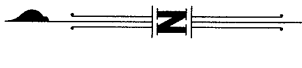


Land Title Act 1994 ; Land Act 1994  
Form 21 Version 4

**SURVEY PLAN**



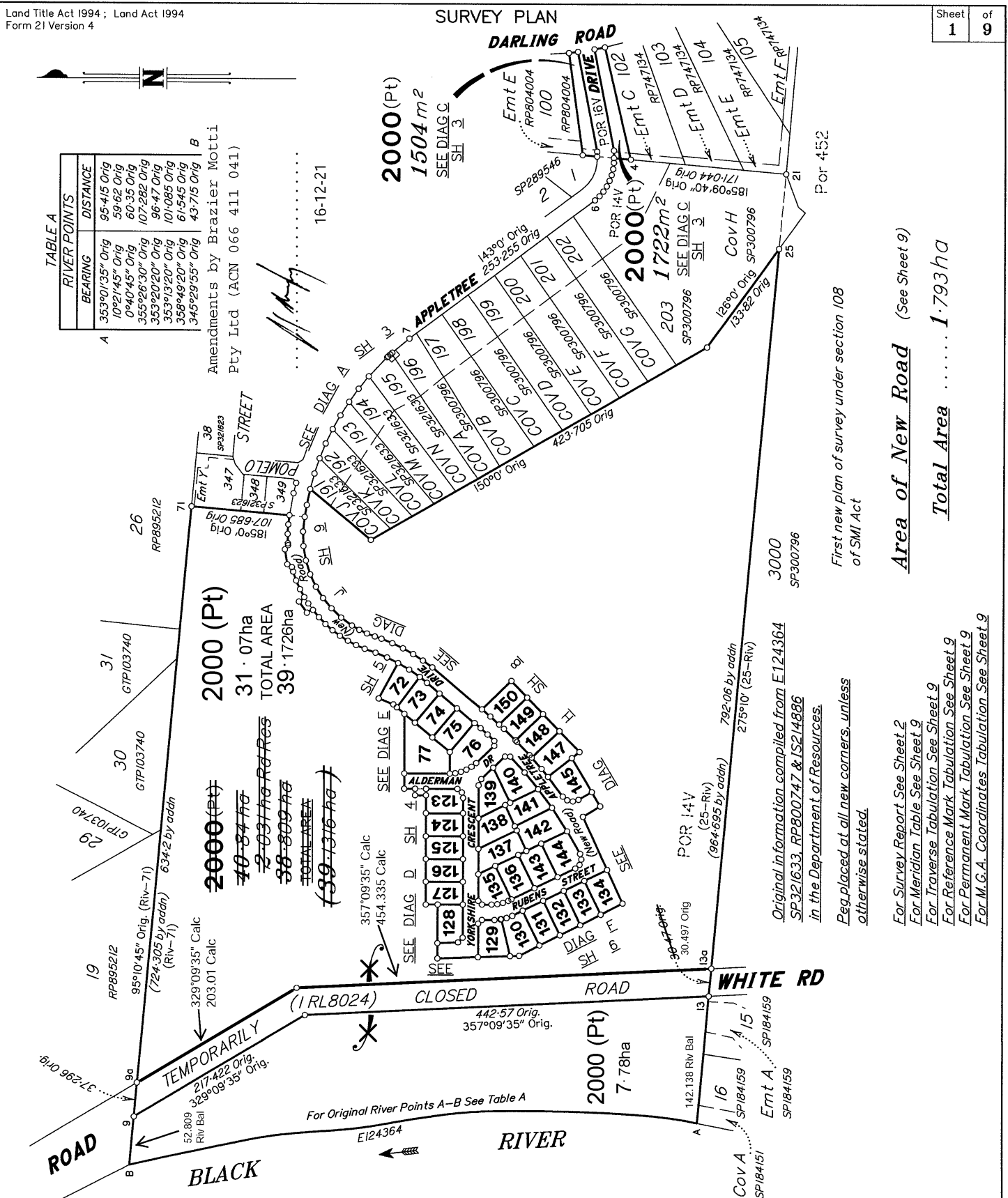
**TABLE A**

RIVER POINTS	
BEARING	DISTANCE
353°01'35" Orig	95.415 Orig
102°14'45" Orig	59.62 Orig
0°40'45" Orig	60.35 Orig
355°26'30" Orig	107.282 Orig
353°20'20" Orig	96.47 Orig
358°49'20" Orig	61.545 Orig
345°29'55" Orig	43.715 Orig

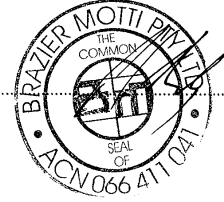
A

B

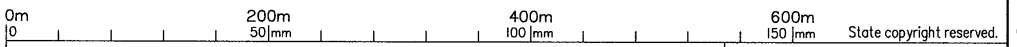
Amendments by Brazier Motti Pty Ltd (ACN 066 411 041)



BRAZIER MOTTI PTY LTD (ACN 066 411 041) hereby certify that the land comprised in this plan was surveyed by the corporation, by Callum James McNAUGHTON, Registered Surveyor, for whose work the corporation accepts responsibility, under the supervision of Geoffrey Edwin OSBALDISTON, 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 26th October, 2021.



Director  
Date: 11/11/21



**Plan of Lots 72-77, 123-145, 147-150 & 200**

*Cancelling Lot 1 on RP800747 and Lot 2000 on SP321633*

LOCAL TOWNSVILLE CITY  
GOVERNMENT: COUNCIL LOCALITY: JENSEN

Meridian: MGA (Zone 55) vide Meridian Table

Scale: **1:4000**

Format: **STANDARD**

Survey Records: No



**SP327689**

Original information compiled from E124364 SP321633, RP800747 & IS214886 in the Department of Resources.  
Peg placed at all new corners, unless otherwise stated.  
For Survey Report See Sheet 2  
For Meridian Table See Sheet 9  
For Traverse Tabulation See Sheet 9  
For Permanent Mark Tabulation See Sheet 9  
For M.G.A. Coordinates Tabulation See Sheet 9

Area of New Road (See Sheet 9)  
Total Area ..... **1.793ha**

First new plan of survey under section 108 of SMI Act

27689/156

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

**721333253**

**EL 400 \$3,930.00**  
**10/12/2021 15:49:21**

(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
21431019 51247033	Lot 1 on RP800747 Lot 2000 on SP321633	76, 77, 123-145, 147 & 2000 72-77, 140, 145, 147-150 & 2000	New Rd New Rd	

**MORTGAGE ALLOCATIONS**

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
721181907	72-75 & 148-150	76, 77, 140, 145, 147 & 2000
721181905	123-139 & 141-144	76, 77, 140, 145, 147 & 2000

**ENCUMBRANCE EASEMENT ALLOCATIONS**

Easement	Lots to be Encumbered
601016434 (Emt B on RP747134)	2000

Note: Covenant 708158456 (The whole of Lot 1 on RP800747 and Lot 1 on RL8024) is to be released in conjunction with this plan.

Survey Report:

- First new plan of survey of a non-tidal boundary (watercourse) - S. 10B SMIA  
Compiled from registered and authoritative information - S.107 SMIA
- The land was originally surveyed on E124364 in 1899. Neither the plan nor field notes describe the natural feature of the Black River boundary. However, the 1898 directions for surveyors required that the top of bank was to be surveyed, where it is bold and well defined.
- The river boundary was plotted from the original Field Notes for E124364. Site inspection and field survey at sufficient intervals along the river bank confirmed that the natural feature boundary on E124364 is the top of bank and that it is to the greatest practicable extent in the same location. This feature satisfies the location criteria in s.100 of the SMIA in that it is a natural, stable feature (as evidenced by the large trees located along the bank), and is not in the bed of the watercourse.
- This survey does not create any new right line boundaries that intersect with the river, and it would be impracticable to resurvey the entire length of the watercourse because the extra cost would be beyond that required to achieve the desired outcome for the survey. This satisfies the requirements of s.107 of the SMIA.
- Therefore the top of bank has been adopted as the non-tidal boundary on this survey and has been compiled from the Field Notes for E124364.

Boundary Reinstatement:

- The original boundaries at Stns 40, 41, 70, 70a, 95, 95b and 96 have been reinstated from original marks found, plus several other OP's in between. All original boundary dimensions agree with SP321623.
- 13-13a has been compiled from E124364, to maintain the east and west alignments of the temporarily closed road remaining parallel.

**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 **SP327689**

2000 72-77, 123-145, & 147-150	Pors 14V & 16V Por 14V
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :  
Local Govt :  
Surveyor : 27687/067-01 - 27687\_156A.dwg - WCHO - 06/2021

5. Passed & Endorsed :

By : BRAZIER MOTTI PTY LTD  
Date : 16/12/21  
Signed :  
Designation : Liaison Officer

CH2M 951/18912

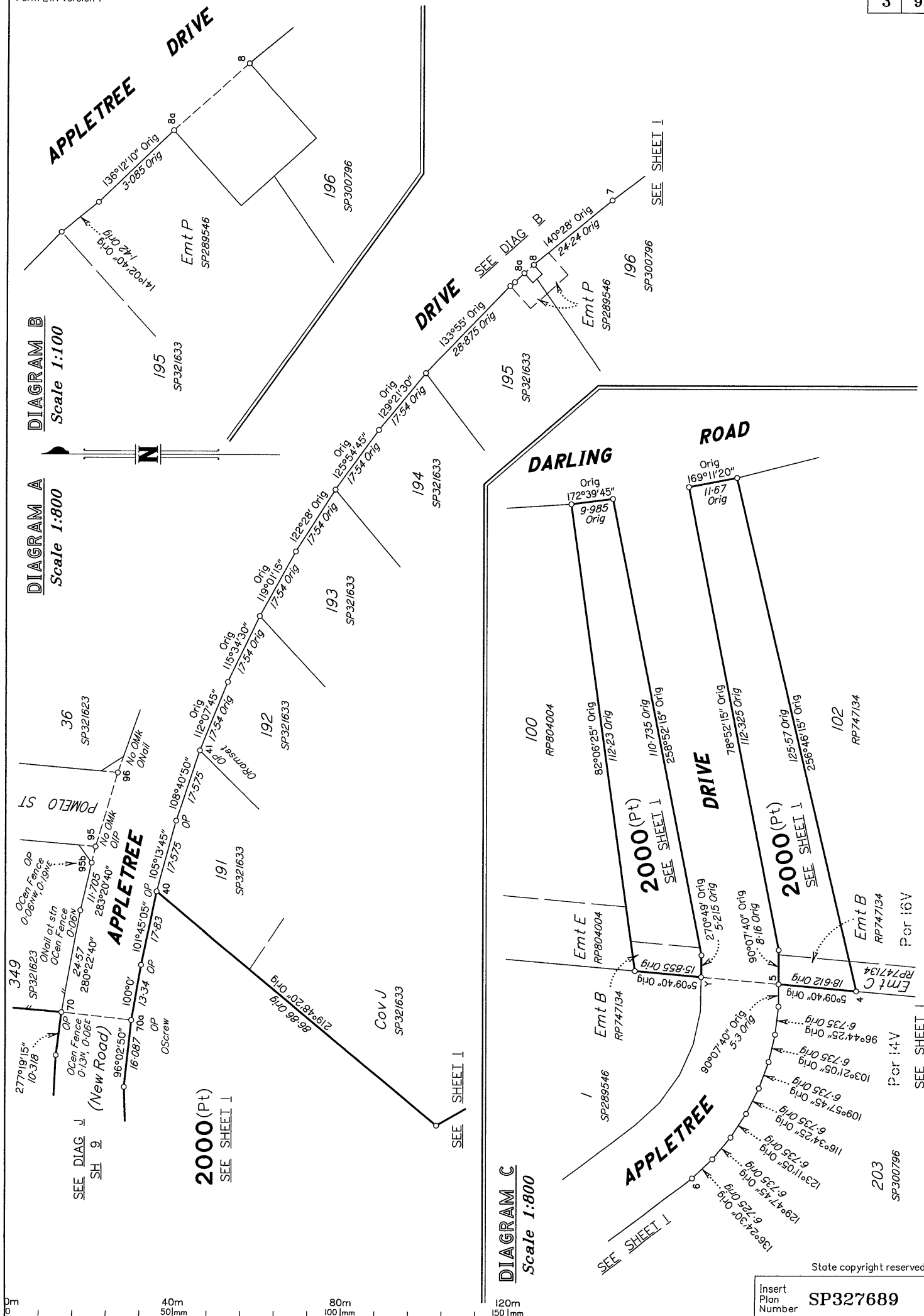


DIAGRAM B  
Scale 1:100

DIAGRAM A  
Scale 1:800

DIAGRAM C  
Scale 1:800

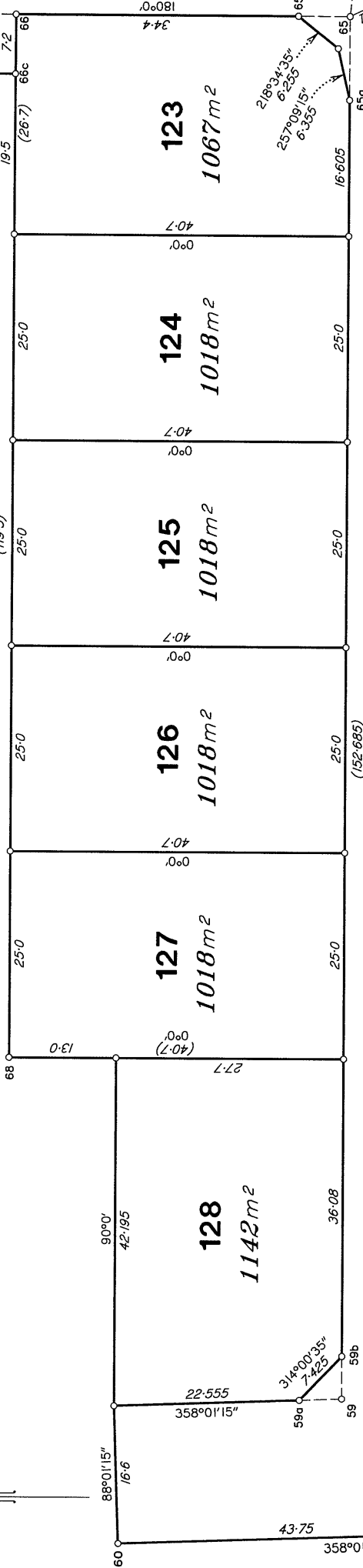
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Insert Plan Number  
**SP327689**

27687/156 V340

DIAGRAM D  
Scale 1:500

2000 (Pt)  
SEE SHEET I



CRESCENT

(New Road)

YORKSHIRE

SEE DIAG E  
SH 5

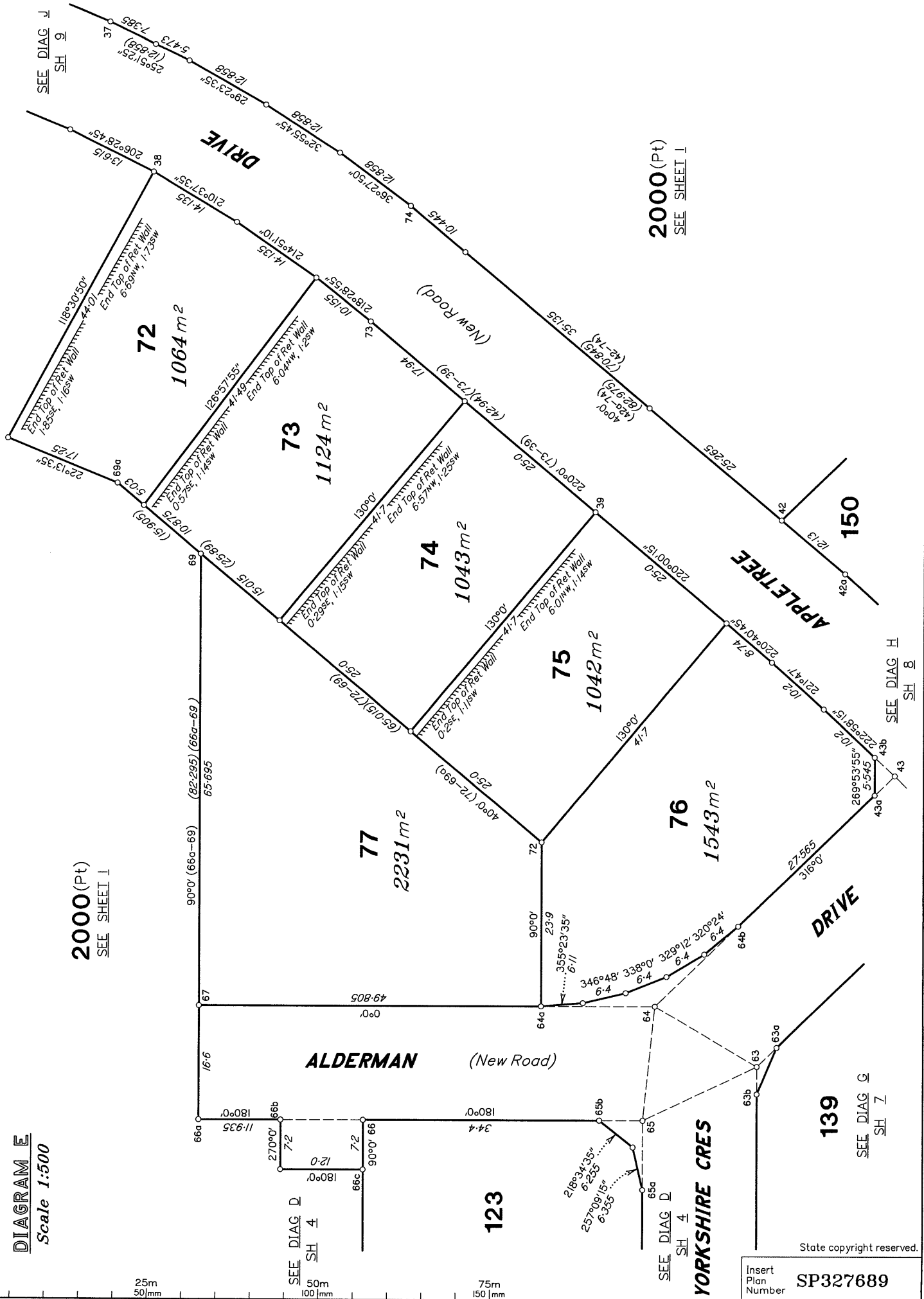
SEE DIAG E  
SH 5

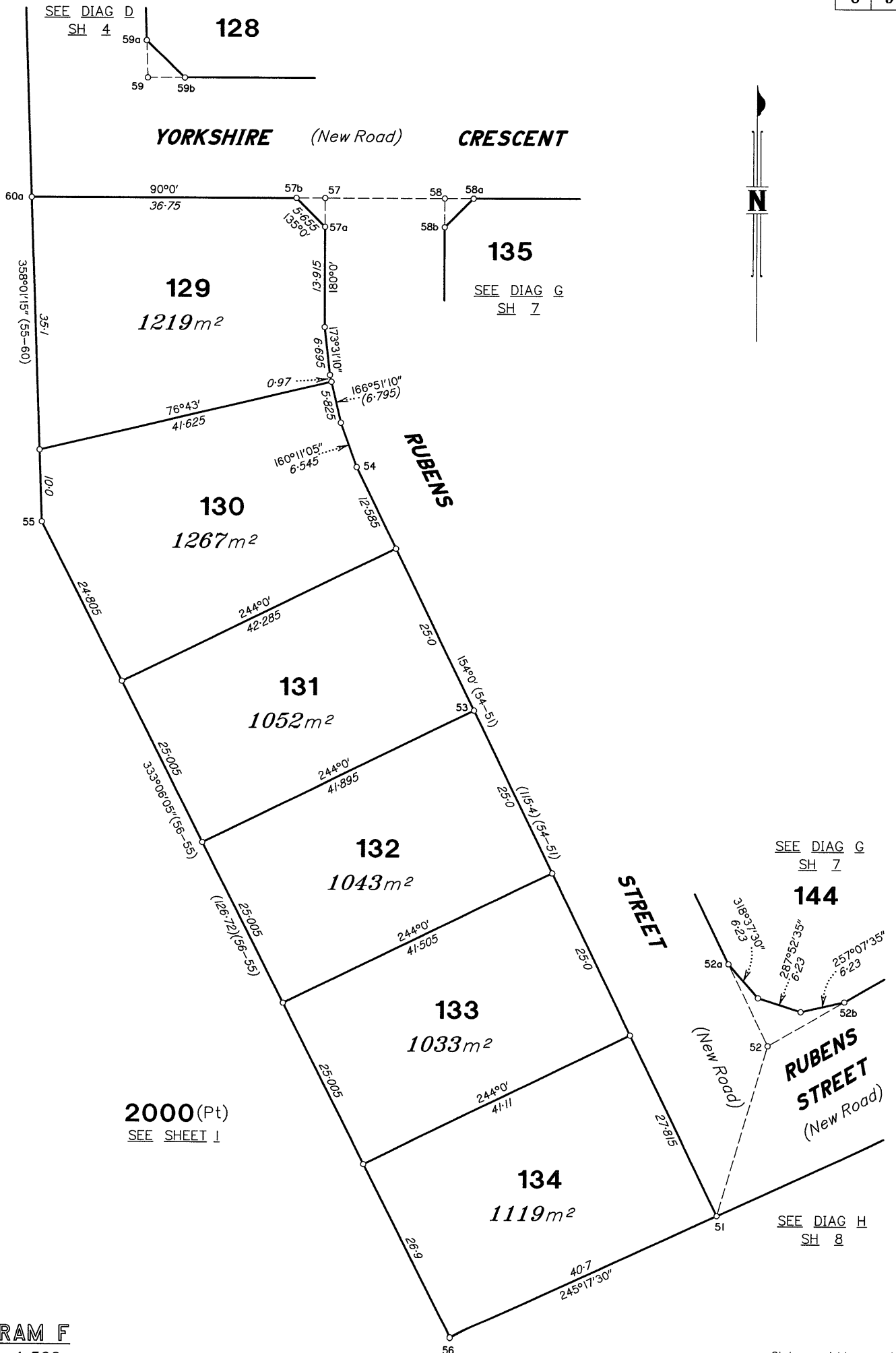
SEE DIAG E  
SH 6

Insert Plan Number  
SP327689

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27607112 10040

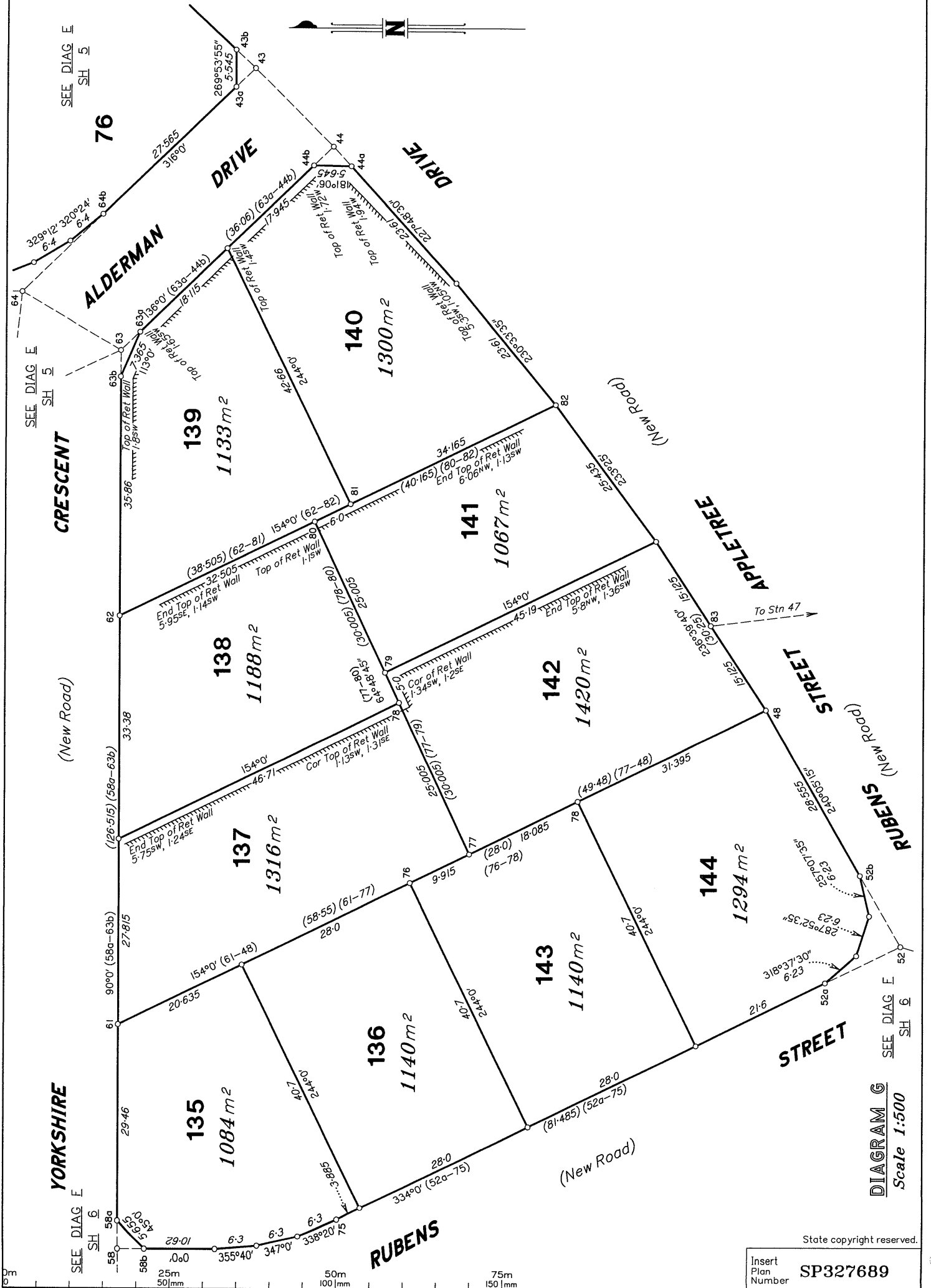




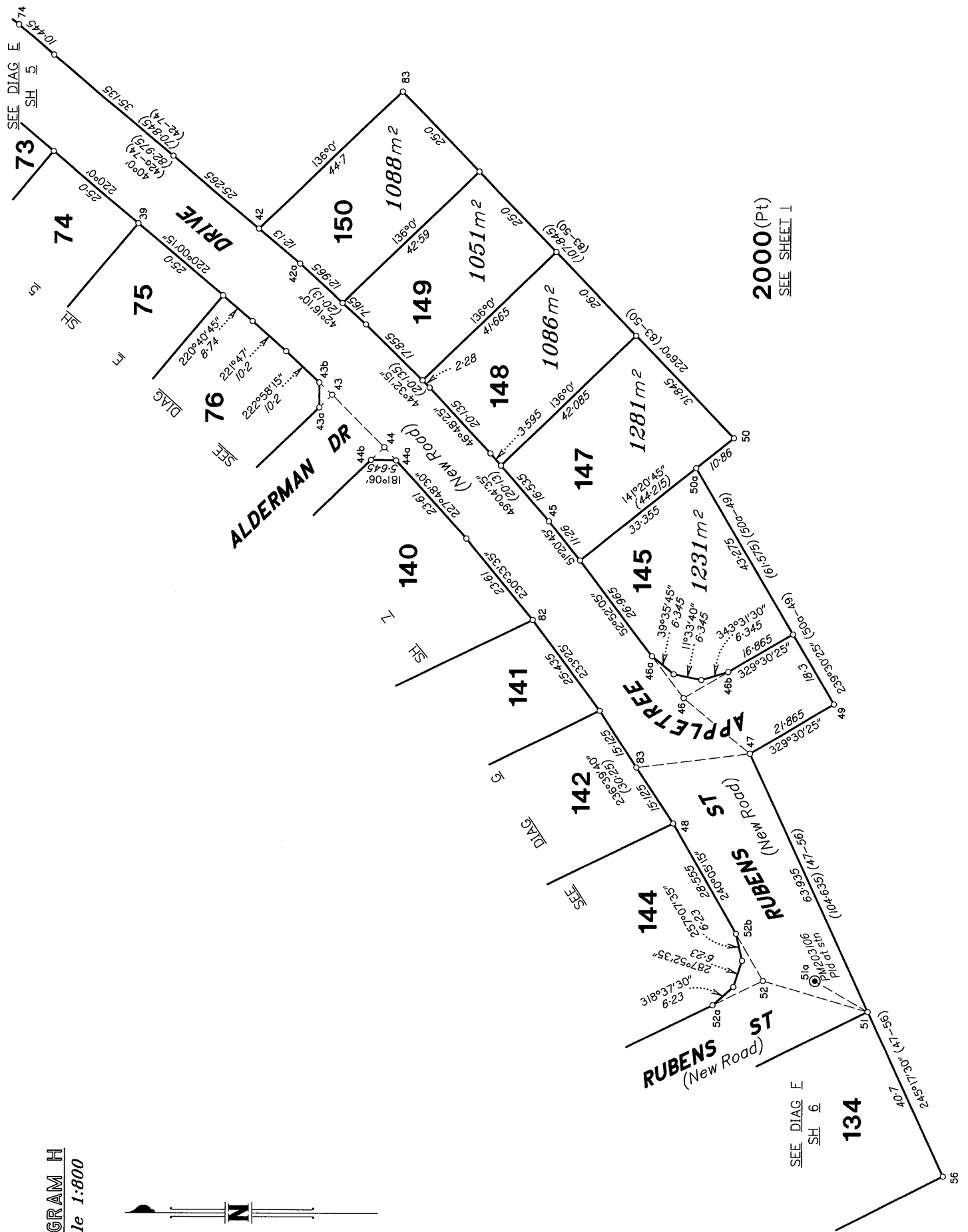
**DIAGRAM F**  
Scale 1:500



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Insert Plan Number **SP327689**



27661125



2000 (Pt)  
SEE SHEET I

DIAGRAM H  
Scale 1:800

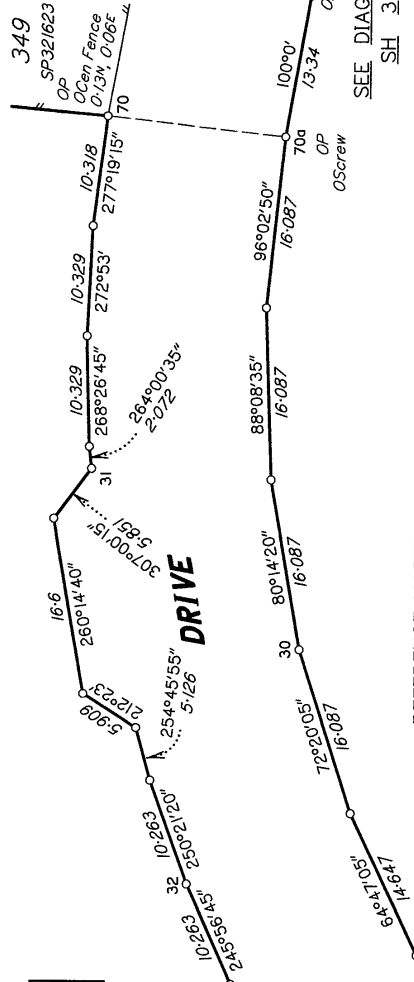


0 40m 50mm 80m 100mm 120m 150mm

Insert Plan Number SP327689

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PERMANENT MARKS		REFERENCE MARKS		TRAVERSES ETC	
STN	BEARING	ORIGIN	TO	LINE	DISTANCE
30	345°10'20"	Screw in Kb	4-27	5-Y	18-533 Orig
31	169°04'7"	Screw in Kb	4-38	8-8a	318°20'05" Orig
32	156°04'30"	Screw in Kb	4-38	21-25	275°51'0" Orig
33	256°22'20"	Screw in Kb	10-22	33-33a	237°06'30"
34	94°01'20"	I.Pin	3-07	33a-51a	237°06'30"
35	121°25'50"	Screw in Kb	4-435	33a-51a	223°17'05"
36	13°18'30"	I.Pin	3-265	43-43a	316°0"
37	13°18'30"	Screw in Kb	8-82	43-43a	42°58'15"
38	172°36'30"	Screw in Kb	20-36	43-44	22°48'40"
39	57°15'30"	Screw in Kb	13-52	44-44a	22°7'48'30"
40	26°7'19"	ORanset in SEMH	2-41	44-44b	316°0"
41	303°34"	I.Pin	3-1	46-46a	52°27'05"
42	76°04"	Screw in Kb	7-49	46-46b	149°30'25"
43	108°07'15"	Screw in Kb	1-855	46-47	21°9'29'30"
44	29°23'	Screw in Kb	1-933	47-83	352°59'45"
45	33°19'	Screw in Kb	6-965	51-51a	28°28'30"
46	167°20'	Screw in Kb	4-21	51-52	16°23'15"
47	4°39'40"	Screw in Conc	9-915	52-52a	334°0"
48	23°45'45"	S.Pkt (Flush)	27-425	52-52b	60°05'15"
49	19°20'40"	Screw in Kb	11-555	57-57a	180°0"
50	299°26'20"	Screw in Kb	7-53	57-57b	27°09'
51	44°59'15"	Screw in Kb	4-515	57-58	90°0"
52	100°0'	Screw in Kb	6-78	58-58a	90°0"
53	282°03'30"	Screw in Kb	14-78	58-58b	180°0"
54	148°03'30"	Screw in Kb	7-6	59-59a	358°01'15"
55	355°07'20"	Screw in Kb	12-595	59-59b	90°0"
56	204°08'50"	Screw in Kb	9-86	63-63a	136°0"
57	144°48'20"	Screw in Kb	1-795	63-63b	270°0"
58	41°24'30"	Screw in Kb	4-255	63-64	30°21'40"
59	15°48'30"	Screw in Kb	13-075	63-65	33°43'51'0"
60	15°48'30"	Screw in Kb	3-44	64-64a	0°0"
61	45°32'	Screw in Kb	3-175	64-64b	136°0"
62	169°03'	Screw in Kb	8-665	64-65	275°56'10"
63	3°175	Screw in Kb	8-31	64-65a	270°0"
64	29°28'10"	Screw in Kb	8-665	65-65a	0°0"
65	74°0'30"	Screw in Kb	3-44	65-65b	0°0"
66	14°54'20"	Screw in Kb	4-45	70-70a	186°17'20"
67	144°26'20"	O.Screw in Kb	8-86	70-70a	237°33'40"
68	277°05'	Screw in Kb	3-345	84-85	23°42'55"
69	302°58'30"	O.Nail in Kb	6-035	85-86	289°20'40"
70				95-95b	4°0"
71				95-95b	106°30'35"
72				95-96	18-37

MERIDIAN TABLE

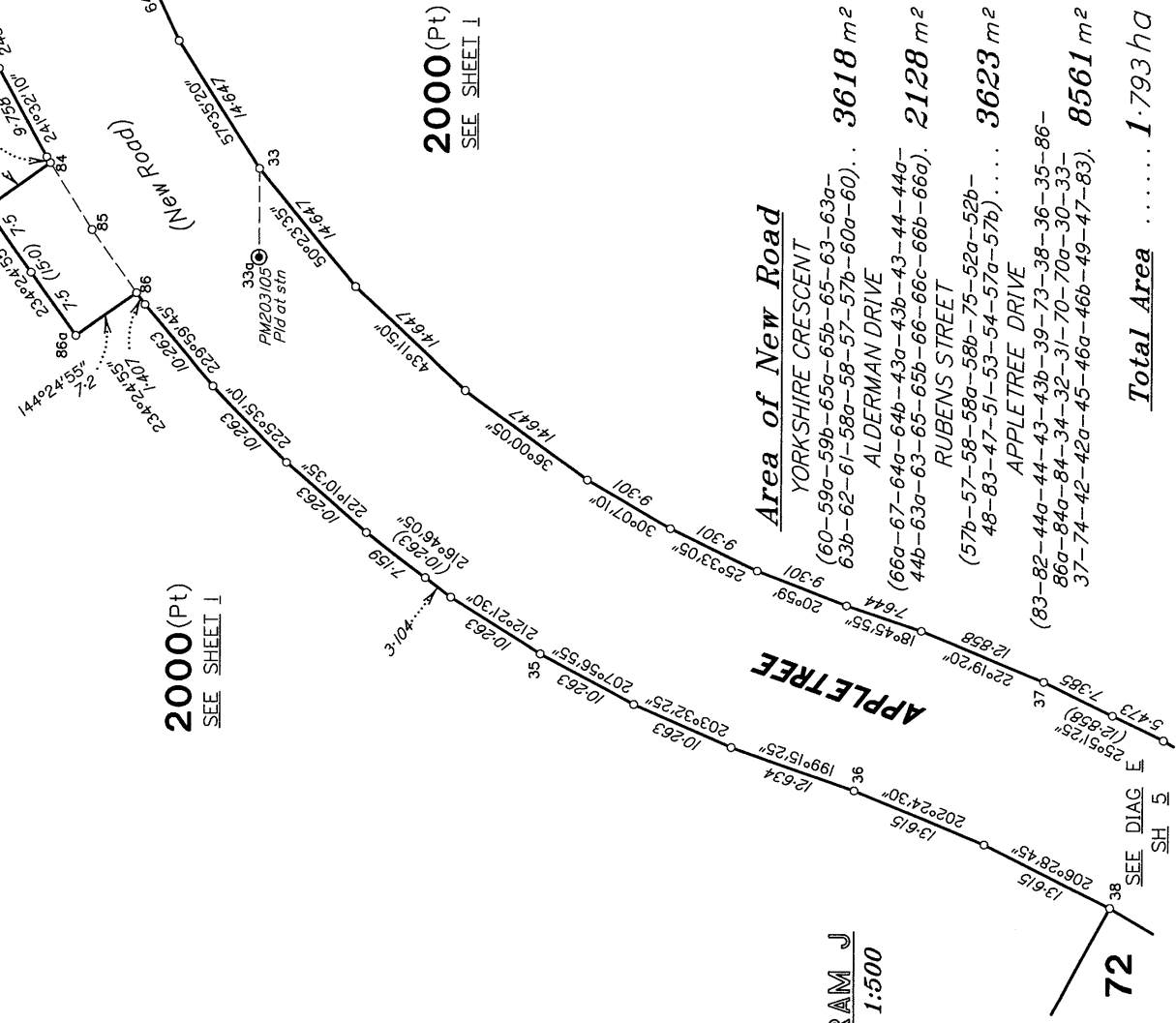
LINE	PLAN BEARING	MGA ZONE 55 BEARING
33a-51a	223°17'05"	223°17'13"

M.G.A. COORDINATES GDA-2020

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
33a	462 112-404	7 872 658-239	55	0-026	Derived	Cors ( AUSPOS)	PM203105
51a	461 841-871	7 872 371-026	55	0-027	Derived	Cors ( AUSPOS)	PM203106

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	STN	TYPE
33a-PM	at Station			203105	Brass Plg
51a-PM	at Station			203106	Brass Plg



2000 (Pt)  
SEE SHEET I

2000 (Pt)  
SEE SHEET I

Area of New Road

- YORKSHIRE CRESCENT  
(60-59a-59b-65a-65b-65-63-63a-63b-62-61-58a-58-57-57b-60a-60) . . . 3618 m<sup>2</sup>
- ALDERMAN DRIVE  
(66a-67-64a-64b-43a-43b-43-44-44a-44b-63a-63-65-65b-66-66c-66b-66a) . . . 2128 m<sup>2</sup>
- RUBENS STREET  
(57b-57-58-58a-58b-75-52a-52b-48-83-47-51-53-54-57a-57b) . . . 3623 m<sup>2</sup>
- APPLETREE DRIVE  
(83-82-44a-44-43-43b-39-73-38-36-35-86-86a-84a-84-34-32-31-70-70a-30-33-37-74-42-42a-45-46a-46b-49-47-83) . . . 8561 m<sup>2</sup>

Total Area . . . . . 1.793 ha



DIAGRAM J  
Scale 1:500