

PRI2014B_21/KJB/SJR/Cairns

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

SURVEY PLAN

Sheet 1 of 5

MGA COORDINATES GDA-2020 QLD ANJ 20-09

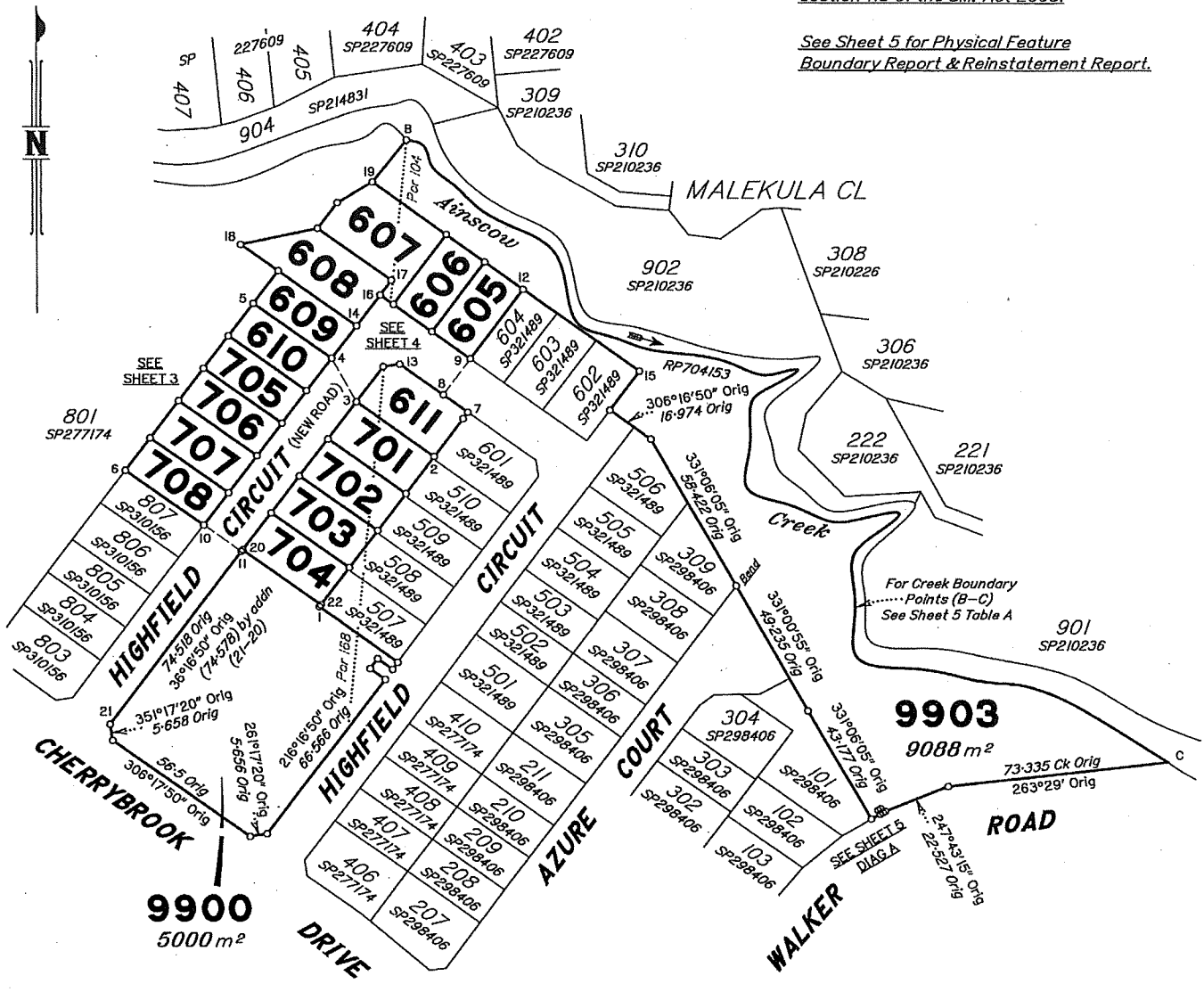
STATION	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM101497	363 783.753	8 118 515.996	55	0-02	Datum		
PM109184	363 750.563	8 119 245.642	55	0-016	Datum		
1	363 232.92	8 119 146.47	55	0-035	Derived	RTK GNSS	O Peg
19	363 250.72	8 119 294.02	55	0-035	Derived	RTK GNSS	O Peg

Peg placed at all new corners, unless otherwise stated.

Original information compiled from RP704153, SP277169 & SP321489 in the Department of Natural Resources, Mines and Energy.

Subsequent new plan of survey under section 113 of the SMI Act 2003.

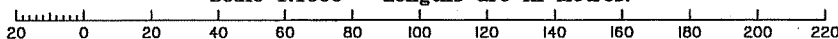
See Sheet 5 for Physical Feature Boundary Report & Reinstatement Report.



Area of New Road

See Sheet 3 1054 m²
See Sheet 4 829 m²
Total 1883 m²

Scale 1:1500 - Lengths are in Metres.



RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Rory Patrick RYAN, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Stephen James REDDILL, 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 27/11/2020.

S. Reddill
Authorised Delegate

30.11.2020
Date

<p>Plan of Lots 605-611, 701-708, 9900 & 9903</p> <p>Cancelling Lot 36 on SP321489</p>		Scale: 1:1500
		Format: STANDARD
<p>LOCAL GOVERNMENT: CAIRNS REGIONAL LOCALITY: BENTLEY PARK</p>		<p>SP323447</p>
Meridian: MGA Zone 55 Vide SP321489 & GNSS Observations	Survey Records: No	

Land Title Act 1994; Land Act 1994 Form 21B Version 2 <div style="text-align: center; margin-top: 20px;">(Dealing No.)</div>		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins. <table border="1" style="float: right; margin-top: -10px;"> <tr> <td style="padding: 2px;">Sheet</td> <td style="padding: 2px;">2</td> <td style="padding: 2px;">of</td> <td style="padding: 2px;">5</td> </tr> </table>			Sheet	2	of	5
Sheet	2	of	5					
		4. Lodged by (Include address, phone number, email, reference, and Lodger Code)						
Existing		Created						
Title Reference	Description	New Lots	Road	Secondary Interests				
51234097	Lot 36 on SP321489	605-611, 701-708, 9900 & 9903	New Rd					
607, 611, 701-703, 9900 & 9903	Por I04 & Por I68							
608-610 & 704-708	Por I68							
605 & 606	Por I04							
Lots	Orig							
2. Orig Grant Allocation :		5. Passed & Endorsed :						
3. References : Dept File : Local Govt : Surveyor :		By: RPS Australia East Pty Ltd Date: 30.11.2020 Signed: <i>S. Redgwell</i> Designation: Cadastral Surveyor						
PRI20148								
		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 <div style="text-align: right; font-weight: bold; font-size: 1.2em;">SP323447</div>						

Land Title Act 1994; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 3 of 5

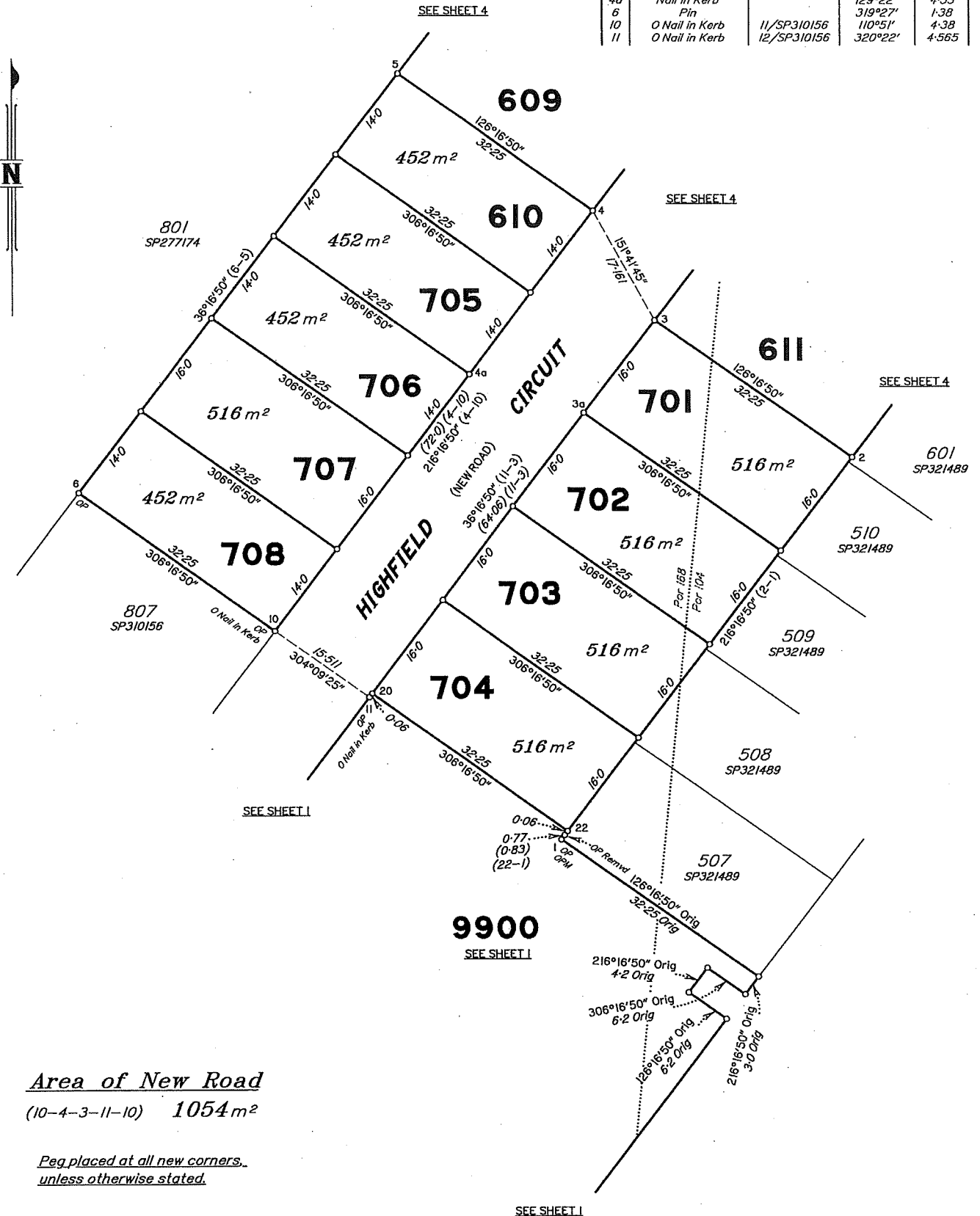
PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	1/SP277168	138°51'35"	837.37	101497	

New Conn

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	Pin		315°08'	0.97
3a	Nail in Kerb		306°47'	4.31
4a	Nail in Kerb		129°22'	4.33
6	Pin		319°27'	1.38
10	O Nail in Kerb	11/SP310156	110°51'	4.38
11	O Nail in Kerb	12/SP310156	320°22'	4.565

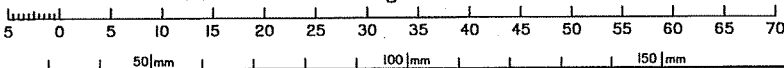


Area of New Road

(10-4-3-11-10) 1054m²

Peg placed at all new corners.
unless otherwise stated.

Scale 1:500 - Lengths are in Metres.



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Insert Plan Number **SP323447**

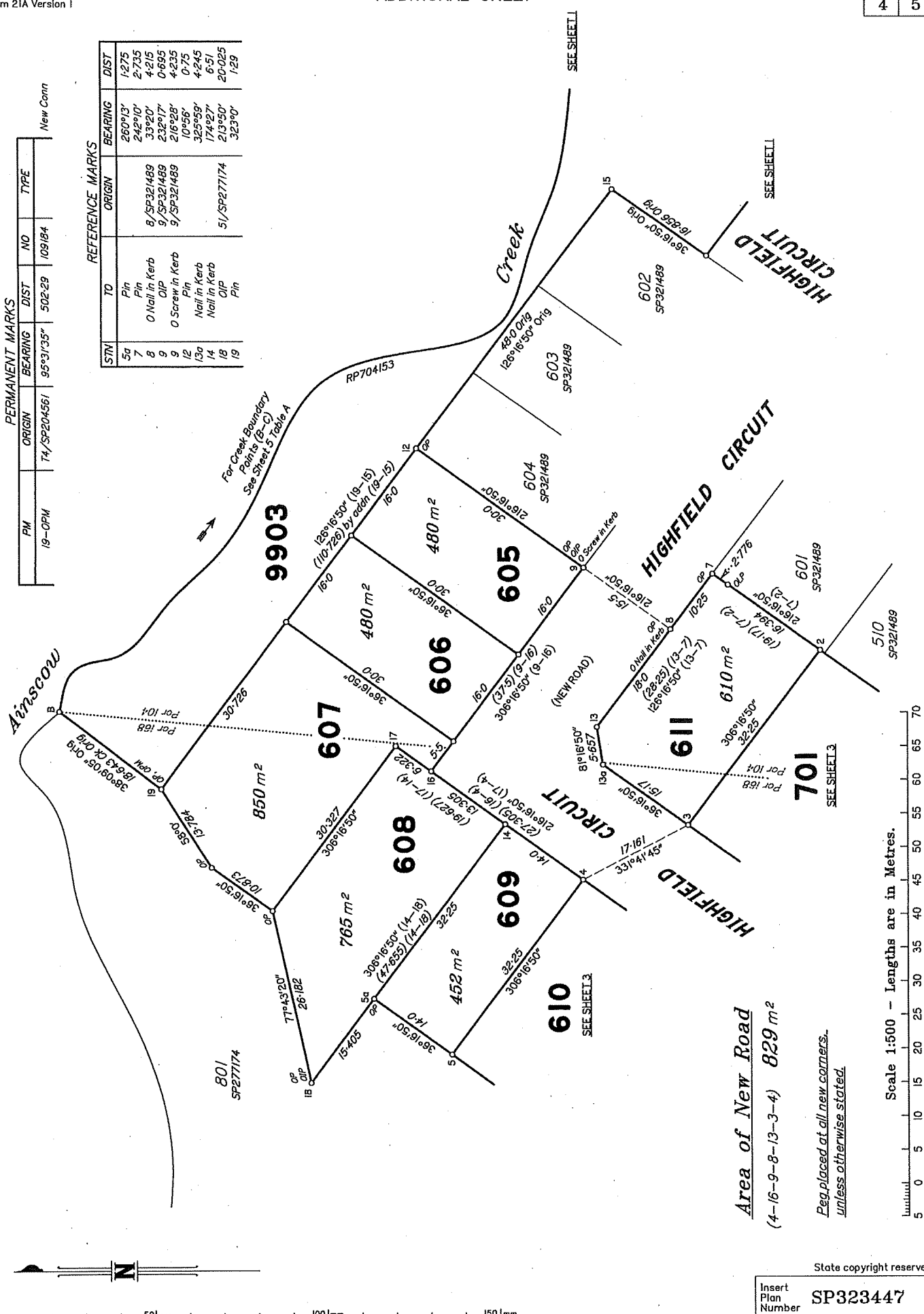
Land Title Act 1994; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 4 of 5

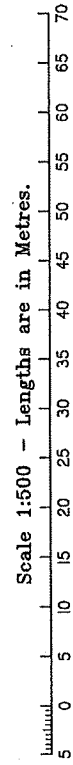
PM	ORIGIN	BEARING	DIST	NO	TYPE
19-OPM	T4/SP204561	92°31'35"	502.29	109184	New Conn

STN	TO	ORIGIN	BEARING	DIST
5a	Pin		260°13'	1275
7	Pin	8/SP321489	242°10'	2735
8	0 Nail in Kerb	9/SP321489	33°20'	4215
9	0 Dip	9/SP321489	232°17'	0-695
9	0 Screw in Kerb	9/SP321489	216°28'	4-235
12	Pin		10°56'	0-75
13a	Nail in Kerb		325°59'	4-245
14	Nail in Kerb		174°27'	6-51
18	0 Dip	51/SP277174	213°50'	20-025
19	Pin		323°40'	129

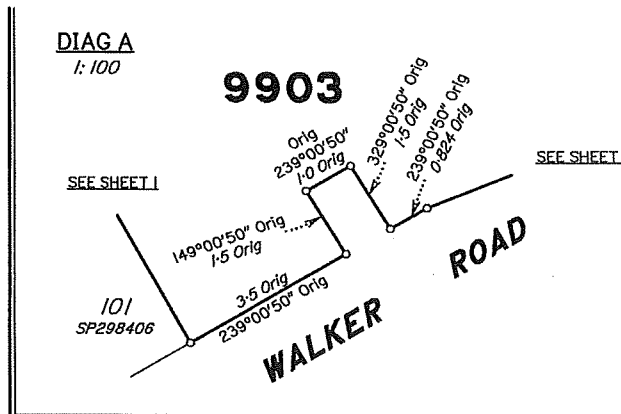


Area of New Road
(4-16-9-8-13-3-4) 829 m²

Peg placed at all new corners, unless otherwise stated.



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Insert Plan Number **SP323447**



Physical Feature Boundary Report

Between creek points B-C, a first new plan of survey (SP277169) was registered for the subject land on 9/8/2017, under s.108 and s.110 of the SMIA.

Check measurements and site inspection confirmed that top of the bank of Ainscow Creek at stations B & C has not changed since SP277169.

Therefore, this plan being a subsequent plan of survey under section 113 of SMI Act has been compiled from RP704153 & SP277169.

Reinstatement Report

The purpose of the survey is to subdivide a 15 Lot stage from an ongoing residential land development. The survey abuts Highfield Circuit recently surveyed on SP277174, SP310156 & SP321489.

All monuments found and measured lines are in agreement with SP277174, SP310156 & SP321489.

TABLE A

CREEK BOUNDARY POINTS	
BEARING	DISTANCE
B 106°11'55" Orig	5.036 Orig
154°17'10" Orig	7.253 Orig
134°37'55" Orig	20.736 Orig
120°35'45" Orig	30.175 Orig
160°33'15" Orig	28.143 Orig
110°21'45" Orig	21.321 Orig
100°21'30" Orig	29.906 Orig
109°25'30" Orig	12.881 Orig
79°53'10" Orig	10.833 Orig
234°54'15" Orig	18.133 Orig
183°50'20" Orig	30.986 Orig
112°19'50" Orig	30.986 Orig
82°18'45" Orig	22.06 Orig
226°46'30" Orig	20.515 Orig
179°05'40" Orig	35.541 Orig
101°29'55" Orig	44.017 Orig
94°58' Orig	9.537 Orig
113°12'35" Orig	28.368 Orig
123°23'40" Orig	29.28 Orig
	C—Original Vide SP277169

Original Vide RP704153

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Insert Plan Number **SP323447**