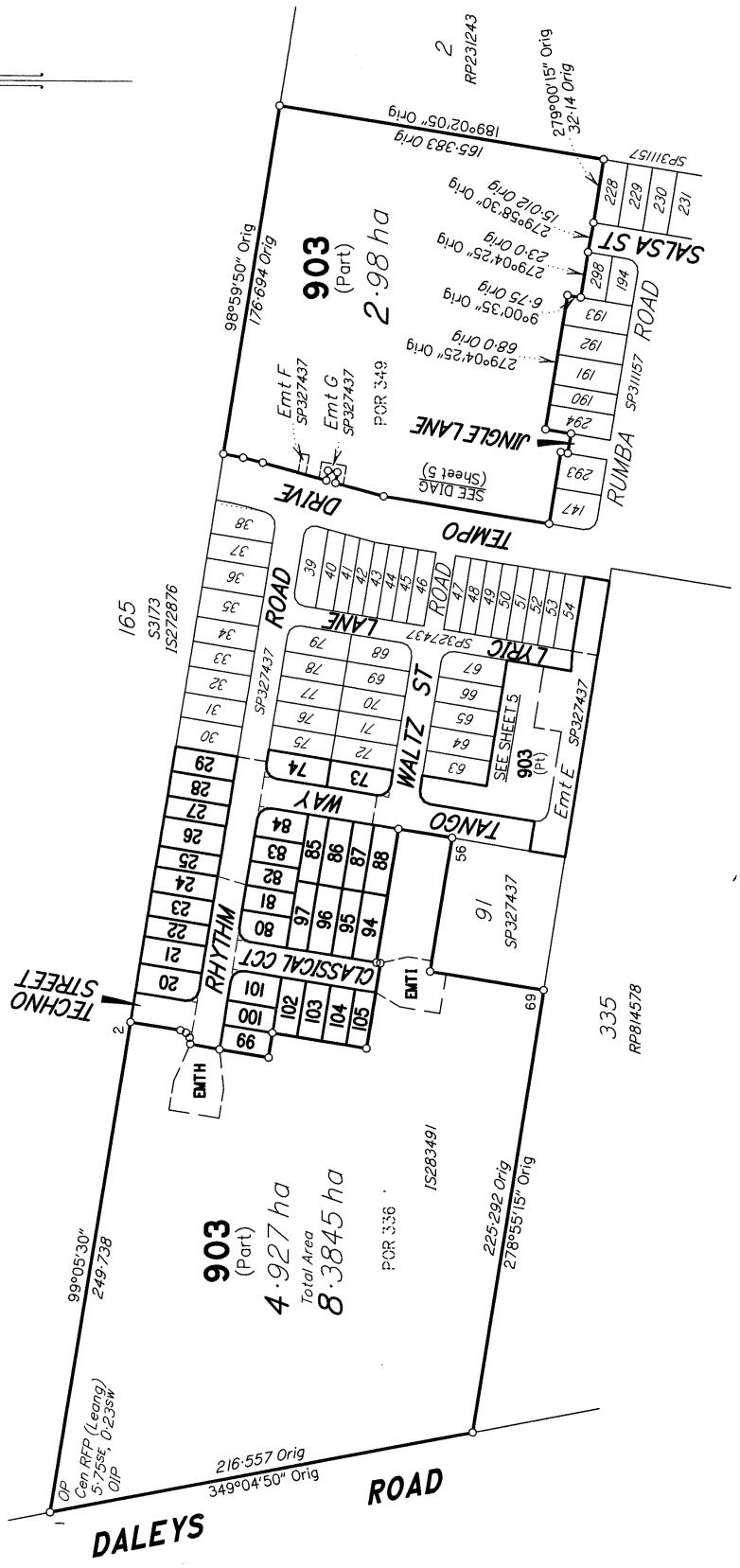
Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 5



Total Area of New Road
4682 m²

For details of lots 20–24, 80, 81, 94–97 & 99–105, See Sheet 3.
For details of lots 25–29, 73, 74 & 82–88, See Sheet 4.

Additional reference marks to be placed following road construction. (See IS298658)

Original information compiled from SP327437 in the Department of Resources.

Peg placed at all new corners, unless otherwise stated.

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	23/IS272876	183°38'10"	4·818

REINSTATEMENT REPORT
The boundaries have been reinstated from original marks and deed dimensions from original plan SP327437.

M.G.A. COORDINATES GDA–94

STN	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
2	477 384·328	6 939 687·82	56	0·035	Derived	Network RTK	Peg
5	477 522·85	6 939 665·652	56	0·035	Derived	Network RTK	OP
55	477 481·903	6 939 553·257	56	0·035	Derived	Network RTK	Peg
72	477 371·532	6 939 568·895	56	0·035	Derived	Network RTK	Peg

Scale 1:2500 – Lengths are in Metres.

NORRIS CLARKE & O'BRIEN PTY LTD ACN 056 870 770 hereby certify that the land comprised in this plan was surveyed by the corporation, by Dale John BEARDMORE, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Christopher Aaron KLIBBE, 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 17/11/2021.

Common Seal NORRIS CLARKE & O'BRIEN PTY LTD ACN 056 870 770

CAK Klibbe Director

Director

17-11-2021 Date

Plan of LOTS 20 to 29, 73, 74, 80 to 88, 94 to 97, 99 to 105, 903 and EASEMENTS H & I in LOT 903

Cancelling LOT 902 on SP327437

LOCAL GOVERNMENT: *IPSWICH CITY COUNCIL* LOCALITY: *RIPLEY*

Meridian: *MGA (Zone 56) vide CORS*

Survey Records: *No*

Scale: *1:2500*

Format: STANDARD

SP327438

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109355p_S2B

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Land Title Act 1994 ; Land Act 1994
Form 21B Version 2

721312198
EL 400 $3,884.00
03/12/2021 15:27:16

(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 Ebsworth Lawyers
Ref: JJE: KWM: 877226: 2B

88A

(Include address, phone number, email, reference, and Lodger Code)

1. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
to issue	Lot 902 on SP327437	20–29, 73, 74, 80–88, 94–97, 99–105 & 903	New Rd	Emts H & I

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
718923753	20–29, 73, 74, 80–88, 94–97, 99–105 & 903	———

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
721310532 (Emt E on SP327437)	903
721310533 (Emt F on SP327437)	903
721310534 (Emt G on SP327437)	903

Lots	Orig
20–29, 73, 74, 80–88, 94–97 & 99–105	Por 336
903	Pors 336 & 349

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : 10935sp_S2B

5. Passed & Endorsed :
By : NORRIS CLARKE & O'BRIEN PTY LTD
Date : 17-11-2021
Signed : CAKlibe
Designation : Cadastral Surveyor/Director

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

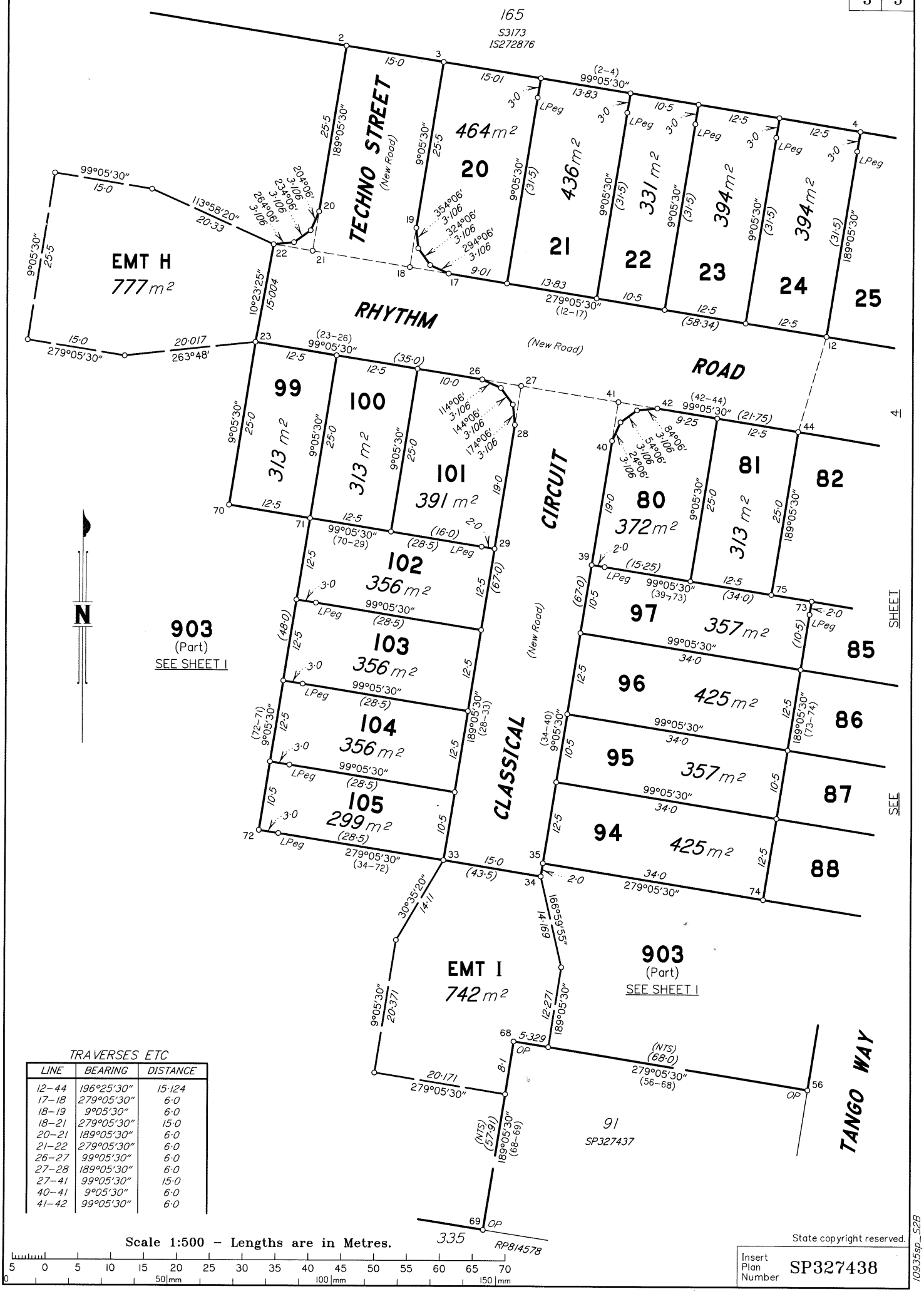
7. Lodgement Fees :

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

8. Insert Plan Number **SP327438**

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

ADDITIONAL SHEET



TRAVERSES ETC

LINE	BEARING	DISTANCE
12–44	196°25'30"	15·124
17–18	279°05'30"	6·0
18–19	9°05'30"	6·0
18–21	279°05'30"	15·0
20–21	189°05'30"	6·0
21–22	279°05'30"	6·0
26–27	99°05'30"	6·0
27–28	189°05'30"	6·0
27–41	99°05'30"	15·0
40–41	9°05'30"	6·0
41–42	99°05'30"	6·0

Scale 1:500 – Lengths are in Metres.

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Insert Plan Number SP327438

10935sp_S2B

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

ADDITIONAL SHEET

TRAVERSES ETC

LINE	BEARING	DISTANCE
7–66	189°05'30"	15·0
12–44	196°25'30"	15·124
47–48	99°05'30"	6·0
48–49	189°05'30"	6·0
48–64	99°05'30"	15·0
53–61	99°05'30"	15·0
59–60	279°05'30"	6·0
60–61	9°05'30"	6·0
63–64	9°05'30"	6·0
64–65	99°05'30"	6·0

'x' denotes No O Mk, Peg Pld

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Insert Plan Number SP327438

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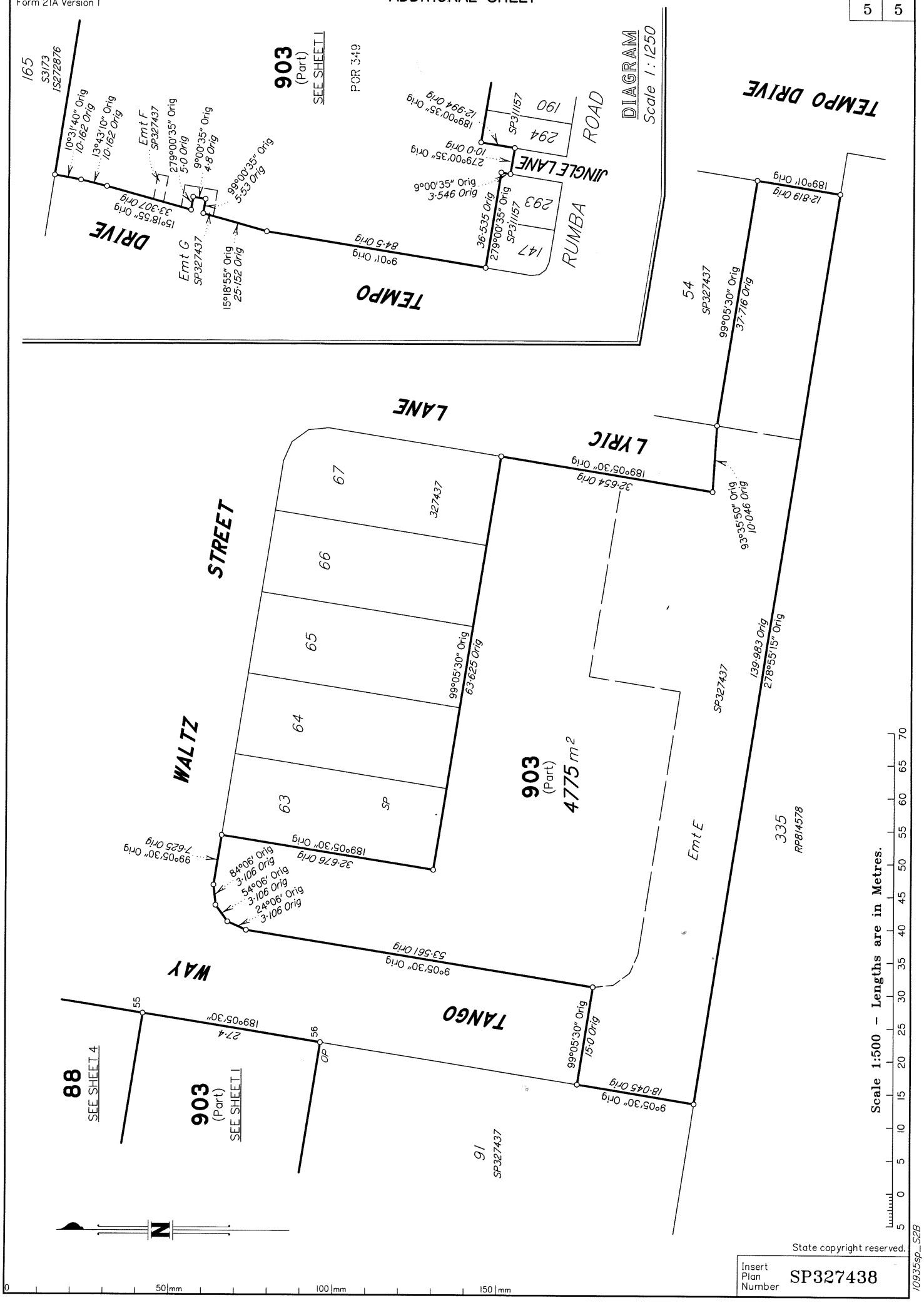
Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET



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