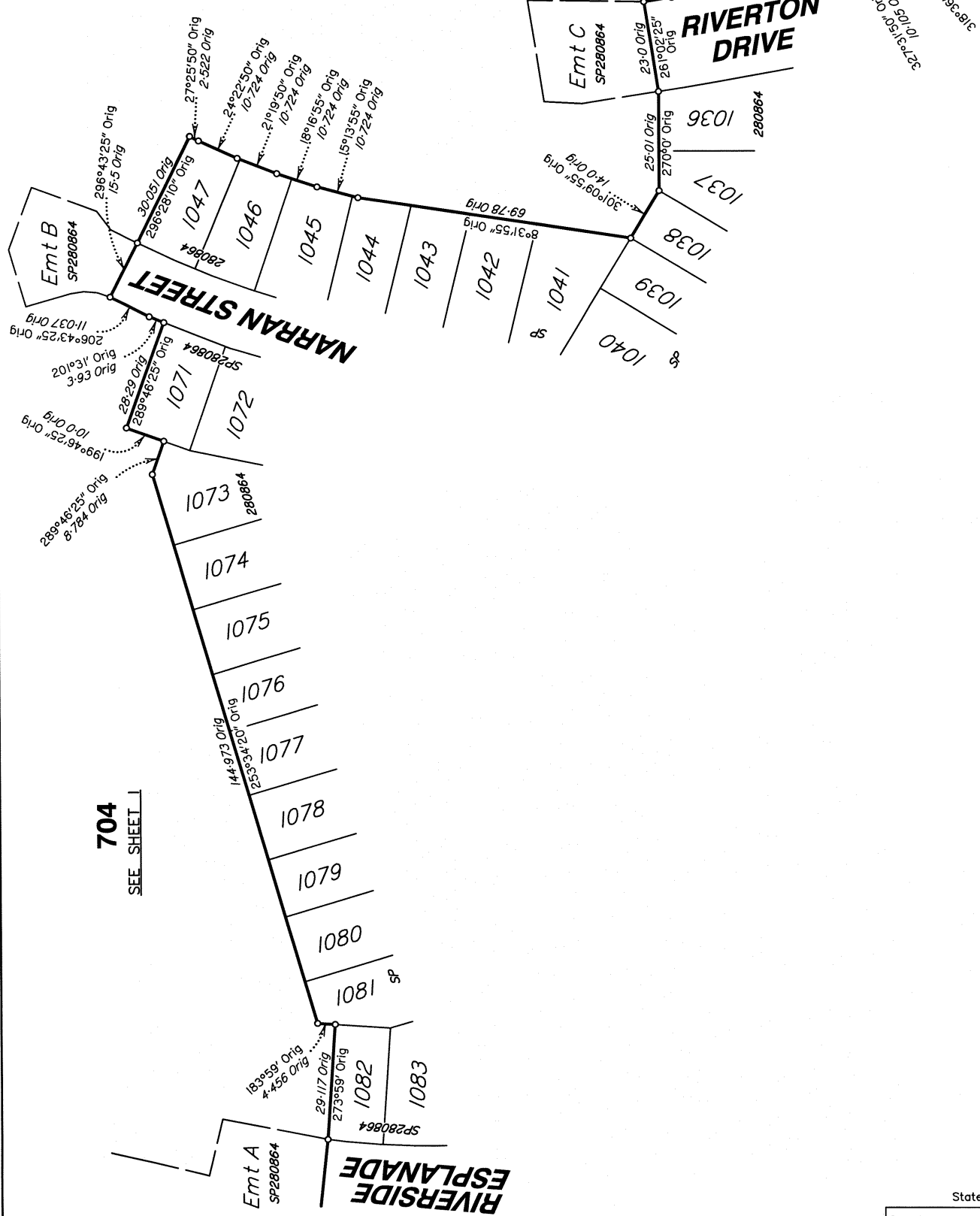
SEE SHEET II

MERVILLE AVE

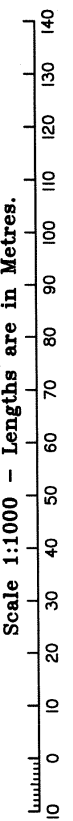
RIVERTON DRIVE

NARRAN STREET

RIVERSIDE
ESPLANADE



704
SEE SHEET I



State copyright reserved.

Insert Plan Number SP280869



For Original River
Boundary Points
(A-B)
See Table Sheet 14

Logan River

SEE SHEET 1

82-359 Riv Orig
270°0' Orig

20-301 Orig
347°08'10" Orig

349°56'05" Orig
9-996 Orig

31-052 Orig
350°57'43" Orig

344°57'55" Orig
12-011 Orig

334°03'05" Orig
14-509 Orig

28-962 Orig
290°04'30" Orig

233°06'15" Orig
7-226 Orig

260°43'50" Orig
7-849 Orig

263°36'30" Orig
15-717 Orig

268°11'35" Orig
7-051 Orig

268°59'40" Orig
5-553 Orig

704

SEE SHEET 1

902
SP280864

903
SP280864

1°19'55" Orig
52-034 Orig

359°45'10" Orig
11-663 Orig

356°35'35" Orig
11-663 Orig

355°00'45" Orig
55-88 Orig

356°33'45" Orig
10-62 Orig

359°39'50" Orig
10-62 Orig

2°45'55" Orig
10-62 Orig

5°51'55" Orig
10-62 Orig

8°58' Orig
10-62 Orig

12°04'03" Orig
10-62 Orig

13°37'05" Orig
29-547 Orig

9°53'45" Orig
9-818 Orig

6°10'25" Orig
5-059 Orig

23-103 Orig

276°10'25" Orig

CUSACK LANE

Emt A
SP280864

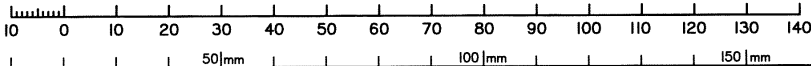
901
SP280864

1082
SP280864

SEE SHEET 1

SEE SHEET 12

Scale 1:1000 - Lengths are in Metres.



Insert Plan Number
SP280869

State copyright reserved.

5544-2C

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM200714	501 148.803	6 921 850.958	56	0-019	DATUM		
PM203838	501 368.552	6 922 394.232	56	0-019	DATUM		

ORIGINAL RIVER
BOUNDARY POINTS TABLE

BEARING	DISTANCE
18°13'45" Orig	11.371 Orig
356°24'25" Orig	30.75 Orig
6°55'40" Orig	41.143 Orig
4°19'55" Orig	34.151 Orig
4°19'55" Orig	34.151 Orig
4°19'55" Orig	34.151 Orig
22°03'50" Orig	10.278 Orig
359°21' Orig	25.356 Orig
353°36'05" Orig	37.433 Orig
15°05' Orig	32.199 Orig
0°29'05" Orig	34.535 Orig
3°09'55" Orig	28.763 Orig
9°32'55" Orig	28.583 Orig
9°32'55" Orig	28.583 Orig
20°51'40" Orig	27.753 Orig
11°17'35" Orig	26.195 Orig
11°24'25" Orig	21.0 Orig
21°29'30" Orig	30.136 Orig
17°49'05" Orig	35.74 Orig
7°48'55" Orig	34.035 Orig
13°12'15" Orig	27.458 Orig
20°38'40" Orig	30.107 Orig
0°57'20" Orig	20.97 Orig
33°17'55" Orig	25.564 Orig
43°15'35" Orig	28.404 Orig
53°13'30" Orig	23.356 Orig
43°20'45" Orig	11.732 Orig
29°44'15" Orig	11.145 Orig
38°38'30" Orig	17.135 Orig
48°02'15" Orig	13.797 Orig
54°29'35" Orig	20.809 Orig
55°00'35" Orig	24.498 Orig
55°56'05" Orig	9.226 Orig
48°41'50" Orig	23.5 Orig
54°42'40" Orig	18.297 Orig
81°51'25" Orig	10.759 Orig
78°48'10" Orig	19.266 Orig
90°16' Orig	21.681 Orig
91°14'40" Orig	8.849 Orig
83°25'20" Orig	16.971 Orig
83°46'10" Orig	21.699 Orig
89°45' Orig	22.227 Orig
91°39' Orig	11.493 Orig
95°22'10" Orig	22.035 Orig
88°34'45" Orig	21.903 Orig
89°54' Orig	20.128 Orig
80°27'25" Orig	17.209 Orig
75°12'35" Orig	9.75 Orig
130°08'05" Orig	20.216 Orig
116°40'10" Orig	14.201 Orig
107°47' Orig	3.994 Orig

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	3/SP280865	143°04'	3.756	201179	Mini Mk
4-OPM	2/1S260952	194°11'15"	207.554	200714	Mini Mk
32a-OPM	29/1S272150	166°35'	5.843	203838	Standard

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	0 Screw in Conc	3/SP280865	310°41'10"	22.845
2	0 Screw in Conc	3a/SP280865	214°09'	4.49
3	Screw in Kerb		334°31'	15.014
4	OIP	12/RP151380	315°09'30"	1.0
5	OIP	20/1S260952	42°20'	1.67
6	0 Screw in Conc	37/1S272140	209°51'	3.632
7	Pin		281°52'	2.378
8	Screw in Kerb		85°16'	4.887
9a	0 Screw in Kerb	49/1S272140	50°51'	3.79
10	0 Screw in Kerb	53/1S272140	203°19'	4.045
11	Nail in Footpath		273°58'	0.392
11	Screw in Kerb		115°47'	2.478
12	0 Screw in Footpath	11/1S272150	81°25'	2.752
13	OIP	13/SP280868	330°42'	2.87
14	Pin		38°27'	0.917
14	Screw in Kerb		278°58'	1.28
15	Nail in Footpath		47°08'	1.722
16	Screw in Kerb		218°53'30"	3.761
17	Pin		302°30'	5.611
17	Screw in Kerb		74°45'	6.725
17c	Screw in Kerb		239°40'	3.822
18	Screw in Kerb		351°56'	5.914
18d	Screw in Kerb		28°25'	3.812
18e	Screw in Kerb		353°15'	5.885
19	Screw in Kerb		86°48'30"	4.115
19	Pin		309°02'30"	5.447
20	Pin		136°27'	4.275
20	Screw in Kerb		15°14'30"	7.192
21	Pin		298°28'30"	3.416
21	Screw in Kerb		262°40'	3.876
22	Pin		145°35'	0.968
22	Screw in Kerb		359°20'30"	4.19
23	Screw in Kerb		183°27'30"	1.332
23	Pin		302°21'30"	9.043
24	OIP	34/SP280868	238°03'	1.626
24	0 Screw in Footpath	19/1S272150	111°03'	1.994
25	0 Screw in Kerb	20/1S272150	329°10'	3.847
26a	Screw in Kerb		121°33'	3.867
27	Screw in Kerb		132°20'	4.475
30	Screw in Kerb		220°13'30"	4.361
30	Pin		220°40'30"	6.191
31	0 Screw in Kerb	26a/1S272150	89°24'	4.026
32	0 Screw in Footpath	27/1S272150	250°37'	2.058
32a	0 Screw in Kerb	29/1S272150	157°04'	8.961
34	Pin		42°18'30"	15.505
35	Pin		285°17'	4.668
35	Screw in Kerb		318°14'30"	4.873
38	Screw in Kerb		336°32'	3.966
40a	Screw in Kerb		294°33'30"	3.902
41a	Screw in Kerb		148°15'	5.533
42a	Pin		40°44'30"	15.516
42b	Nail in Kerb		333°15'	6.096
43	Nail in Kerb		242°0'	12.668
45	Screw in Kerb		137°45'	3.603

Reinstatement Report

- Plans Searched – IS119226, RC836248, RP55733, RP117158, RP151380, RP200008, RP809626, RP809625, RP859595, RP896454, SPI03442, SPI54967, SPI72768, SP203522, SP280864, SP280865, IS272140, SP280868, IS272150.
- Datum: Stations 1 (OPM) – 4 (OIP)
- Stations 1, 2, 4 – 6, 9a, 10, 12, 13, 24, 25, 31, 32 and 32a fixed by original reference marks.
- Majority of other adjoining original corners fixed by OPs.
- All bearings and distances agree well with underlying Survey Plan.

Water Boundary Report (Non – Tidal Watercourse)

A First New Plan of Survey (FNPOS) SP280864 was registered for the subject land in April 2020 pursuant to section 108 of the SMI Act 2003. Since that time there have been two Subsequent New Plans of Survey (SNPOS) over parts of the original Survey Plan.

On the FNPOS, the boundary was adopted as the top of bank. Site inspection and check survey measurements have confirmed that the feature adopted on SP280864 is the greatest practical extent in the same location. Therefore the boundary shown on this plan has been compiled from SP280864 under section 113 of the SMI Act 2003.

State copyright reserved.

Insert Plan Number
SP280869