

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

Sheet 1 of 12

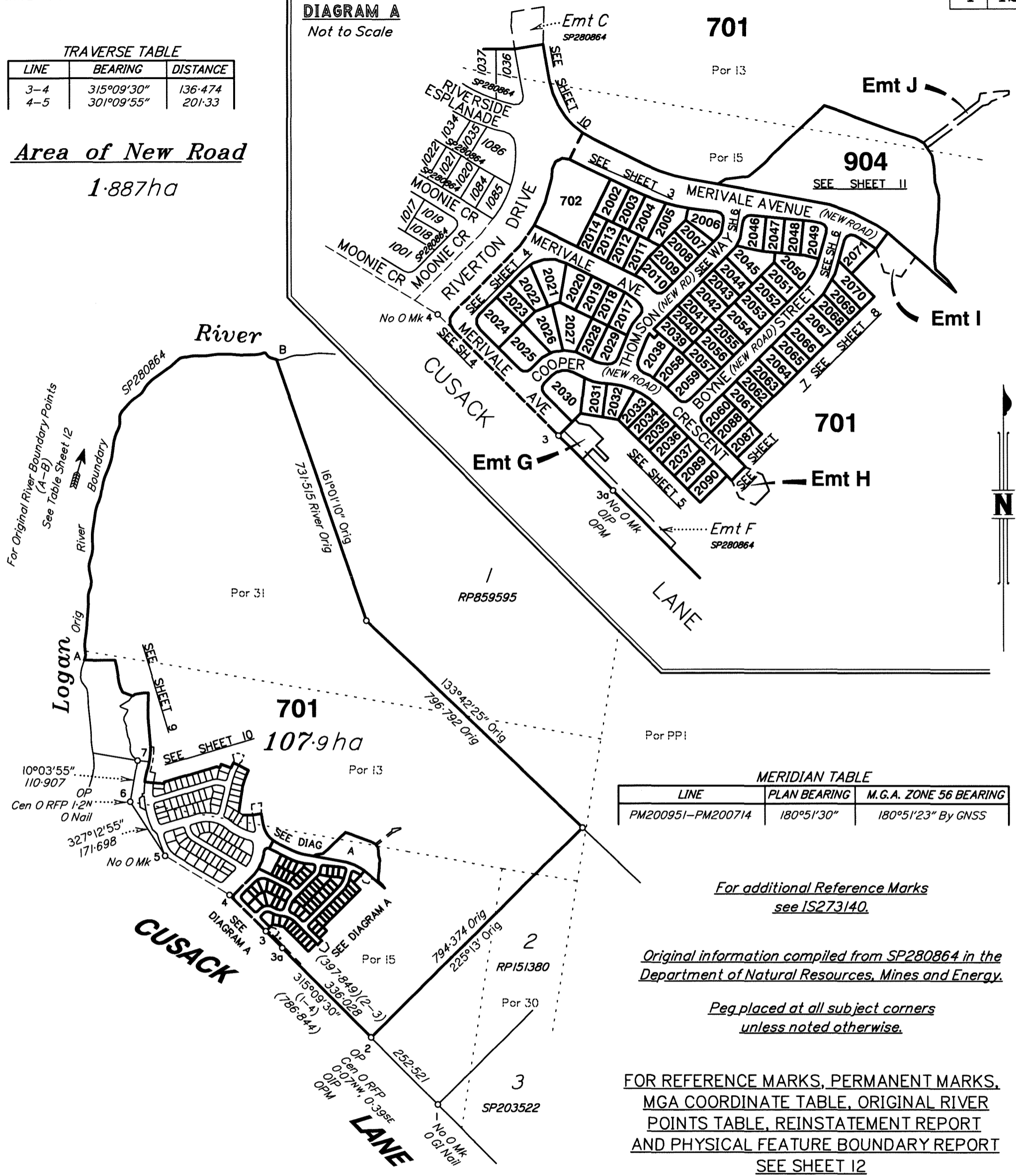
SURVEY PLAN

TRAVERSE TABLE

LINE	BEARING	DISTANCE
3-4	315°09'30"	136.474
4-5	301°09'55"	201.33

Area of New Road
1.887ha

DIAGRAM A
Not to Scale



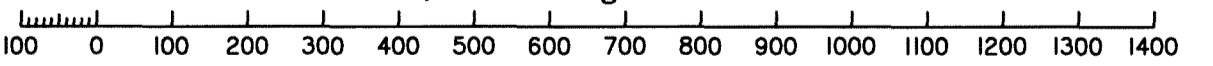
MERIDIAN TABLE

LINE	PLAN BEARING	M.G.A. ZONE 56 BEARING
PM200951-PM200714	180°51'30"	180°51'23" By GNSS

For additional Reference Marks see IS273140.
Original information compiled from SP280864 in the Department of Natural Resources, Mines and Energy.
Peg placed at all subject corners unless noted otherwise.

FOR REFERENCE MARKS, PERMANENT MARKS, MGA COORDINATE TABLE, ORIGINAL RIVER POINTS TABLE, REINSTATEMENT REPORT AND PHYSICAL FEATURE BOUNDARY REPORT SEE SHEET 12

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, Registered Surveyor, for whose work the corporation accepts responsibility under the supervision of Anthony William GERAGHTY, 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 22/12/2020.

[Signature]
Director

Date 23.12.20

Plan of Lots 701 & 702, 2002-2014, 2017-2071, 2087-2090, Lot 904 and Easements G to J in Lot 701
Cancelling Lot 700 on SP280864
LOCAL GOVERNMENT: LOGAN CITY LOCALITY: JIMBOOMBA
Meridian: MGA Zone 56 Vide SP280864
Survey Records: No

Scale: 1:10,000
Format: STANDARD

SP280865

5544-2A

720612434
 EC 400 \$8,231.00
 24/02/2021 15:16:49

(Dealing No.)

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

5. Lodged by
 IWL Ebsworth Lawyers
 Ref: JWE : KWM : 635981
 GLX 9197775
 (Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.
 +/We AVJENNINGS SPV NO 20 PTY LTD
A.C.N. 612 796 899

(Names in full)
 * as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.
~~* as Lessees of this land agree to this plan.~~

M.H. - 11
 Signature of *Registered Owners *Lessees-
AVJennings SPV No 20 PTY LTD
ACN 612 796 899 by its Attorney
MARK HASSALL under Power of Attorney
No. 719640216 and who declares he
has received no revocation thereof.

* Rule out whichever is inapplicable

2. Planning Body Approval.
 * Logan City Council
 hereby approves this plan in accordance with the :
 % Planning Act 2016

Dated this Seventeenth day of February 2021

Mr A # Adam Avalos
 Delegated Officer under Delegated Authority
 Minute No: 166/2020

* Insert the name of the Planning Body.
 # Insert designation of signatory or delegation
 % Insert applicable approving legislation.

3. Plans with Community Management Statement :
 CMS Number :
 Name :

4. References :
 Dept File :
 Local Govt : 1206672-1
 Surveyor : 5544-2A

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51217450	Lot 700 on SP280864	701, 702, 904 2002-2014 2017-2071 & 2087-2090	New Road	Emts G - J

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719533064	701, 702, 904, 2002-2014 2017-2071, 2087-2090	-

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
720028237 (Emt A on SP280864)	701
720028240 (Emts B & C on SP280864)	701
720028247 (Emt F on SP280864)	701

Easement 720028247 (Emt F on SP280864) partially absorbed by New Road.

Easement 720028242 (Emt D on SP280864) fully absorbed by New Road.

904	Por 13, 15,
701	Por 13, 15, 30 & 31
702, 2002-2014, 2017-2071, 2087-2090	Por 15
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :
 By: Gassman Development Perspectives Pty Ltd
ACN 010 752 388
 Date: 23/12/2020
 Signed: [Signature]
 Designation: Liaison Officer

9. 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
 Cadastal Surveyor/Director* Date
 *delete words not required

10. Lodgement Fees :
 Survey Deposit \$
 Lodgement \$
New Titles \$
 Photocopy \$
 Postage \$
 TOTAL \$

11. Insert Plan Number **SP280865**



SEE SHEET 6

SEE SHEET 6

2045

2046

LINE	BEARING	DISTANCE
10-11	206°41'05"	23.786
11-11a	116°19'30"	13.882
11-11b	185°05'15"	13.693
12a-15	162°35'35"	21.39
15-15a	116°19'	21.446
15-15b	225°11'55"	21.445
33-34	276°00'25"	15.531
33-33a	95°43'45"	5.603
33-33b	189°38'45"	5.603
34-34a	275°30'05"	6.44
34-34b	189°38'45"	6.451
40-40a	45°13'	6.0
40-40b	315°13'	6.0
42-43	120°38'45"	16.015

TRAVERSE TABLE

701

SEE SHEET 1

AVENUE

WAY

(NEW ROAD)

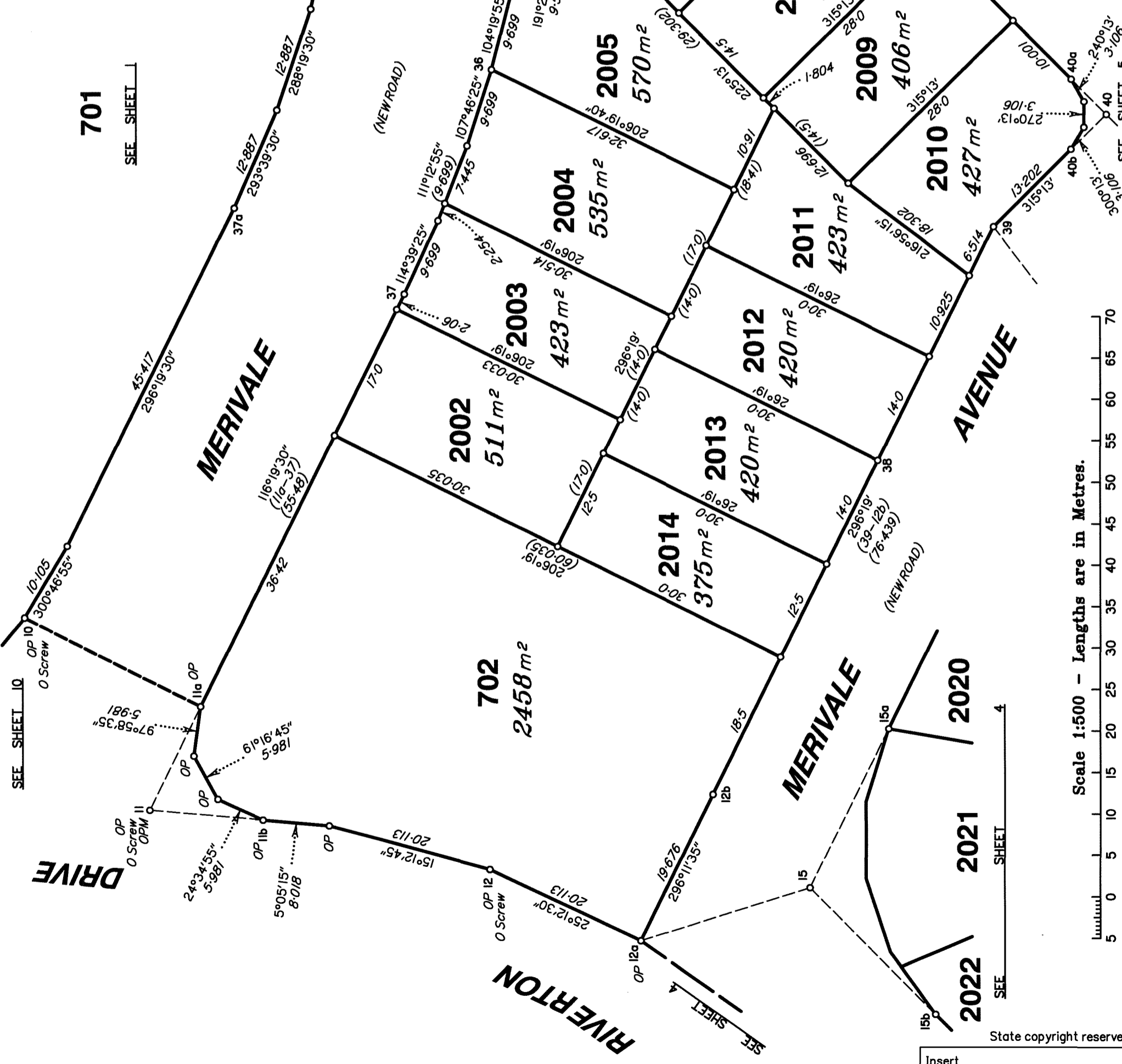
THOMSON

MERIVALE

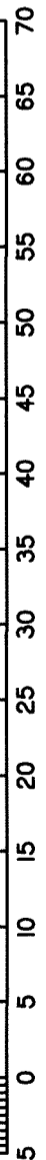
AVENUE

MERIVALE

RIVERTON



Scale 1:500 - Lengths are in Metres.

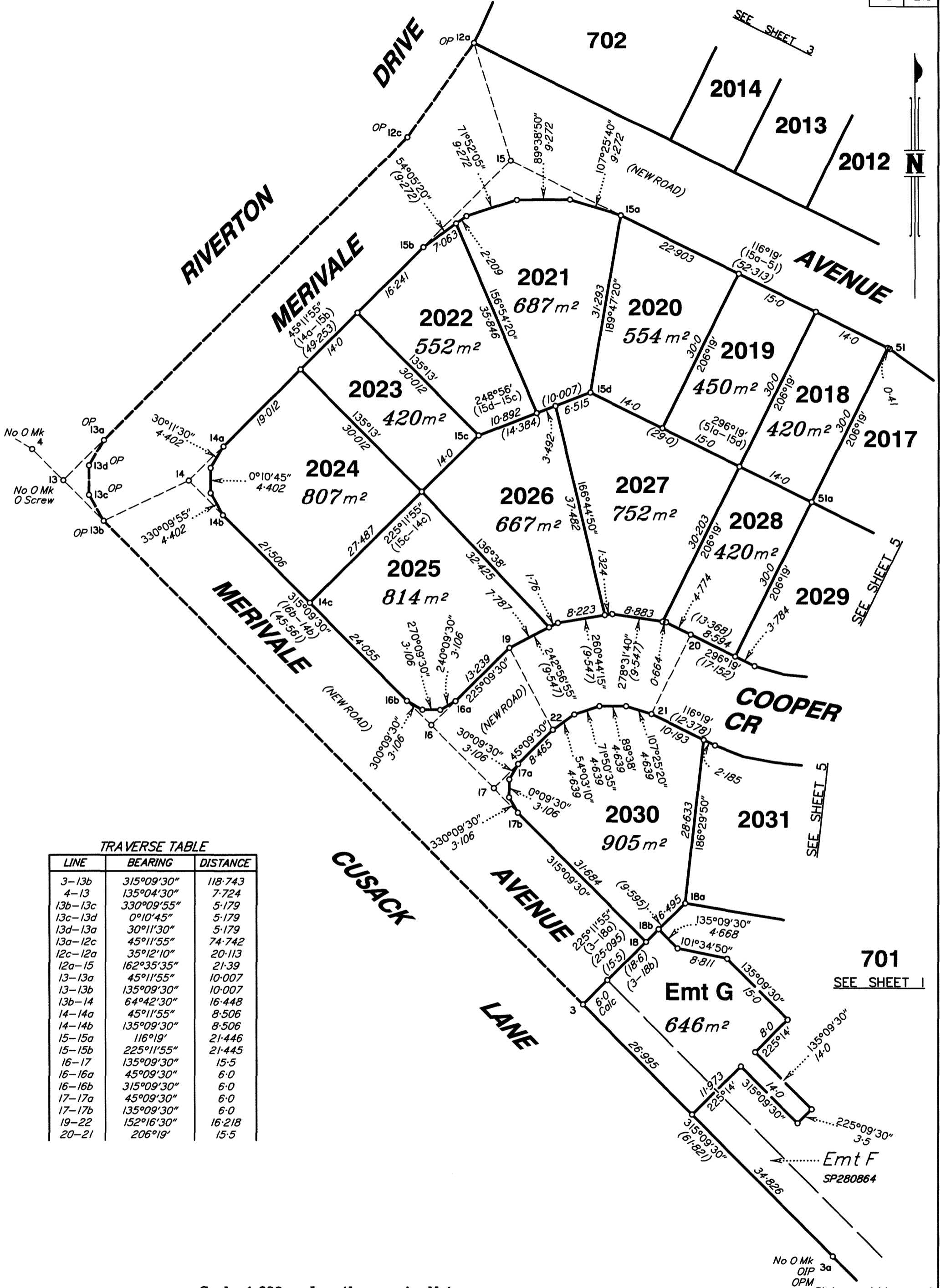


SEE SHEET 4

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Insert Plan Number SP280865

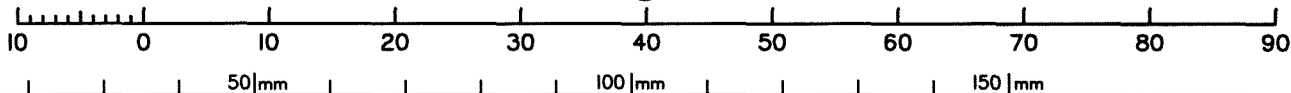




TRAVERSE TABLE

LINE	BEARING	DISTANCE
3-13b	315°09'30"	118.743
4-13	135°04'30"	7.724
13b-13c	330°09'55"	5.179
13c-13d	0°10'45"	5.179
13d-13a	30°11'30"	5.179
13a-12c	45°11'55"	74.742
12c-12a	35°12'10"	20.113
12a-15	162°35'35"	21.39
13-13a	45°11'55"	10.007
13-13b	135°09'30"	10.007
13b-14	64°42'30"	16.448
14-14a	45°11'55"	8.506
14-14b	135°09'30"	8.506
15-15a	116°19'	21.446
15-15b	225°11'55"	21.445
16-17	135°09'30"	15.5
16-16a	45°09'30"	6.0
16-16b	315°09'30"	6.0
17-17a	45°09'30"	6.0
17-17b	135°09'30"	6.0
19-22	152°16'30"	16.218
20-21	206°19'	15.5

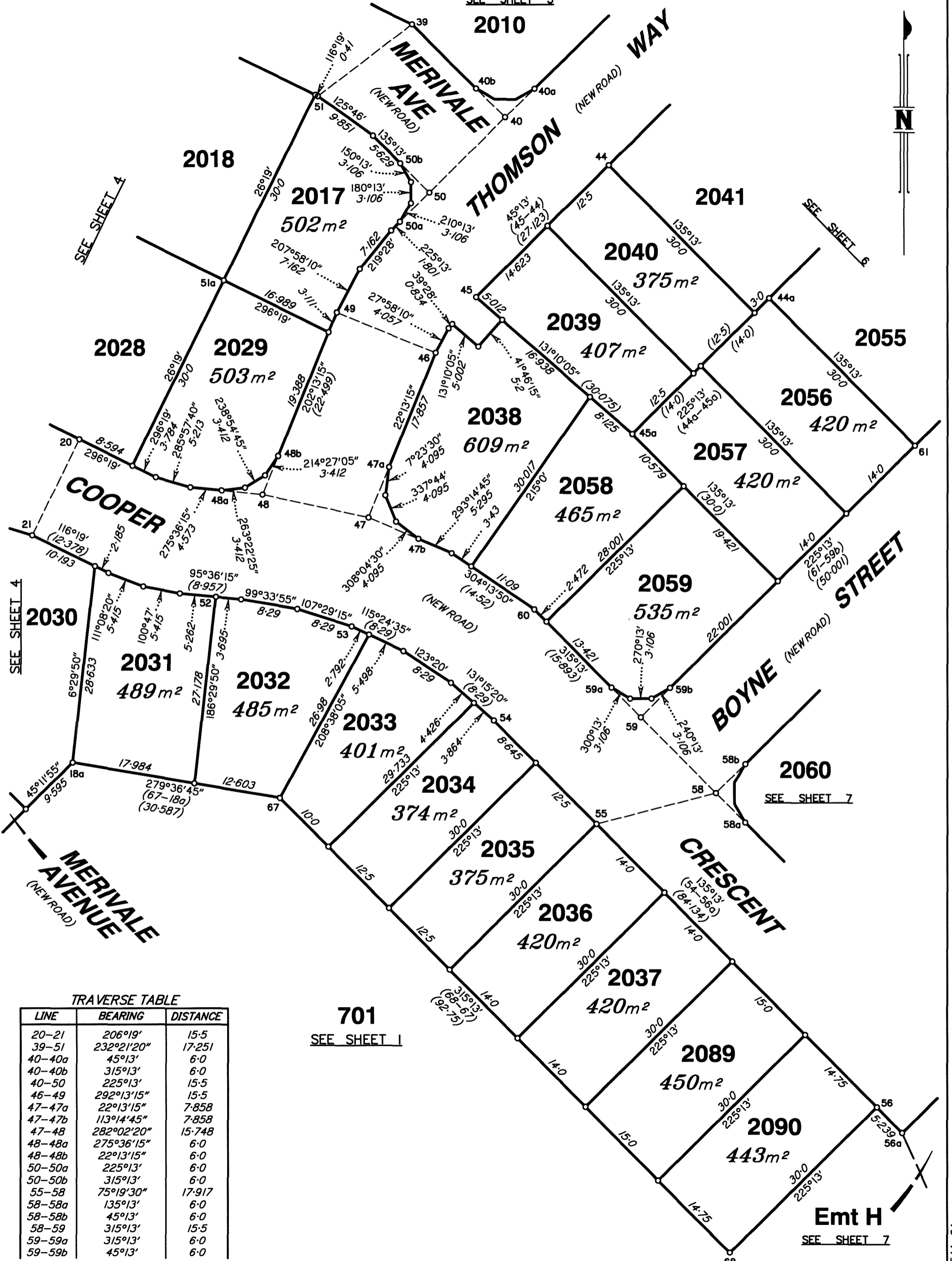
Scale 1:600 - Lengths are in Metres.



Insert Plan Number **SP280865**

No O Mk
OIP
OPM
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SEE SHEET 3

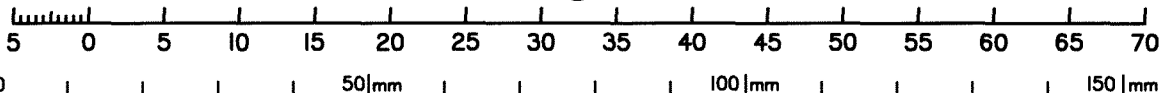


TRAVERSE TABLE

LINE	BEARING	DISTANCE
20-21	206°19'	15.5
39-51	232°21'20"	17.251
40-40a	45°13'	6.0
40-40b	315°13'	6.0
40-50	225°13'	15.5
46-49	292°13'15"	15.5
47-47a	22°13'15"	7.858
47-47b	113°14'45"	7.858
47-48	282°02'20"	15.748
48-48a	275°36'15"	6.0
48-48b	22°13'15"	6.0
50-50a	225°13'	6.0
50-50b	315°13'	6.0
55-58	75°19'30"	17.917
58-58a	135°13'	6.0
58-58b	45°13'	6.0
58-59	315°13'	15.5
59-59a	315°13'	6.0
59-59b	45°13'	6.0

701
SEE SHEET 1

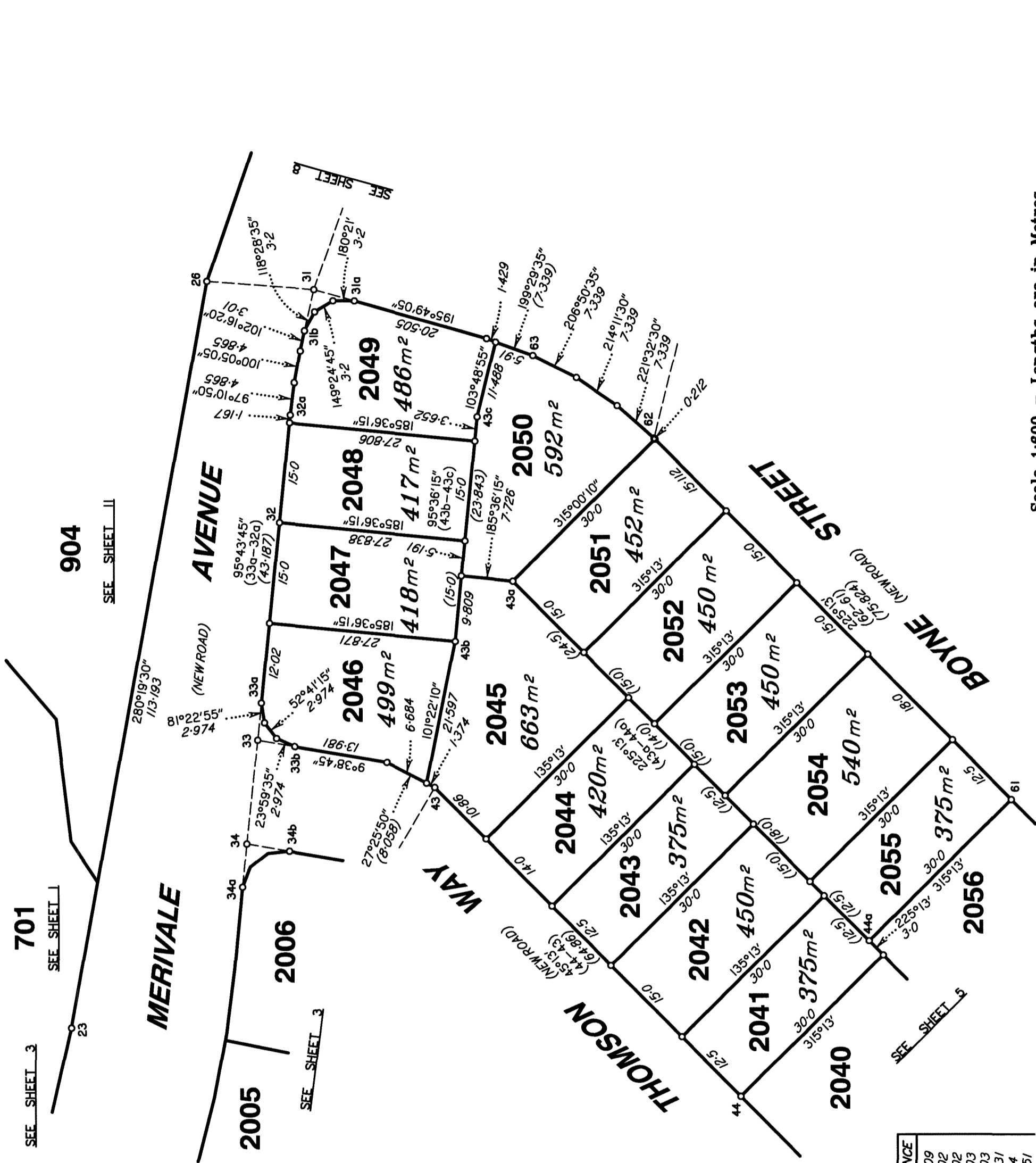
Scale 1:500 - Lengths are in Metres.



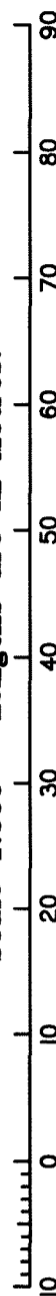
Emt H
SEE SHEET 7

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Insert Plan Number **SP280865**



Scale 1:600 - Lengths are in Metres.



LINE	BEARING	DISTANCE
26-31	184°22'55"	16.009
31-31a	195°49'05"	6.302
31-31b	283°00'30"	6.302
33-33a	95°43'45"	5.603
33-33b	189°38'45"	5.603
33-34	276°00'25"	15.531
34-34a	275°30'05"	6.44
34-34b	189°38'45"	6.451

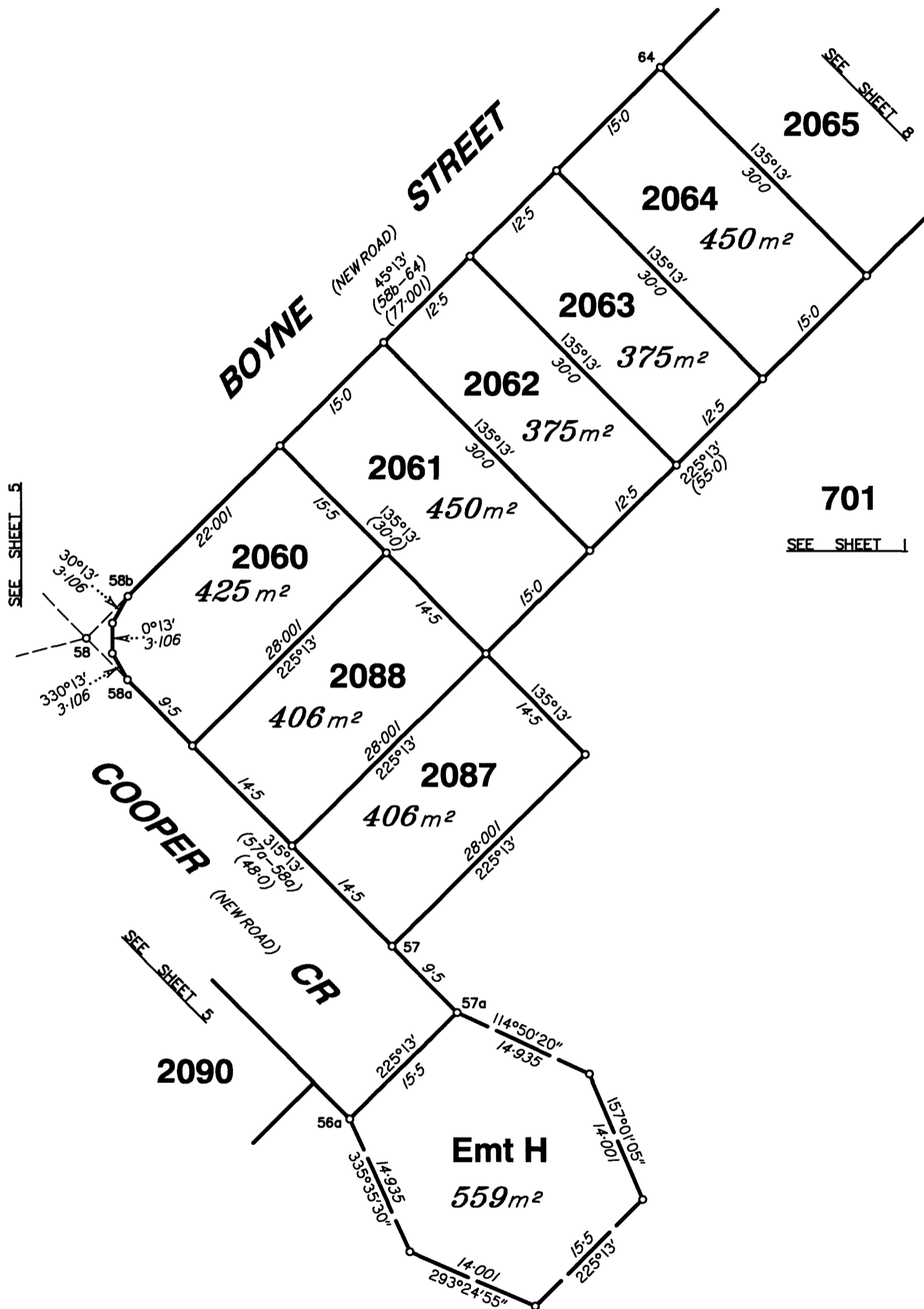
Insert Plan Number **SP280865**

State copyright reserved.

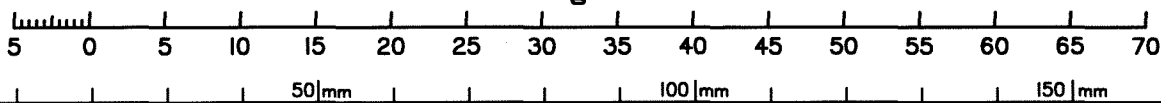
5544-2A

TRAVERSE TABLE

LINE	BEARING	DISTANCE
58-58a	135°13'	6.0
58-58b	45°13'	6.0



Scale 1:500 - Lengths are in Metres.

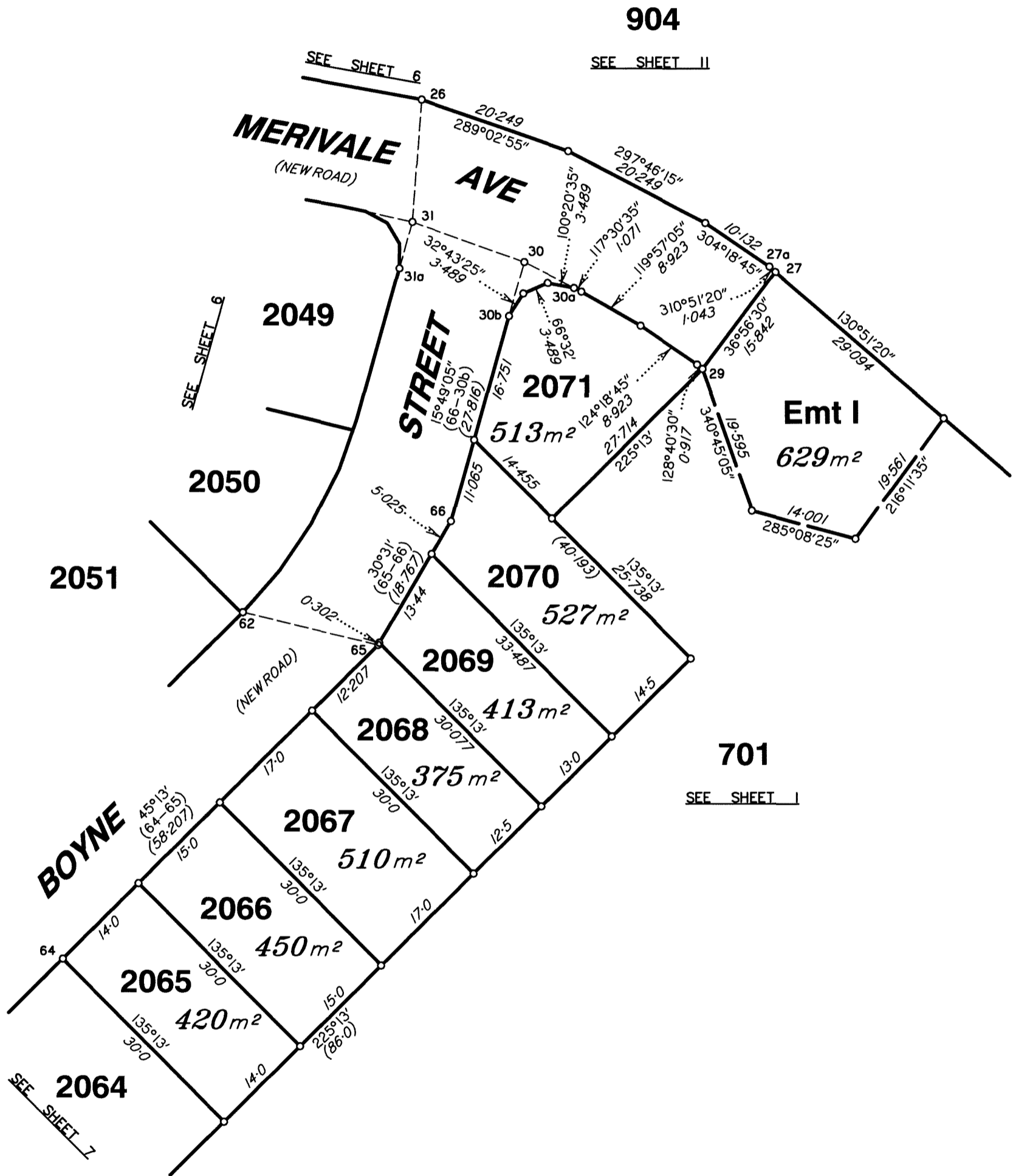


State copyright reserved.

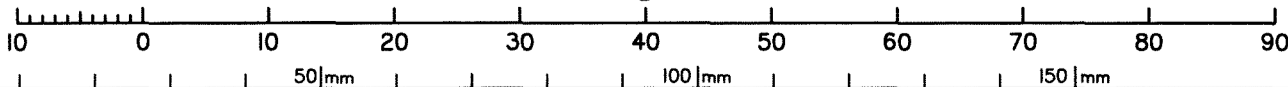
Insert Plan Number **SP280865**

TRAVERSE TABLE

LINE	BEARING	DISTANCE
26-31	4°22'55"	16.009
30-30a	117°14'50"	7.334
30-30b	195°49'05"	7.334
30-31	289°39'20"	15.535
31-31a	195°49'05"	6.302
62-65	104°01'35"	18.119



Scale 1:600 - Lengths are in Metres.



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Insert Plan Number **SP280865**

For Original River
Boundary Points
(A-B)
See Table Sheet 12

SEE SHEET 1

Logan River



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°57'45" 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°52'40" Orig
5.553 Orig

701

SEE SHEET 1

902
SP280864

903
SP280864

359°45'10" Orig
11.663 Orig

356°35'35" Orig
11.663 Orig

19'19"55" Orig
52.034 Orig

355°00'45" Orig
61.0
55.88 Orig
61.0

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

OP at base
of RFP
O Cen RFP
leang (RP55733)

96°18'35" Orig
31.495

12°04'05" Orig
10.62

9°53'45" Orig
9.818

6°10'25" Orig
5.059

Emt A
SP280864

23.103 Orig

276°10'25" Orig

901
SP280864

1082
SP280864

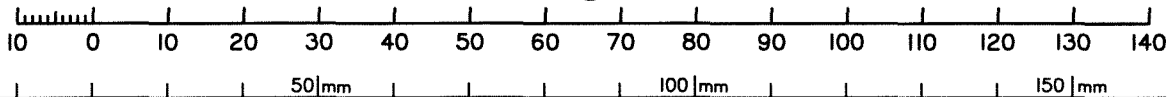
SEE SHEET 1

SEE SHEET 10

CUSACK LANE

RIVERSIDE
ESPLANADE

Scale 1:1000 - Lengths are in Metres.



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Insert Plan Number SP280865

5544-2A

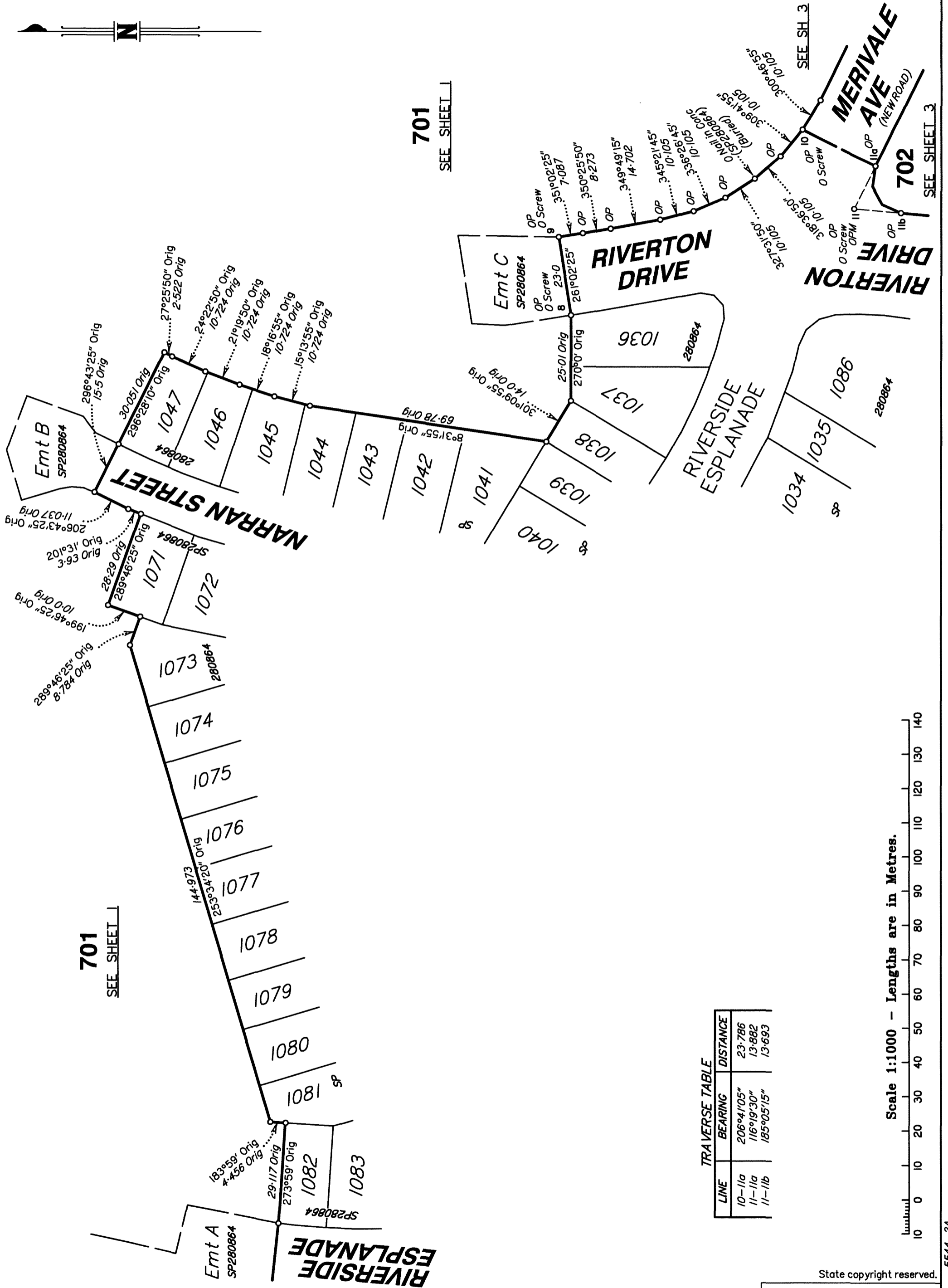


701

SEE SHEET 1

SEE SH 3

SEE SHEET 3

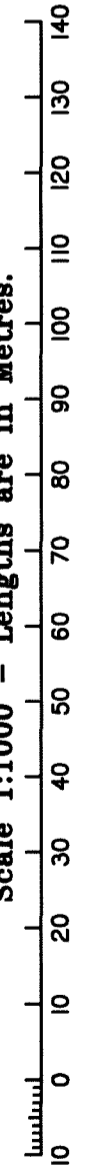


701

SEE SHEET 1

TRAVERSE TABLE

LINE	BEARING	DISTANCE
10-11a	206°41'05"	23.786
11-11a	116°19'30"	13.862
11-11b	185°05'15"	13.693

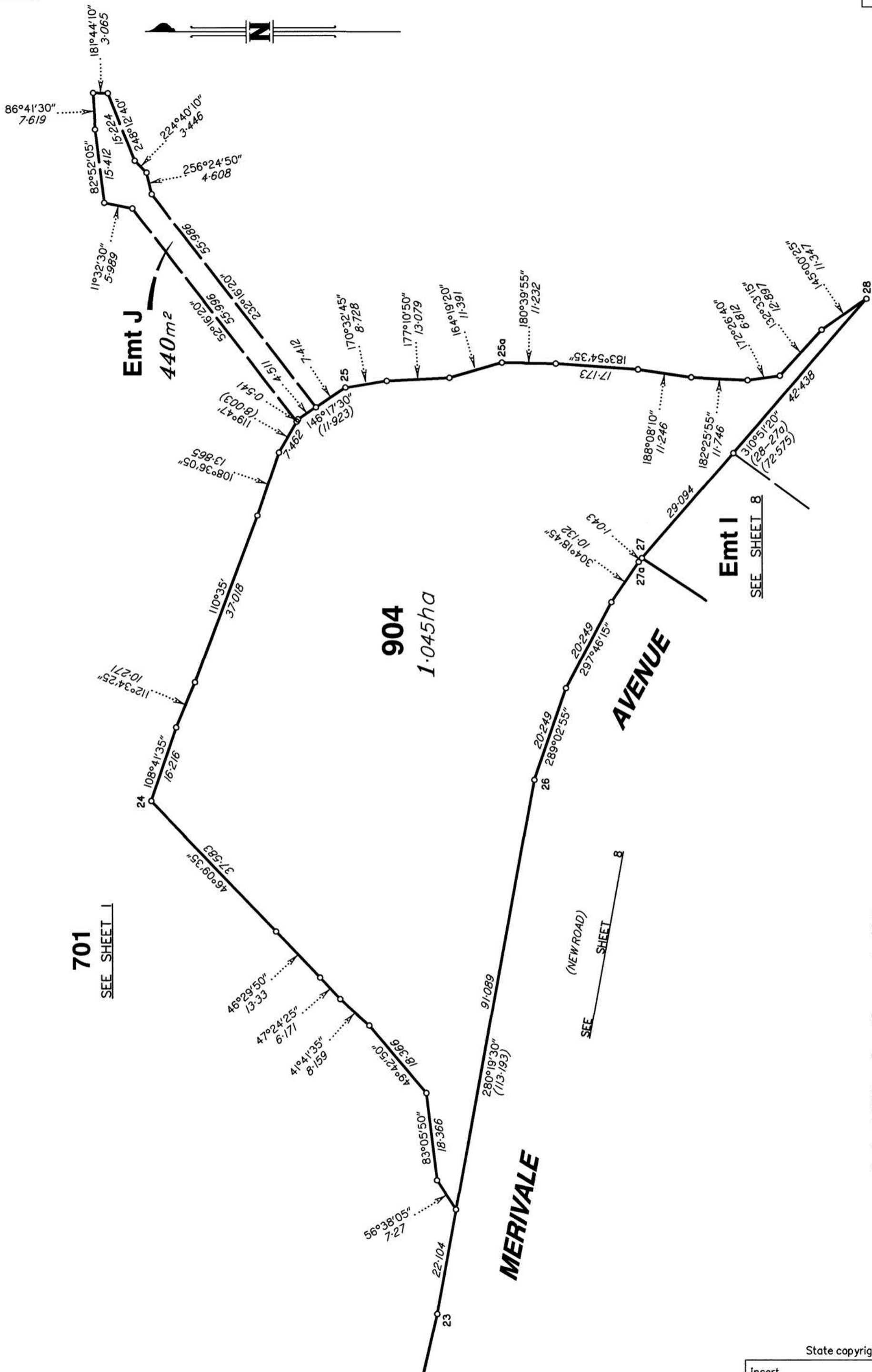


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Insert Plan Number **SP280865**

SEE SHEET 9

50mm 100mm 150mm



701

SEE SHEET 1

904
1.045ha

Emt J
440m²

Emt I

SEE SHEET 8

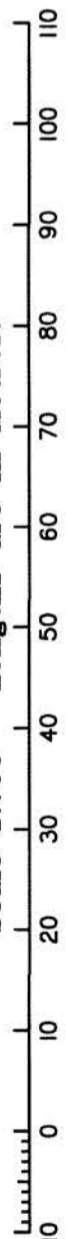
AVENUE

MERIVALE

(NEW ROAD)

SEE SHEET 8

Scale 1:750 - Lengths are in Metres.



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Insert Plan Number SP280865

5544-2A

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM200951	501 159.698	6 922 579.762	56	0-018	DATUM		
PM200714	501 148.803	6 921 850.958	56	0-017	DATUM		

ORIGINAL RIVER
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
2-OPM	2/1S260952	194°11'15"	207.554	200714	Mini Mk
3a-OPM	3/1S260952	34°13'25"	350.273	200951	Str Pkt
3-PM		143°04'	3.756	201179	Mini Mk
11-OPM	43/SP280864	265°40'	11.54	201180	Mini Mk

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O GI Nail in Bit	1a/1S260952	202°44'40"	26.877
2	OIP	12/RP151380	315°09'30"	1.0
3	Screw in Conc		310°41'10"	22.845
3a	Screw in Conc		214°09'	4.49
3a	OIP	13/RP151380	57°07'	1.0
6	O Nail in Bench	6/1S260952	350°53'15"	23.936
8	O Screw in Kerb	38/SP280864	126°29'30"	5.389
9	O Screw in Kerb	39/SP280864	214°08'	5.524
10	O Screw in Kerb	42/SP280864	222°39'30"	5.424
11	O Screw in Pram Ramp	43/SP280864	81°48'20"	6.422
12	O Screw in Kerb	45a/SP280864	306°19'	4.391
13	Screw in Conc		152°32'	10.744
13	O Screw in M/H Surround	3/SP280864	53°05'	14.79
24	Pin		99°27'45"	48.945
25a	Pin		153°28'	21.247

Reinstatement Report

- Plans Searched – IS119226, RC836248, RP55733, RP117158, RP151380, RP200008, RP809626, RP809625, RP859595, RP896454, SP103442, SP154967, SP172768, SP203522, SP280864.
- Datum Stations 2 – 3a (OIP's) vide SP280864.
- Stations 1, 2, 3a, 6, 7 fixed by original marks.
- Eastern side of Riverton Dr (Stations 13–12b–12a–12–11b–11a–10–9–8) fixed by original marks. Balance of base parcel is compiled and no reinstatement required.
- All bearings and distances agree well with underlying Survey Plan.

Physical Feature Boundary Report (Non – Tidal Watercourse)

A First New Plan of Survey SP280864 was registered for the subject land in April 2020 pursuant to sec. 108 of the SMI Act 2003.

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.