

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

Sheet **1** of **11**

SURVEY PLAN

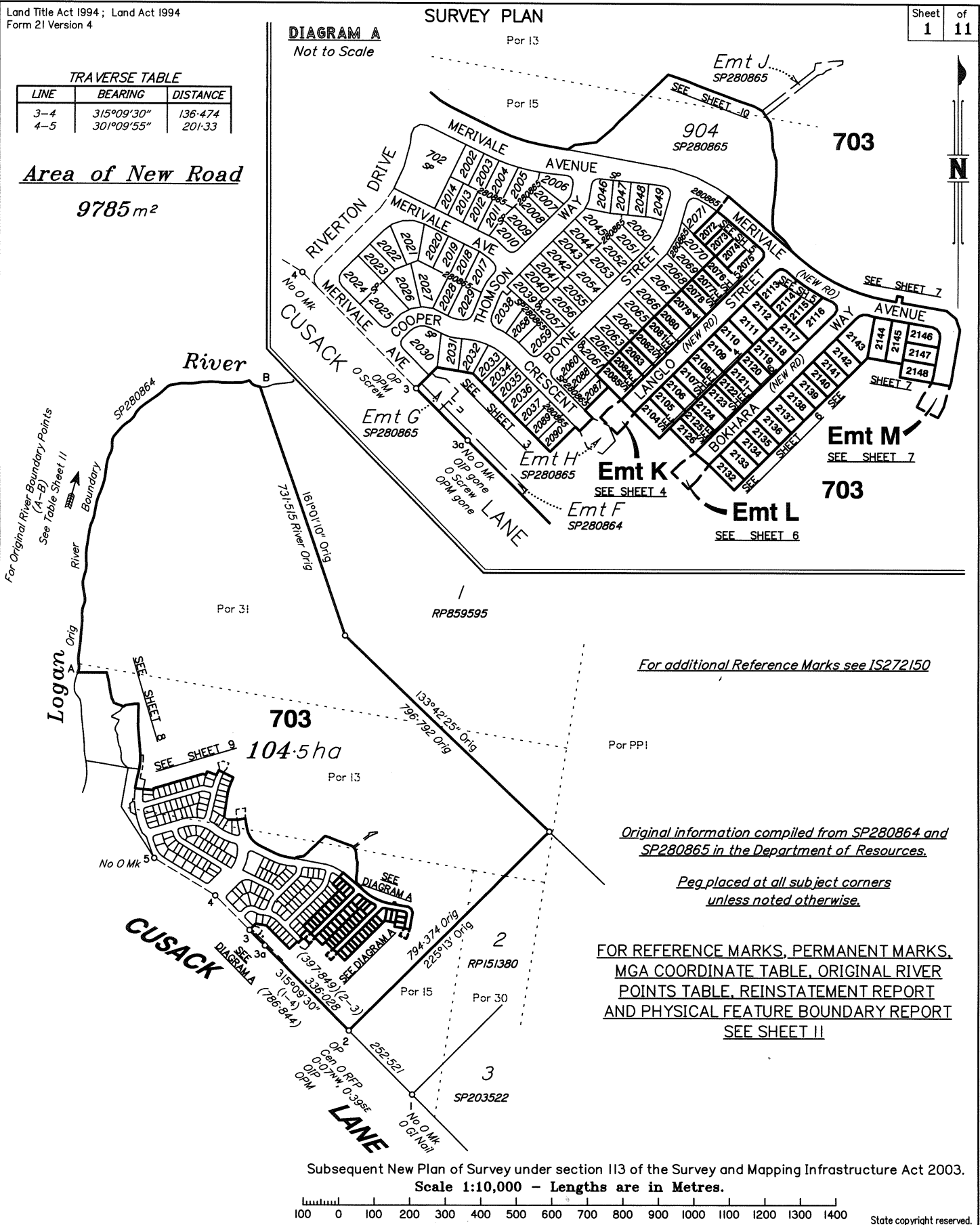
DIAGRAM A
Not to Scale

TRAVERSE TABLE

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

Area of New Road

9785 m²



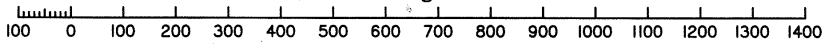
For additional Reference Marks see IS272150

Original information compiled from SP280864 and SP280865 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 PHYSICAL FEATURE BOUNDARY REPORT SEE SHEET II

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 16/11/2021.

26/11/21
Date

Director

Plan of Lots 703, 2072-2085, 2104-2126, 2132-2148 and Easements K to M in Lot 703

Cancelling Lot 701 on SP280865

LOCAL GOVERNMENT: LOGAN CITY LOCALITY: JIMBOOMBA

Meridian: MGA Zone 56 Vide SP280865 Survey Records: No

Scale: **1:10,000**

Format: **STANDARD**

SP280868

5544-28

721324670
EL 400 \$6,201.00
08/12/2021 16:00:55

(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
HWL Edsforth Lawyers
Ref: JJE:KWM: 635981 88A
(Include address, phone number, reference, and Lodger Code)

| Existing | | Created | | |
|-----------------|---------------------|--------------------------------------|----------|---------------------|
| Title Reference | Description | New Lots | Road | Secondary Interests |
| 51246059 | Lot 701 on SP280865 | 703, 2072-2085, 2104-2126, 2132-2148 | New Road | Emts K - M |

MORTGAGE ALLOCATIONS

| Mortgage | Lots Fully Encumbered | Lots Partially Encumbered |
|-----------|--------------------------------------|---------------------------|
| 719533064 | 703, 2072-2085, 2104-2126, 2132-2148 | - |

ENCUMBRANCE EASEMENT ALLOCATIONS


| Easement | Lots to be Encumbered |
|---|-----------------------|
| 720028237 (Emt A on SP280864) | 703 |
| 720028240 (Emts B & C on SP280864) | 703 |
| 720612435, 720612437 (Emt G on SP280865) | 703 |
| 720612435 (Emt H on SP280865) | 703 |
| 720612436 (Emt J on SP280865) | 703 |
| 720028247 (Emt F on SP280864) | 703 |

Easement 720612435 (Emt I on SP280865) to be surrendered prior to registration of this plan.

| | |
|---------------------------------|---------------------|
| 703 | Por I3, I5, 30 & 31 |
| 2072-2085, 2104-2126, 2132-2148 | Por I5 |
| Lots | Orig |

2. Orig Grant Allocation :

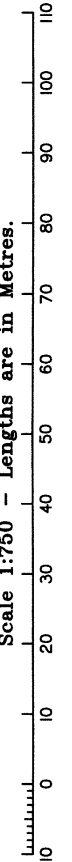
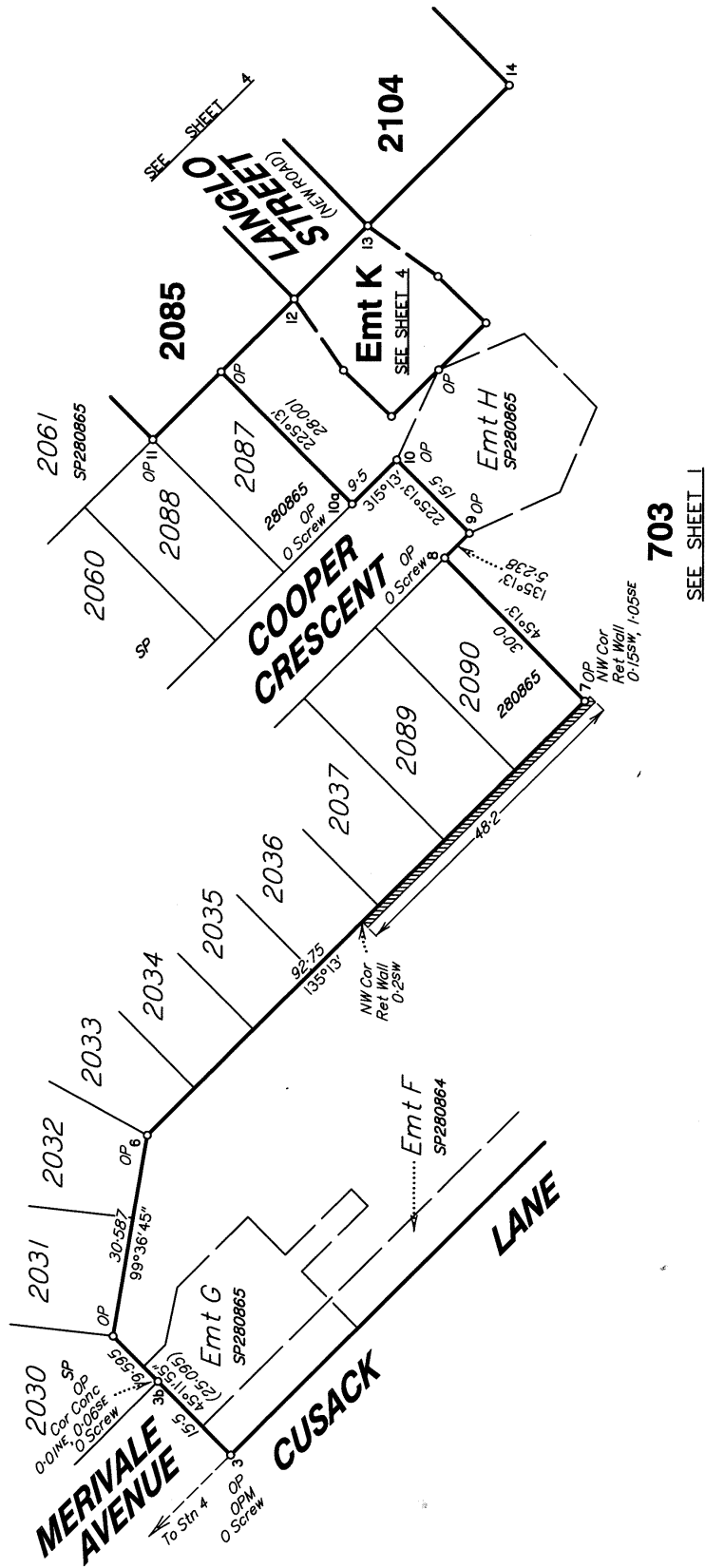
3. References :
Dept File :
Local Govt :
Surveyor : 5544-2B

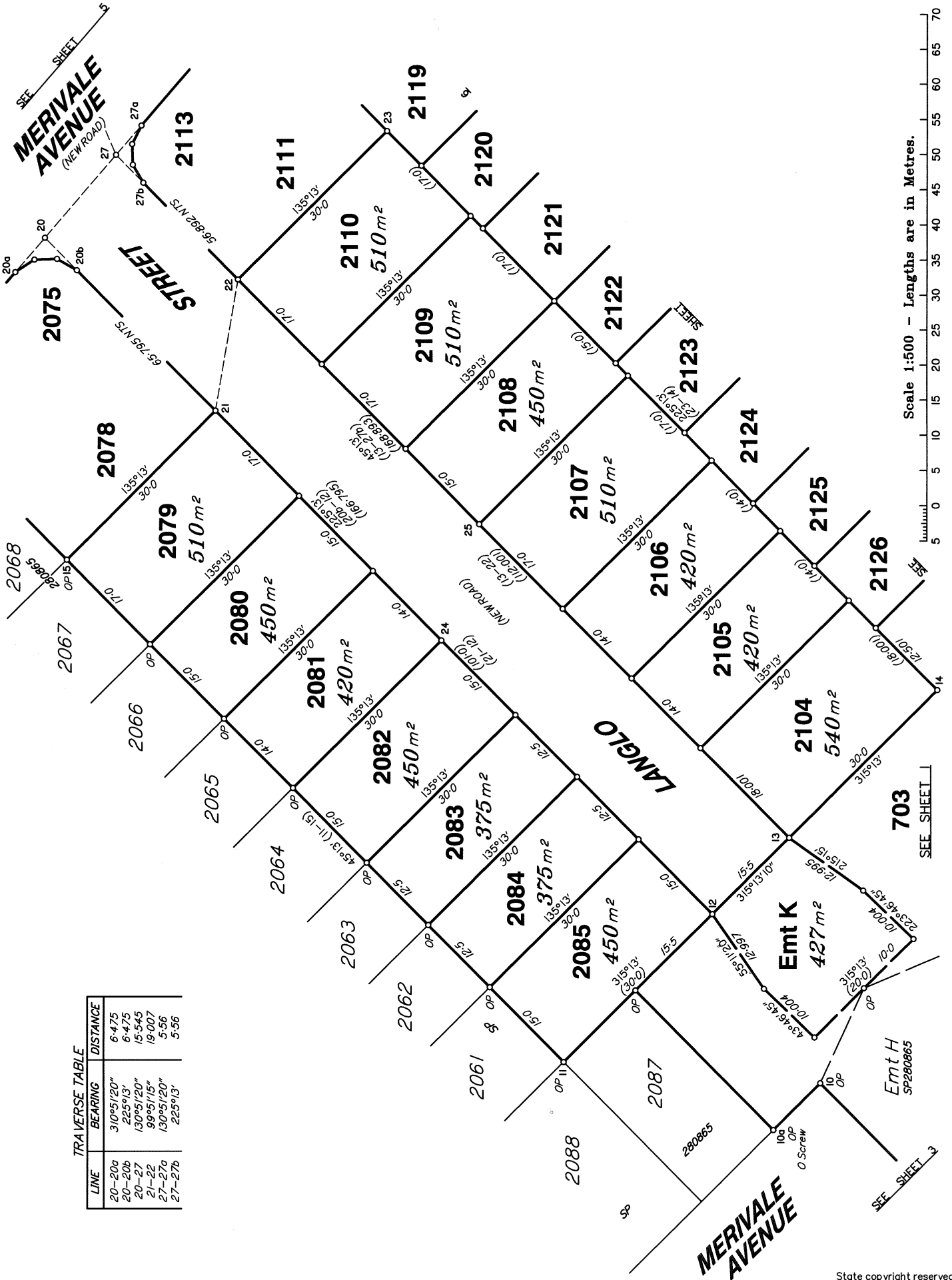
5. Passed & Endorsed :
Gassman Development Perspectives Pty Ltd
ACN 010 752 388
By :
Date : 30/11/2021
Signed : 
Designation : Liaison Officer

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
Cadastral Surveyor/Director * Date
*delete words not required

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

8. Insert Plan Number **SP280868**





Scale 1:500 - Lengths are in Metres.

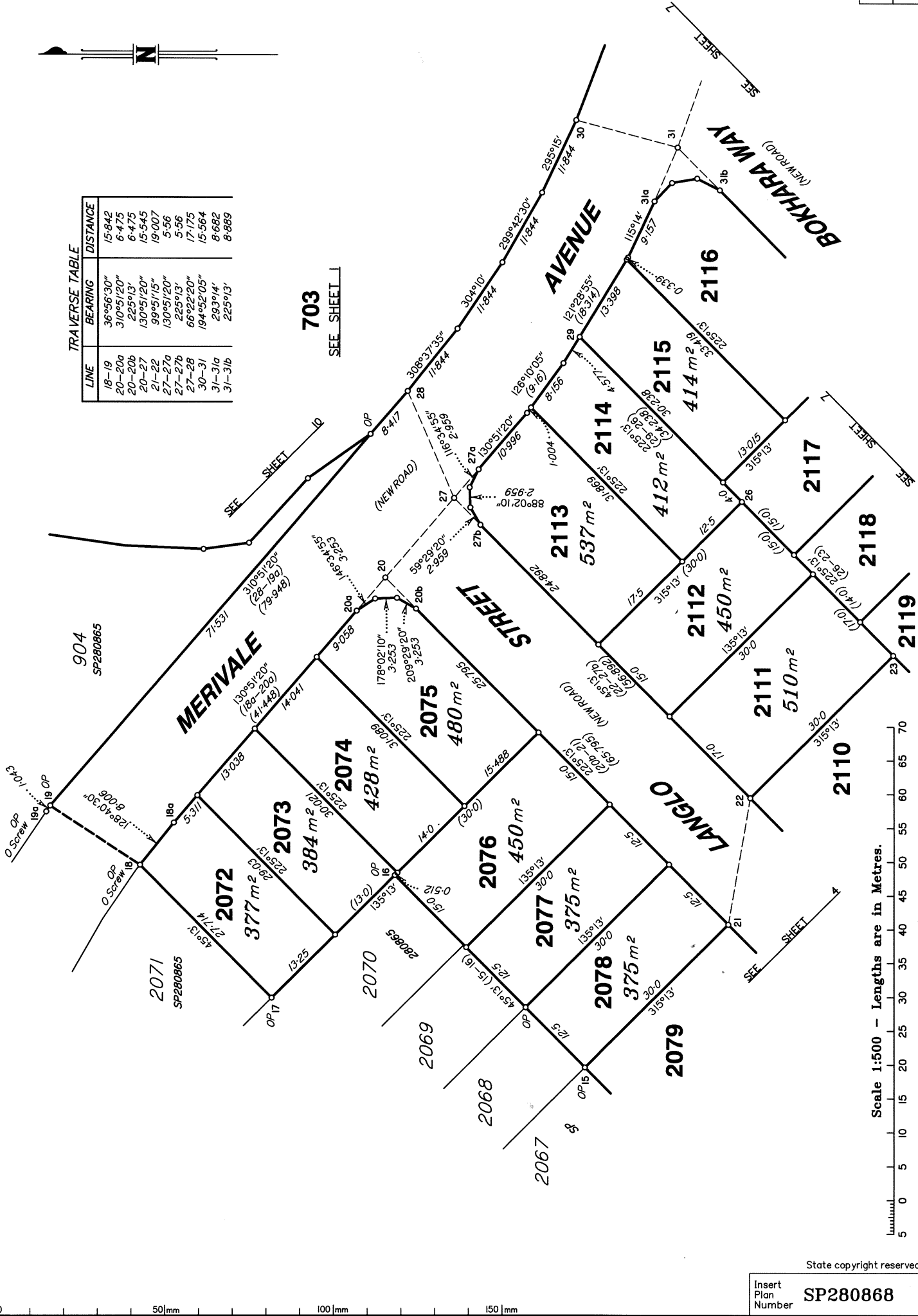
TRAVERSE TABLE

| LINE | BEARING | DISTANCE |
|--------|------------|----------|
| 20-20a | 310°51'20" | 6.475 |
| 20-20b | 225°13' | 6.475 |
| 20-27 | 130°51'20" | 15.545 |
| 21-22 | 99°51'15" | 19.007 |
| 27-27a | 130°51'20" | 5.56 |
| 27-27b | 225°13' | 5.56 |

State copyright reserved.
Insert Plan Number **SP280868**



| LINE | BEARING | DISTANCE |
|--------|------------|----------|
| 18-19 | 36°56'30" | 15.842 |
| 20-20a | 310°51'20" | 6.475 |
| 20-20b | 225°13' | 6.475 |
| 20-27 | 130°51'20" | 15.545 |
| 21-22 | 99°51'15" | 19.007 |
| 27-27a | 130°51'20" | 5.56 |
| 27-27b | 225°13' | 17.175 |
| 27-28 | 66°22'20" | 5.56 |
| 30-31 | 194°52'05" | 15.564 |
| 31-31a | 293°14' | 8.682 |
| 31-31b | 225°13' | 8.889 |

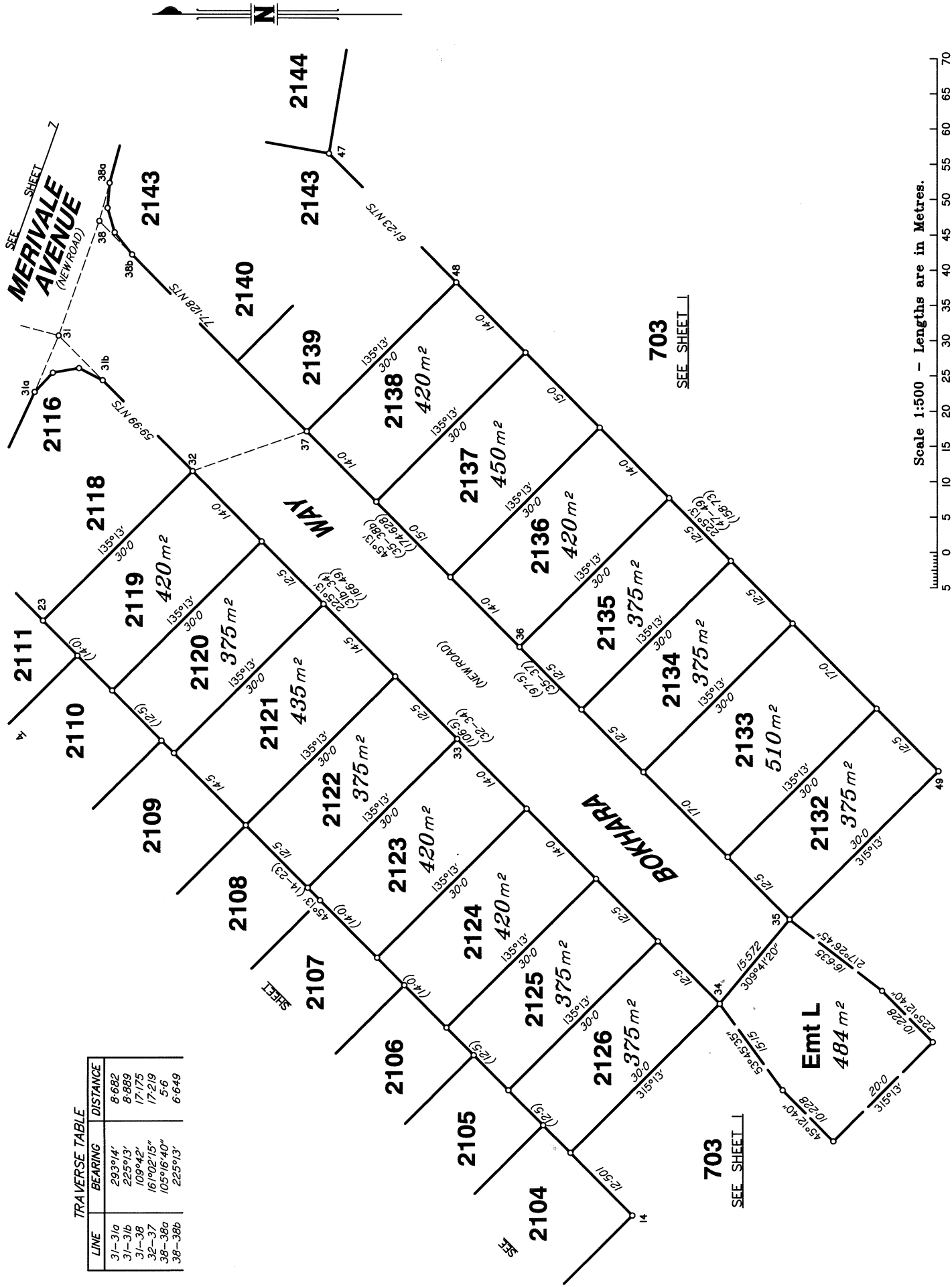


Scale 1:500 - Lengths are in Metres.

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Insert Plan Number **SP280868**

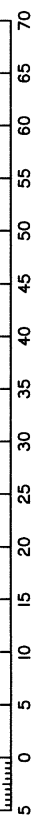
5544-2B



TRAVERSE TABLE

| LINE | BEARING | DISTANCE |
|--------|------------|----------|
| 31-31a | 293°14' | 8.682 |
| 31-31b | 225°13' | 8.889 |
| 31-38 | 109°42' | 17.175 |
| 32-37 | 161°02'15" | 17.219 |
| 38-38a | 105°16'40" | 5.6 |
| 38-38b | 225°13' | 6.649 |

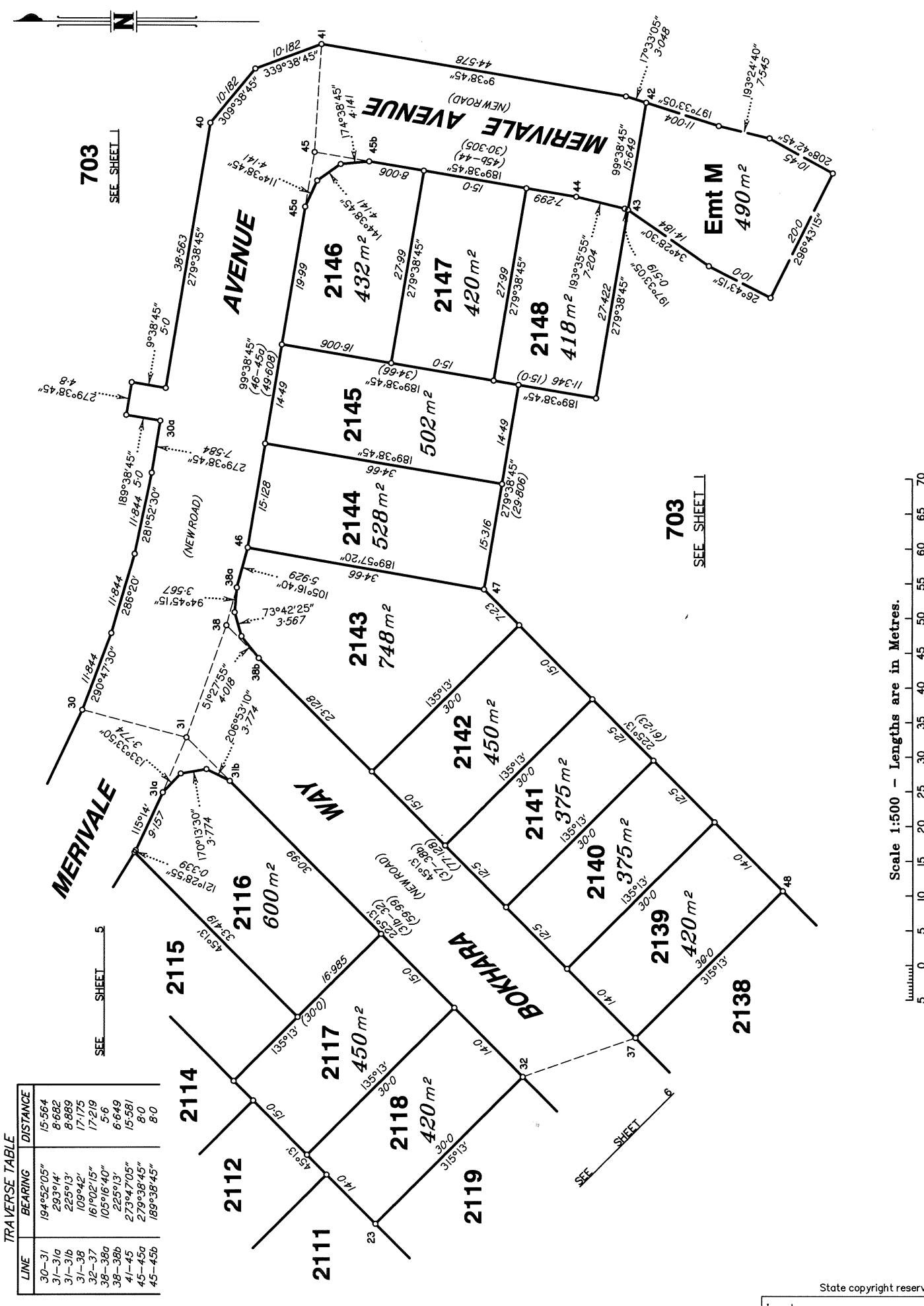
Scale 1:500 - Lengths are in Metres.



Insert Plan Number SP280868

State copyright reserved.

5544-2B



TRAVERSE TABLE

| LINE | BEARING | DISTANCE |
|--------|------------|----------|
| 30-31 | 194°52'05" | 15.564 |
| 31-31a | 293°14' | 8.652 |
| 31-31b | 225°13' | 8.889 |
| 31-38 | 109°42' | 17.175 |
| 32-37 | 16°02'15" | 17.219 |
| 38-38a | 105°16'40" | 5.6 |
| 38-38b | 225°13' | 6.649 |
| 41-45 | 273°47'05" | 15.581 |
| 45-45a | 279°38'45" | 8.0 |
| 45-45b | 189°38'45" | 8.0 |

Scale 1:500 - Lengths are in Metres.

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5544-2B

For Original River
Boundary Points
(A-B)
See Table Sheet 11

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°57'45" Orig

344°57'55" Orig
12.011 Orig

334°03'05" Orig
14.509 Orig

28.962 Orig
290°04'30" Orig

23.308'15" 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

703

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

55.88 Orig
353°00'45" 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°04'05" Orig
10.62 Orig

13°37'05" Orig
29.547 Orig

9°53'45" Orig
9.578 Orig

6°10'25" Orig
5.059 Orig

23.103 Orig
276°10'25" Orig

901
SP280864

1082
SP280864

SEE SHEET 1

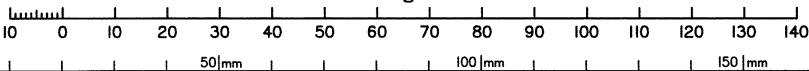
SEE SHEET 9

CUSACK LANE

RIVERSIDE
ESPLANADE

Emt A
SP280864

Scale 1:1000 - Lengths are in Metres.



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Insert Plan Number SP280868

5544-2B



703

SEE SHEET 1

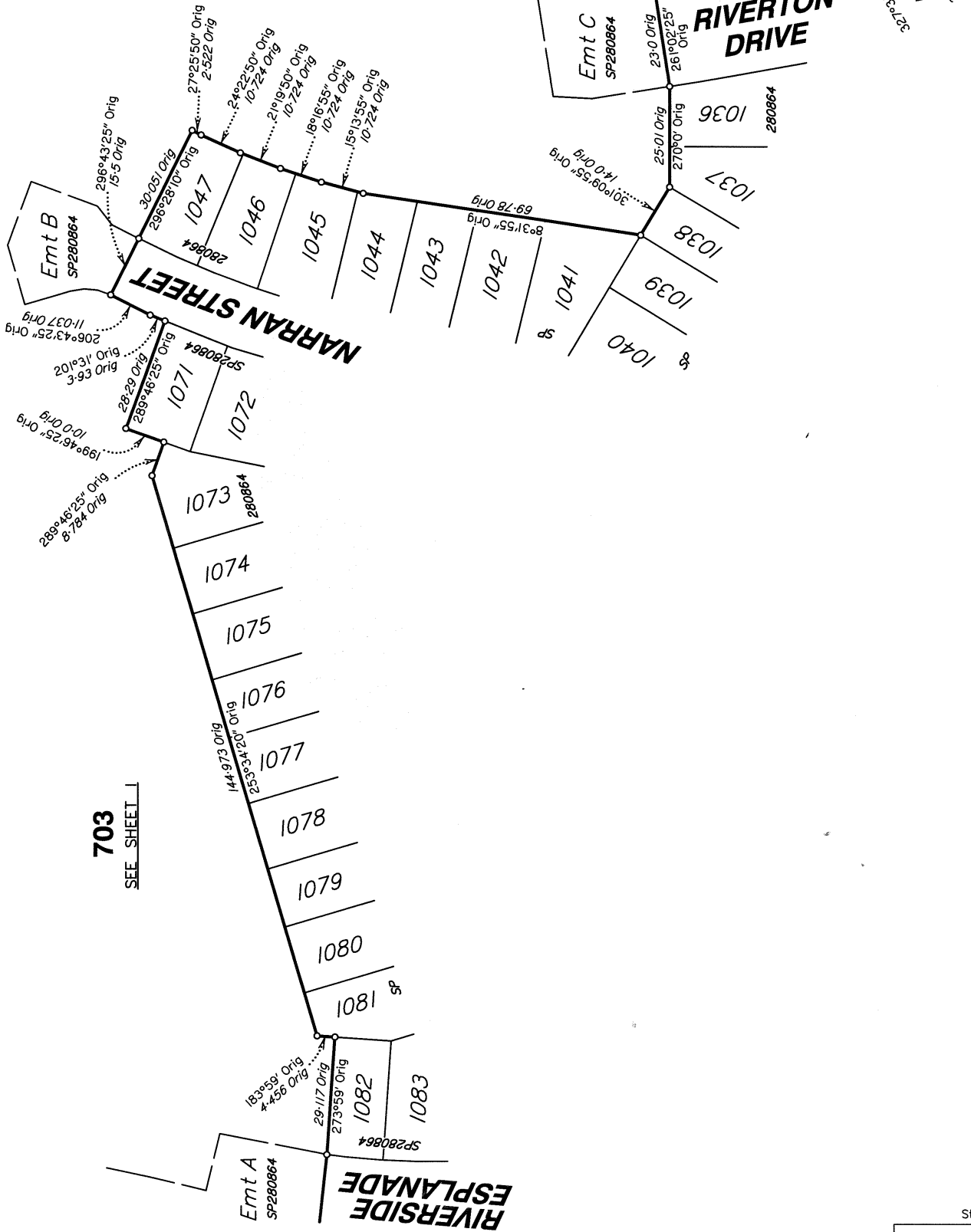
SEE SHEET 10

MERIVALE AVE

RIVERTON DRIVE

NARRAN STREET

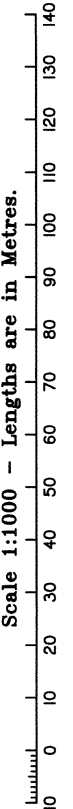
RIVERSIDE
ESPLANADE



703

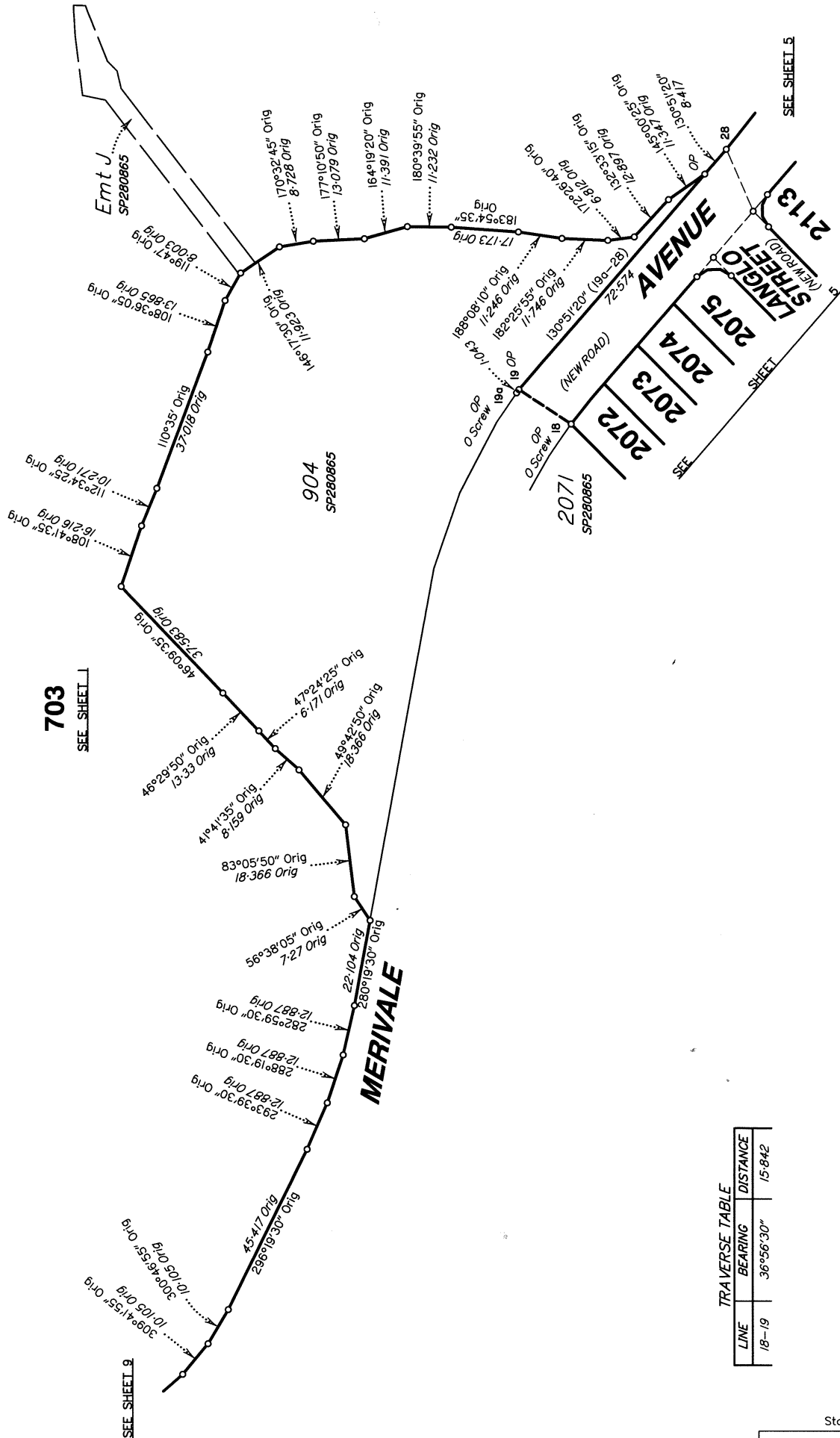
SEE SHEET 1

SEE SHEET 8



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Insert Plan Number **SP280868**

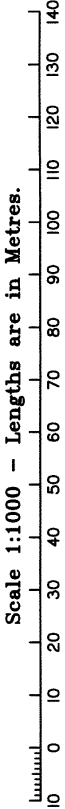


904
SP280865

2071
SP280865

TRAVERSE TABLE

| LINE | BEARING | DISTANCE |
|-------|-----------|----------|
| 18-19 | 36°56'30" | 15-842 |



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Insert Plan Number **SP280868**



M.G.A. COORDINATES GDA-94

| STATION | EASTING | NORTHING | ZONE | P.U. | LINEAGE | METHOD | REMARKS |
|-----------|-------------|---------------|------|-------|---------|-------------------------|-------------------------------|
| PM753294 | 499 516.511 | 6 904 226.326 | 56 | 0-01 | DATUM | Survey Control Register | Existing PM (CORS Stn) |
| OPM200714 | 501 148.803 | 6 921 850.959 | 56 | 0-019 | DATUM | Survey Control Register | |
| Stn 34a | 501 153.188 | 6 922 278.996 | 56 | 0-048 | DERIVED | Network RTK | Pin off Stn 34 |
| Stn 19b | 501 177.894 | 6 922 508.546 | 56 | 0-048 | DERIVED | Network RTK | Screw off Stn 19a (Butt only) |

PERMANENT MARKS

| PM | ORIGIN | BEARING | DIST | NO | TYPE |
|-------------|------------|------------|---------|--------|---------|
| 2-OPM | 2/IS260952 | 194°11'15" | 207.554 | 200714 | Mini Mk |
| 3a-OPM gone | 3/IS260952 | 34°13'25" | 350.273 | 200951 | Str Pkt |
| 3-OPM | 3/SP280865 | 143°04' | 3.756 | 201179 | Mini Mk |

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 | 33.356 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 |

REFERENCE MARKS

| STN | TO | ORIGIN | BEARING | DIST |
|-----|-----------------------|--------------|------------|--------|
| 1 | O GI Nail in Bit | 1a/IS260952 | 202°44'40" | 26.877 |
| 2 | OIP | 12/RP151380 | 315°09'30" | 1.0 |
| 3 | O Screw in Conc | 3/SP280865 | 310°41'10" | 22.845 |
| 3a | OIP gone | 13/RP151380 | 57°07' | 1.0 |
| 3a | O Screw in Conc | 3a/SP280865 | 214°09' | 4.49 |
| 3b | O Screw in Kerb | 37/IS272140 | 209°51' | 3.632 |
| 8 | O Screw in Kerb | 49/IS272140 | 50°51' | 3.79 |
| 10a | O Screw in Kerb | 53/IS272140 | 203°19' | 4.045 |
| 12 | Pin | | 113°47' | 3.04 |
| 13 | Pin | | 330°42' | 2.87 |
| 18 | O Screw in Kerb | 11/IS272140 | 53°22' | 3.996 |
| 19a | O Screw in Conc | 12a/IS272140 | 342°42' | 12.818 |
| 20 | Screw in M/H Surround | | 334°58' | 3.495 |
| 27 | Pin | | 268°26' | 3.24 |
| 31 | Screw in M/H Surround | | 316°50' | 5.404 |
| 34 | Pin | | 238°03' | 1.626 |
| 35 | Pin | | 281°29' | 0.886 |
| 38 | Pin | | 105°47' | 3.009 |
| 41 | Pin | | 23°45' | 10.875 |
| 45 | Pin | | 248°49' | 3.322 |

(Butt only) Stn 19b

Stn 34a

Reinstatement Report

- Plans Searched – IS119226, IS260952, IS272140, RC836248, RP55733, RP117158, RP151380, RP200008, RP809626, RP809625, RP859595, RP896454, SPI03442, SPI54967, SPI72768, SP203522, SP280864, SP280865.
- Datum Stations 2 (OIP, OPM) – 3 (OPM, O Screw) vide SP280865.
- Stations 1, 2, 3, 3a, 8, 10a, 18, 19a fixed by original reference marks.
- Original marks were found at common boundary corners along the interface between this plan and SP280865. Balance of base parcel is compiled and no reinstatement required.
- All bearings and distances agree well with underlying Survey Plan SP280865.

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.