

SURVEY PLAN

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

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	0-020	Datum		
PM109184	363 750.563	8 119 245.642	55	0-016	Datum		
13	363 075.48	8 118 945.935	55	0-035	Derived	Traverse	0 Peg
16	363 292.87	8 118 934.555	55	0-035	Derived	Traverse	Peg

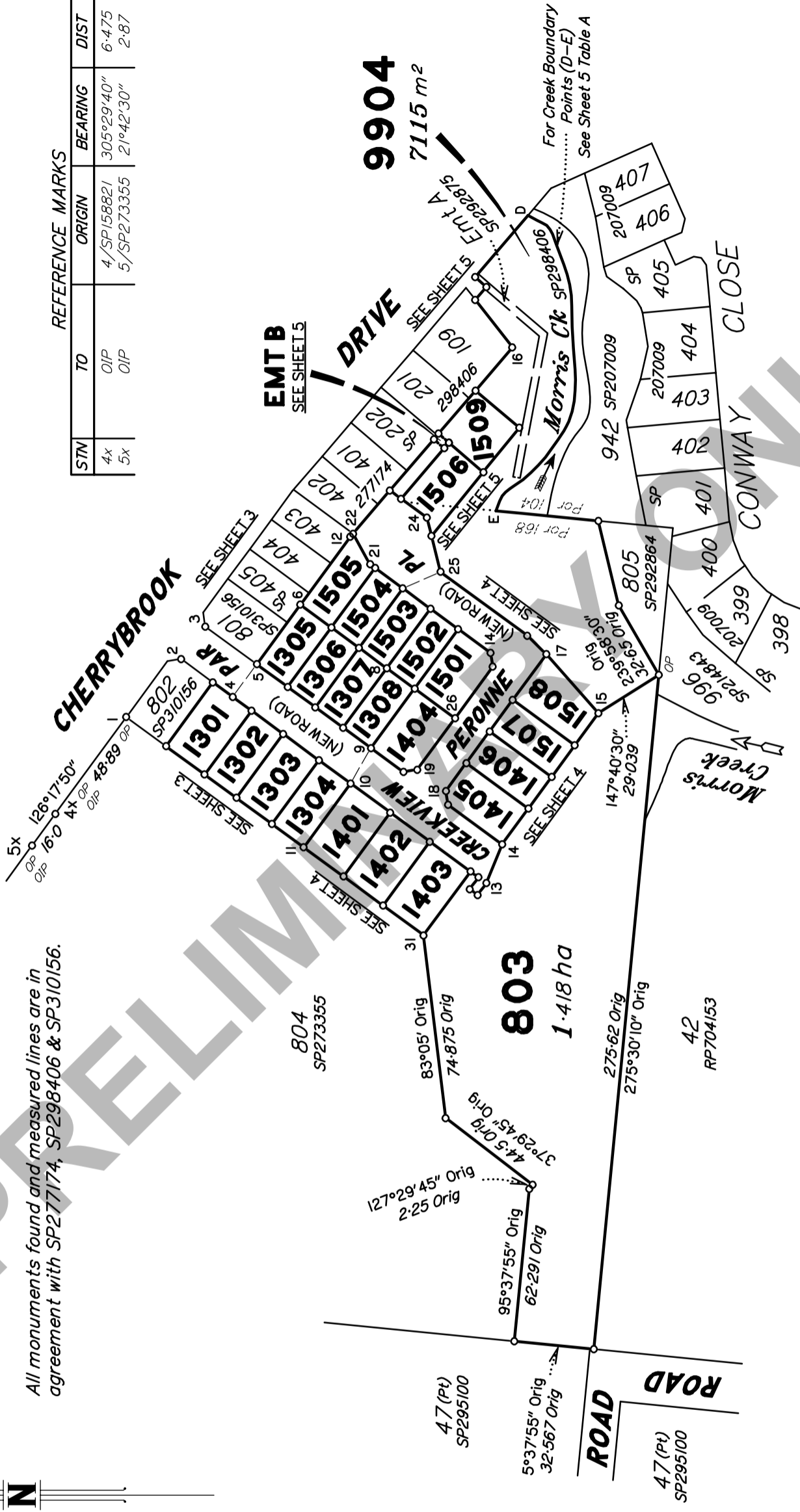
REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
4x	OIP	4/SP158821	305°29'40"	6.475
5x	OIP	5/SP273355	21°42'30"	2.87

Reinstatement Report

The purpose of the survey is to subdivide a 23 Lot stage from an ongoing residential land development. The survey abuts Cherrybrook Drive recently surveyed on SP277174, SP298406 & SP310156.

All monuments found and measured lines are in agreement with SP277174, SP298406 & SP310156.



Area of New Road

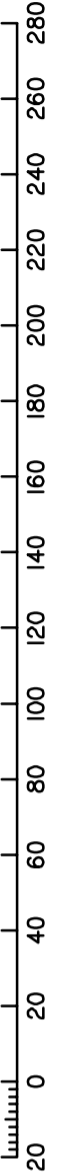
See Sheet 3	966 m ²
See Sheet 4	2873 m ²
See Sheet 5	852 m ²
Total	4691 m²

See Sheet 2 for Physical Feature Boundary Report.

Original information compiled from SP277174 & SP298406 in the Department of Resources.

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

Scale 1:2000 - 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 _____, surveying _____, for whose work the corporation accepts responsibility, under the supervision of Stephen James REDGWELL, 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 ___/___/2021.

Authorised Delegate

Date

<p>0 50mm 100mm 150mm State copyright reserved.</p>	
<p>Plan of Lots 803, 1301-1308, 1401-1406, 1501-1509 & 9904 and Emt B in Lot 1509</p>	
<p>Cancelling Lot 803 on SP277174</p>	
<p>LOCAL GOVERNMENT: CAIRNS REGIONAL</p>	<p>LOCALITY: BENTLEY PARK</p>
<p>Meridian: MGA Zone 55 Vide SP277174</p>	<p>Survey Records: No</p>
<p>Scale: 1:2000</p>	<p>Format: STANDARD</p>
<p>SP324597</p>	

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

(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
51189236	Lot 803 on SP277174	803, 1301-1308, 1401-1406, 1501-1509 & 9904	New Rd	Emt B

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
717920611 (Emt A on SP292875)	803

(to be cancelled)

Physical Feature Boundary Report

Between creek points D & E, a first new plan of survey (SP298406) was registered for the subject land on 29/5/2018, under s.110 of the SMIA.

A site inspection confirmed that top of the bank of Morris Creeks from stations D-E has not changed since SP298406. Therefore, this plan being a subsequent plan of survey under section 113 of SMI Act has been compiled from SP298406.

PRELIMINARY ONLY

1509	Por 104
1301-1308, 1401-1406, 1501-1505, 1507, 1508	Por 168
803, 1506 & 9904	Por 104 & Por 168
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :
Local Govt :
Surveyor : **PRI20148**

5. Passed & Endorsed :

By: **RPS Australia East Pty Ltd**
Date :
Signed :
Designation : **Cadastral Surveyor**

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

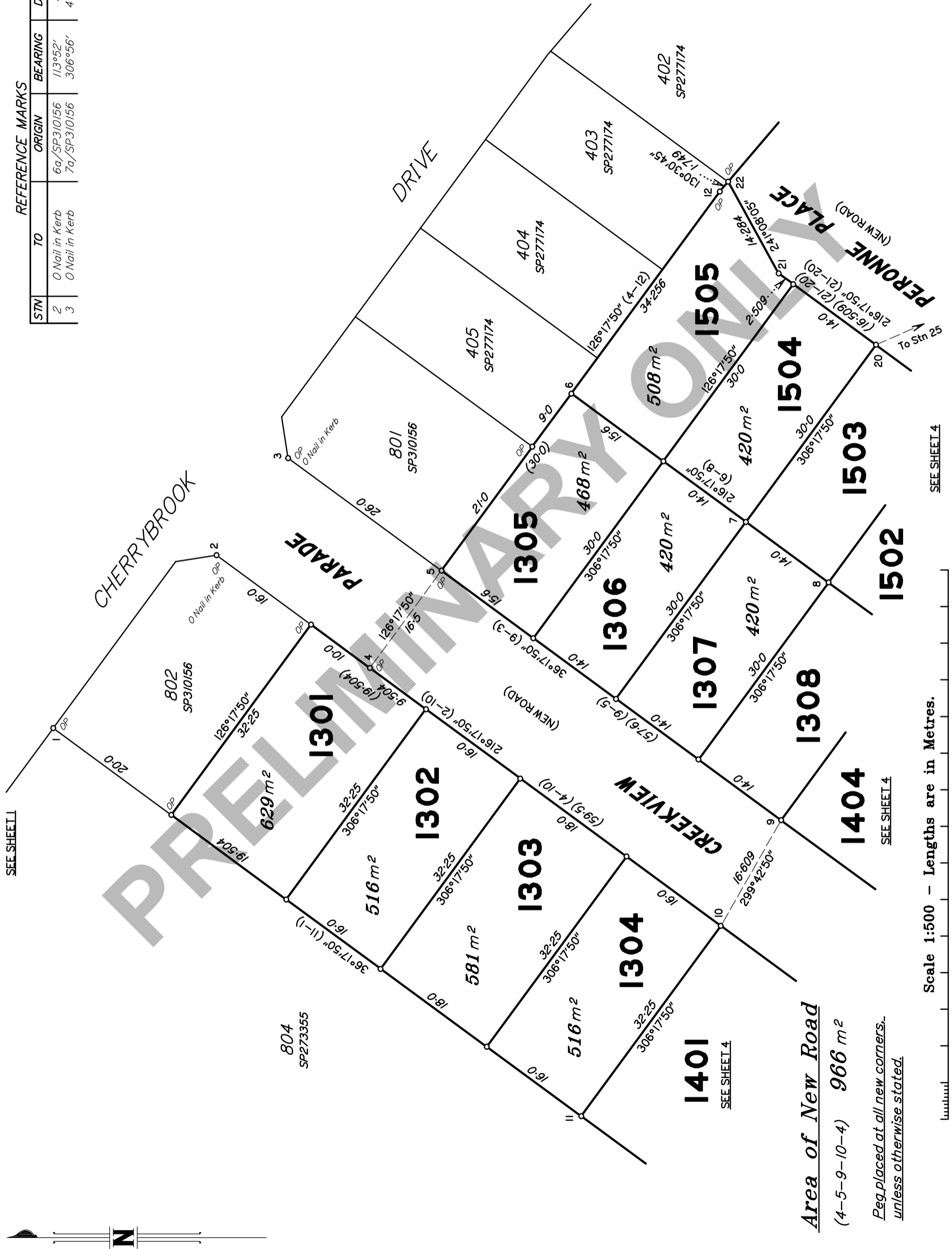
.....
Cadastral Surveyor/Director* Date
*delete words not required

7. Lodgement Fees :

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

8. Insert Plan Number **SP324597**

REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
2	O Nail in Kerb	6a/SP310156	113°52'	4.2
3	O Nail in Kerb	7a/SP310156	306°56'	4.125



SEE SHEET 1

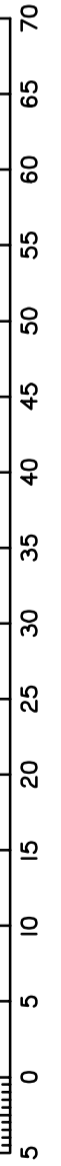
SEE SHEET 4

SEE SHEET 4

Area of New Road
(4-5-9-10-4) 966 m²

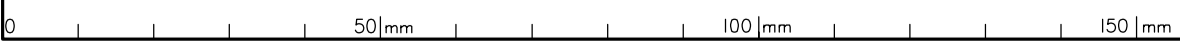
Placed at all new corners, unless otherwise stated.

Scale 1:500 - Lengths are in Metres.

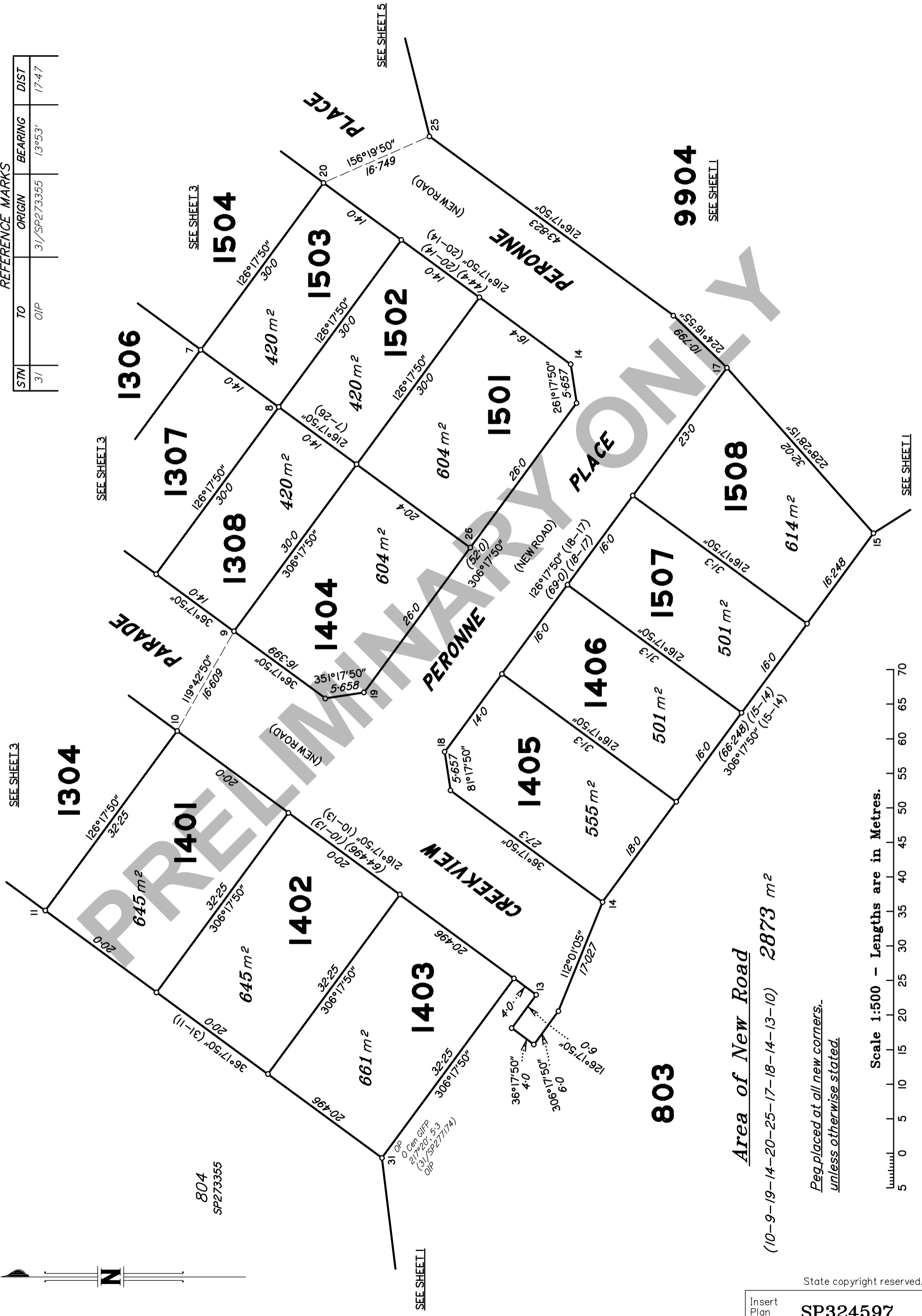


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Insert Plan Number **SP324597**



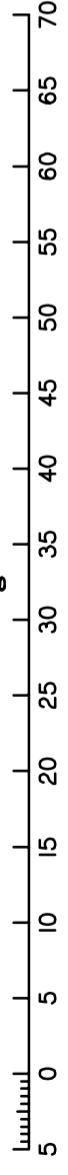
STN	TO	ORIGIN	BEARING	DIST
31	OIP	31/SP273355	13°53'	17.47



Area of New Road
(10-9-19-14-20-25-17-18-14-13-10) 2873 m²

Peg placed at all new corners, unless otherwise stated.

Scale 1:500 - Lengths are in Metres.



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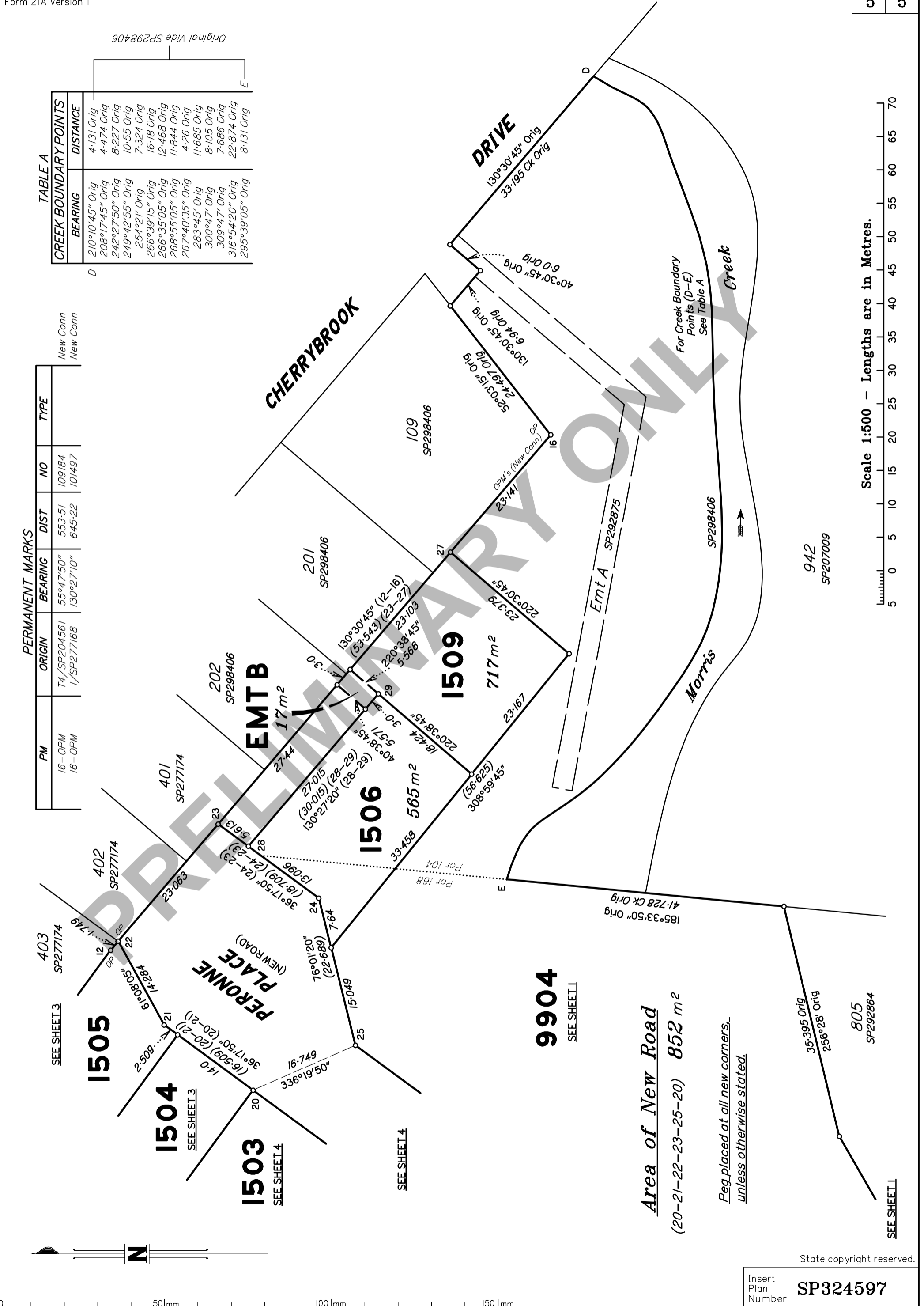
TABLE A
CREEK BOUNDARY POINTS

BEARING	DISTANCE
210°10'45" Orig	4-131 Orig
208°17'45" Orig	4-474 Orig
242°27'50" Orig	8-227 Orig
249°42'55" Orig	10-55 Orig
254°21' Orig	7-324 Orig
266°39'15" Orig	16-18 Orig
266°35'05" Orig	12-468 Orig
268°55'05" Orig	11-844 Orig
267°40'35" Orig	4-26 Orig
283°45' Orig	11-685 Orig
300°47' Orig	8-105 Orig
309°47' Orig	7-686 Orig
316°54'20" Orig	22-874 Orig
295°39'05" Orig	8-131 Orig

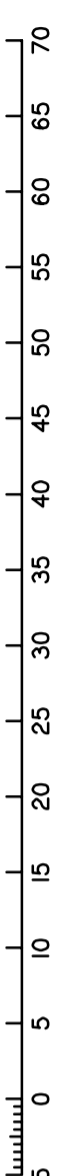
Original Wide SP298406

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
16-OPM	T4/SP204561	55°47'50"	553-51	109184	New Conn
16-OPM	1/SP277168	130°27'10"	645-22	101497	New Conn



Scale 1:500 - Lengths are in Metres.



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