

Req #3122237 t 1994

Cancelling Lot 701 on SP280865

Sheet 1 of 11

6/10/2021

DIAGRAM A  
Not to Scale

Por 13

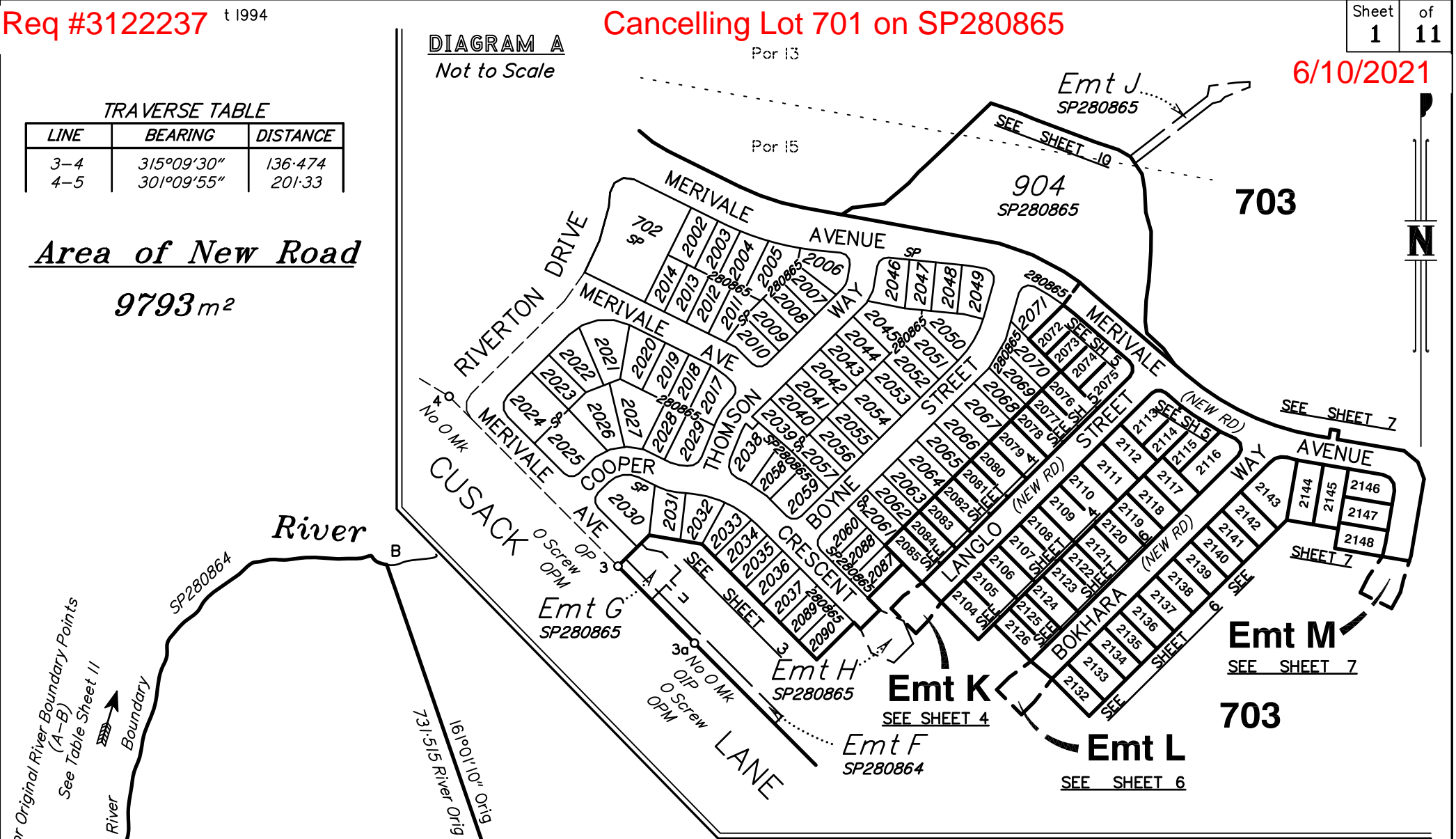
Por 15

TRAVERSE TABLE

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

Area of New Road

9793m<sup>2</sup>



Lot 703 = Lot 703 Cusack Lane  
JIMBOOMBA QLD 4280.

MERIDIAN TABLE

LINE	PLAN BEARING	M.G.A. ZONE 56 BEARING
PM200951-PM200714	180°51'30"	180°51'23" By GNSS

SEE SHEET 4-7 FOR MORE ADDRESSING INFO.

Original information compiled from 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

Notes

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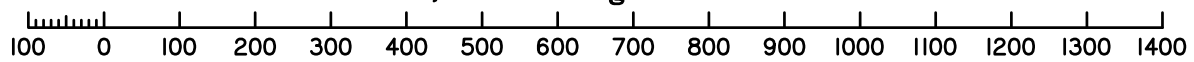
GASSMAN DEVELOPMENT PERSPECTIVES Pty. Ltd. (ACN 010 752 388) hereby certify that the land comprised in this plan was surveyed by the corporation by Thomas Warwick HERBERT, Registered Surveyor, for whose work the corporation accepts responsibility under the supervision of Anthony William GERAGHTY, Cadastral 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 22/03/2021.

**PRELIMINARY**

Date

Director

Subsequent New Plan of Survey under section 113 of the Survey and Mapping Infrastructure Act 2003.  
Scale 1:10,000 - Lengths are in Metres.



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

Scale: 1:10,000

Format: STANDARD

Cancelling Lot 701 on SP280865

LOCAL GOVERNMENT: LOGAN CITY LOCALITY: JIMBOOMBA

SP280868

Meridian: MGA Zone 56 Vide SP280865

Survey Records: No

**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, reference, and Lodger Code)

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
To Issue	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.

**PRELIMINARY**

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703 2072-2085, 2104-2126, 2132-2148	Por 13, 15, 30 & 31 Por 15
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 :  
Signed :  
Designation : Liaison Officer

6. Building Format Plans only.

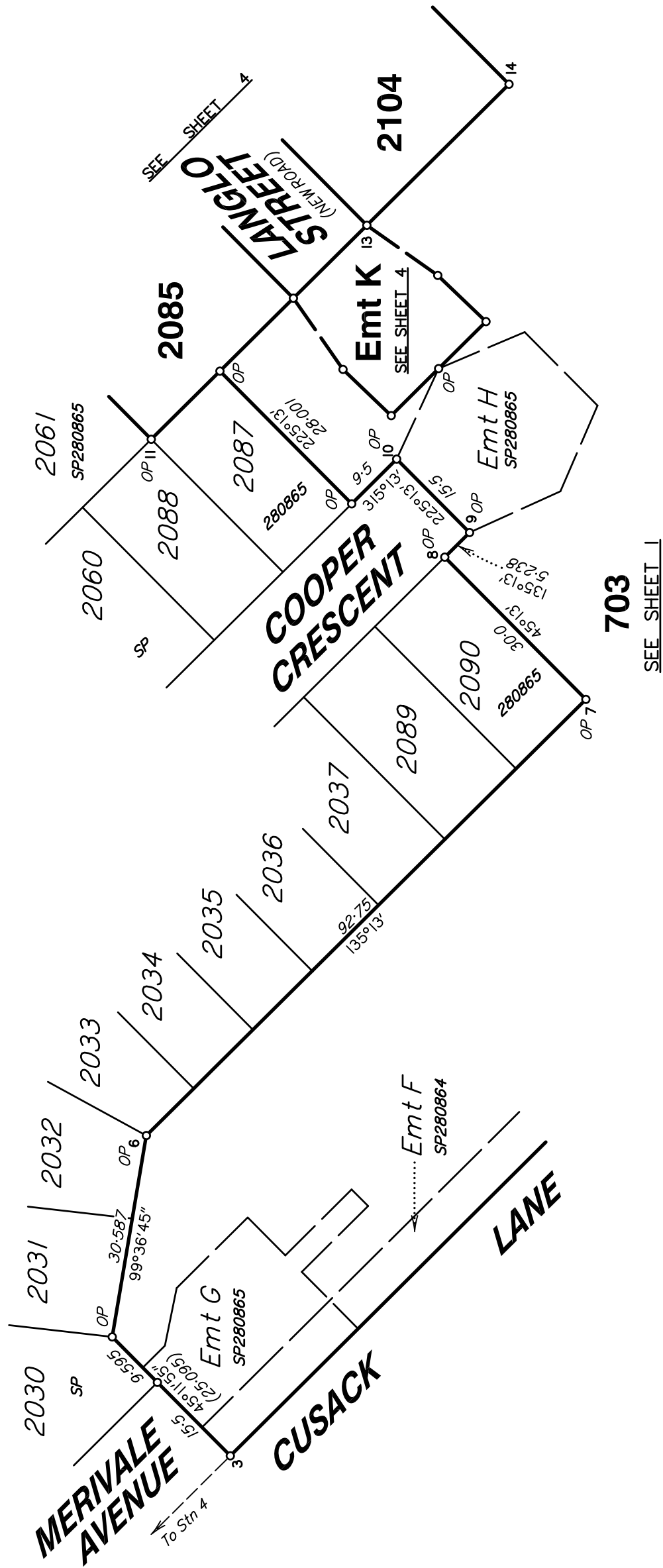
I certify that :  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;  
\* Part of the building shown on this plan encroaches onto adjoining \* lots and road

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

7. Lodgement Fees :

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

8. Insert Plan Number **SP280868**



**PRELIMINARY**

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Scale 1:750 - Lengths are in Metres.

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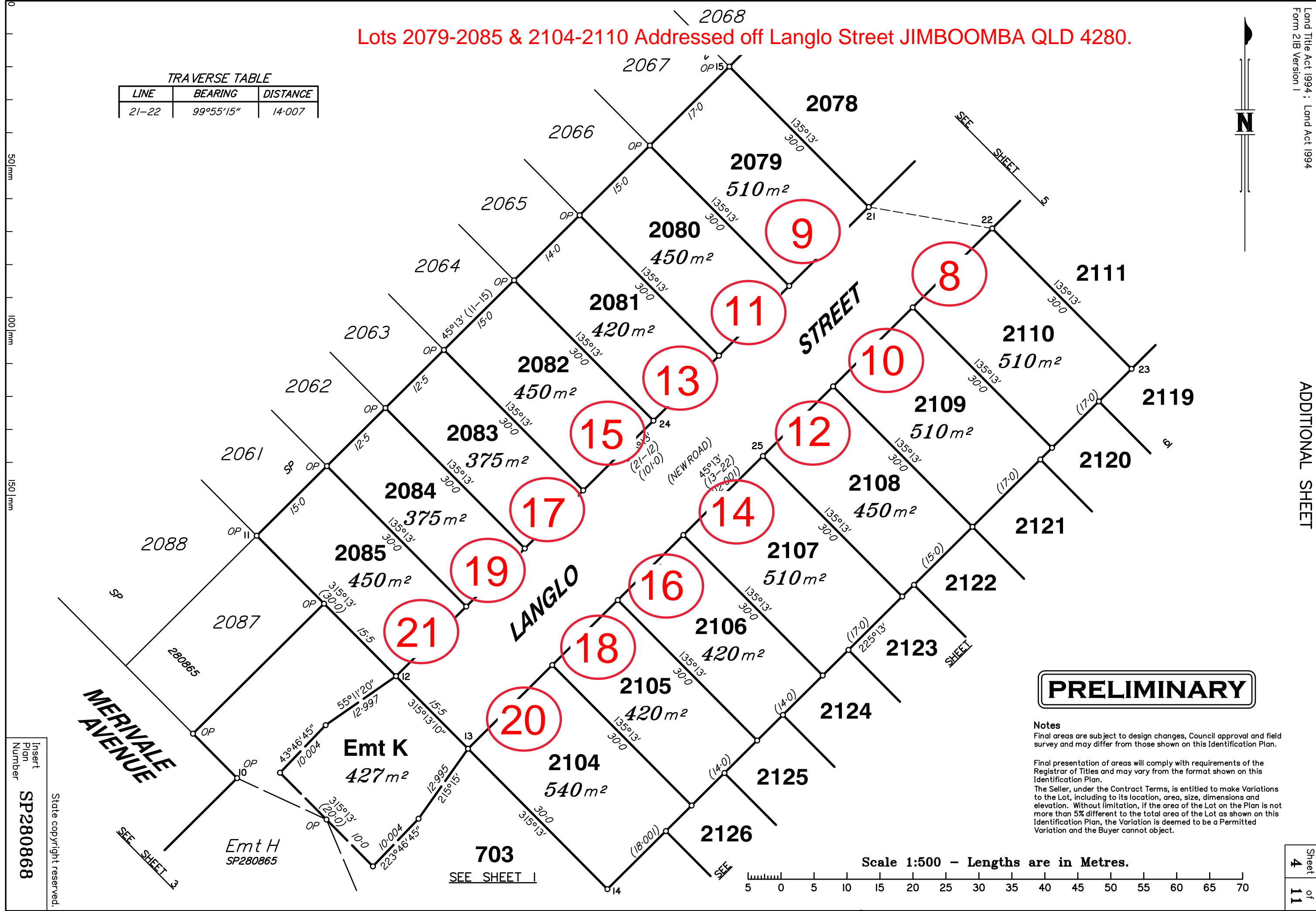
Insert Plan Number **SP280868**

0 50mm 100mm 150mm

5544-2B

Lots 2079-2085 & 2104-2110 Addressed off Langlo Street JIMBOOMBA QLD 4280.

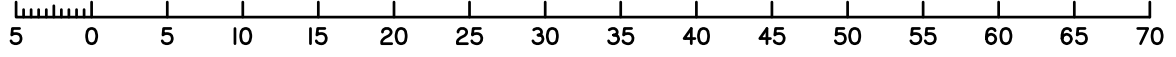
TRAVERSE TABLE		
LINE	BEARING	DISTANCE
21-22	99°55'15"	14.007



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Scale 1:500 - Lengths are in Metres.



# PRELIMINARY

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**Lots 2076-2078 & 2111-2112 Addressed off Langlo Street JIMBOOMBA QLD 4280.**

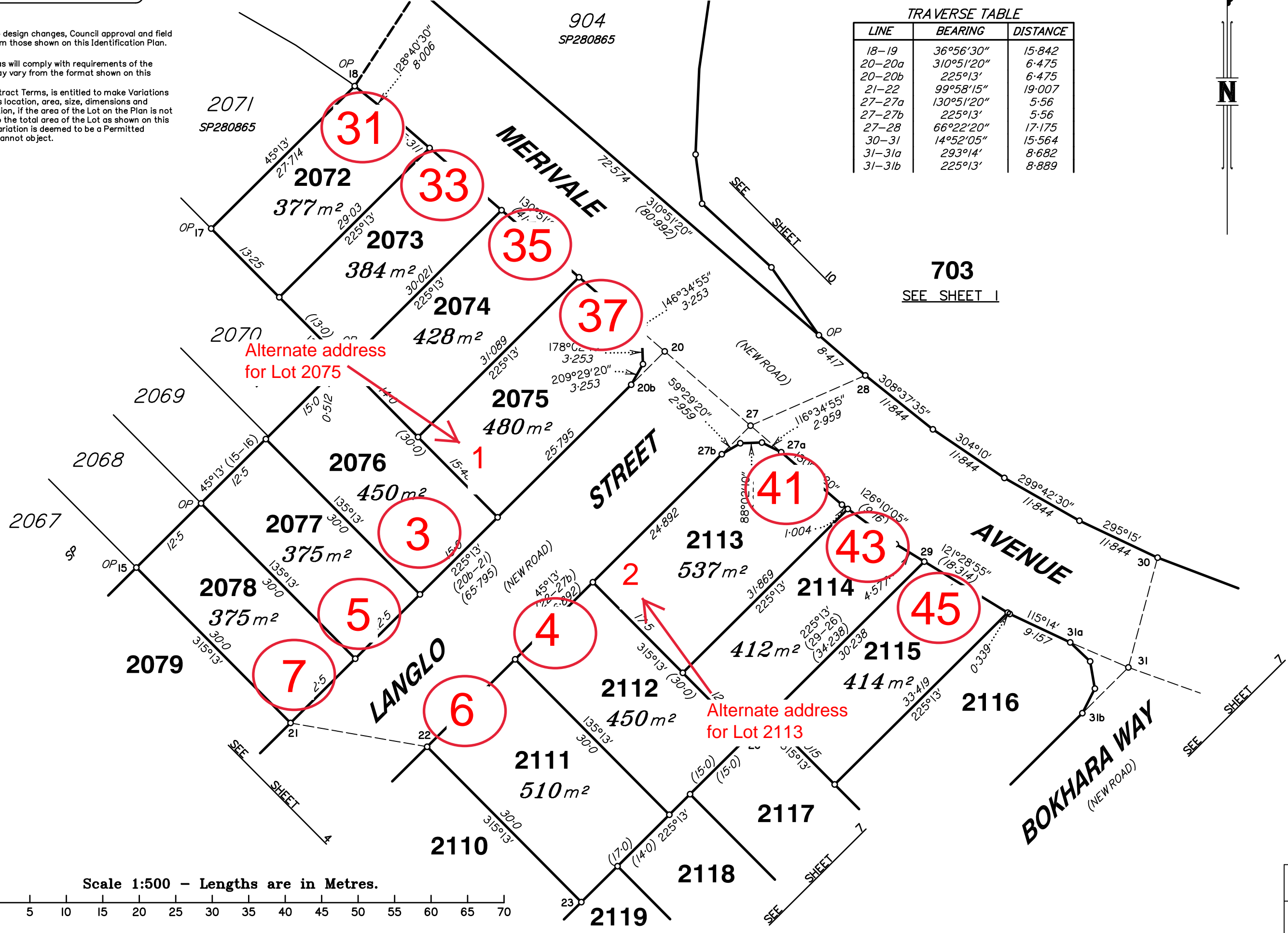
**Lots 2072-2075 & 2113-2115 Addressed off Maryvale Avenue JIMBOOMBA QLD 4280.**

**TRAVERSE TABLE**

LINE	BEARING	DISTANCE
18-19	36°56'30"	15.842
20-20a	310°51'20"	6.475
20-20b	225°13'	6.475
21-22	99°58'15"	19.007
27-27a	130°51'20"	5.56
27-27b	225°13'	5.56
27-28	66°22'20"	17.175
30-31	14°52'05"	15.564
31-31a	293°14'	8.682
31-31b	225°13'	8.889



50m  
100m  
150m



Alternate address for Lot 2075

Alternate address for Lot 2113

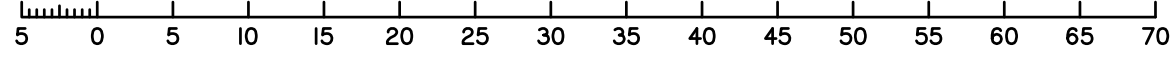
703  
SEE SHEET 1

SEE SHEET 7

ADDITIONAL SHEET

Insert Plan Number  
**SP280868**  
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Scale 1:500 - Lengths are in Metres.

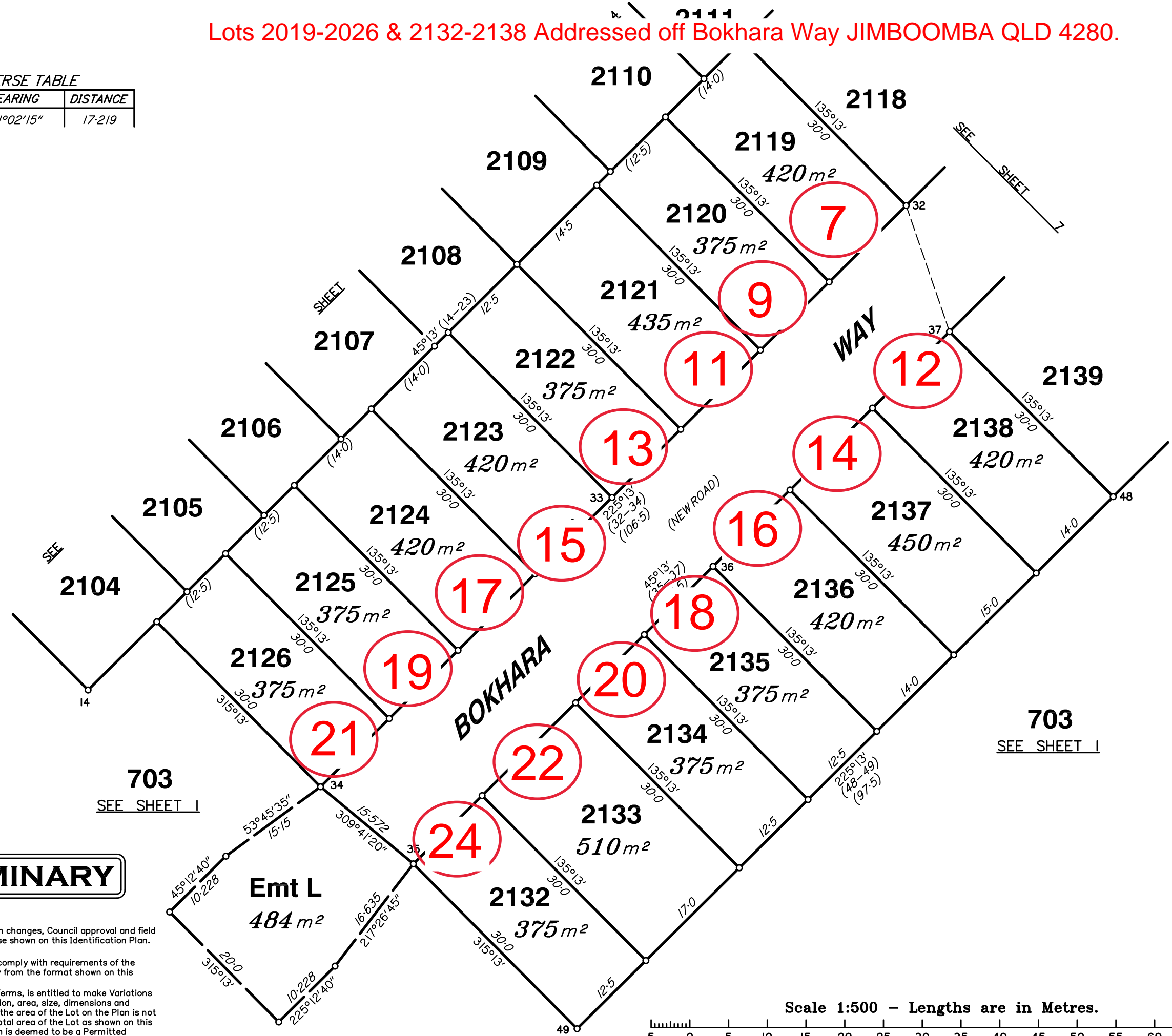


Lots 2019-2026 & 2132-2138 Addressed off Bokhara Way JIMBOOMBA QLD 4280.



TRAVERSE TABLE

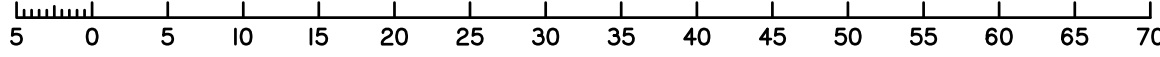
LINE	BEARING	DISTANCE
32-37	161°02'15"	17.219



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Insert  
Plan  
Number  
**SP280868**



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  
34.708'10" 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

233°06'15" Orig  
7.226 Orig

28.962 Orig  
290°04'30" 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

61°04'00.000 Orig  
61.088.55

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

OP at base  
of RFP  
O Cen RFP  
leang (RP55733)

96°18'35" Orig  
31.495

12°04'05" Orig  
10.62

13°37'05" Orig  
29.547 Orig

9°53'45" Orig  
9.818

6°10'25" Orig  
5.059

Emt A  
SP280864

23.103 Orig

276°10'25" Orig

901  
SP280864

1082  
SP280864

SEE SHEET 9

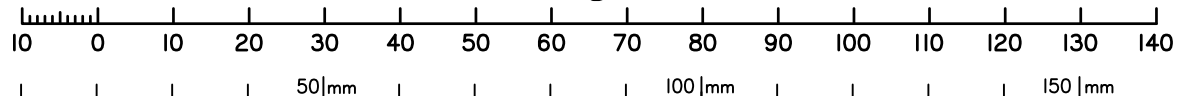
SEE SHEET 1

RIVERSIDE  
ESPLANADE

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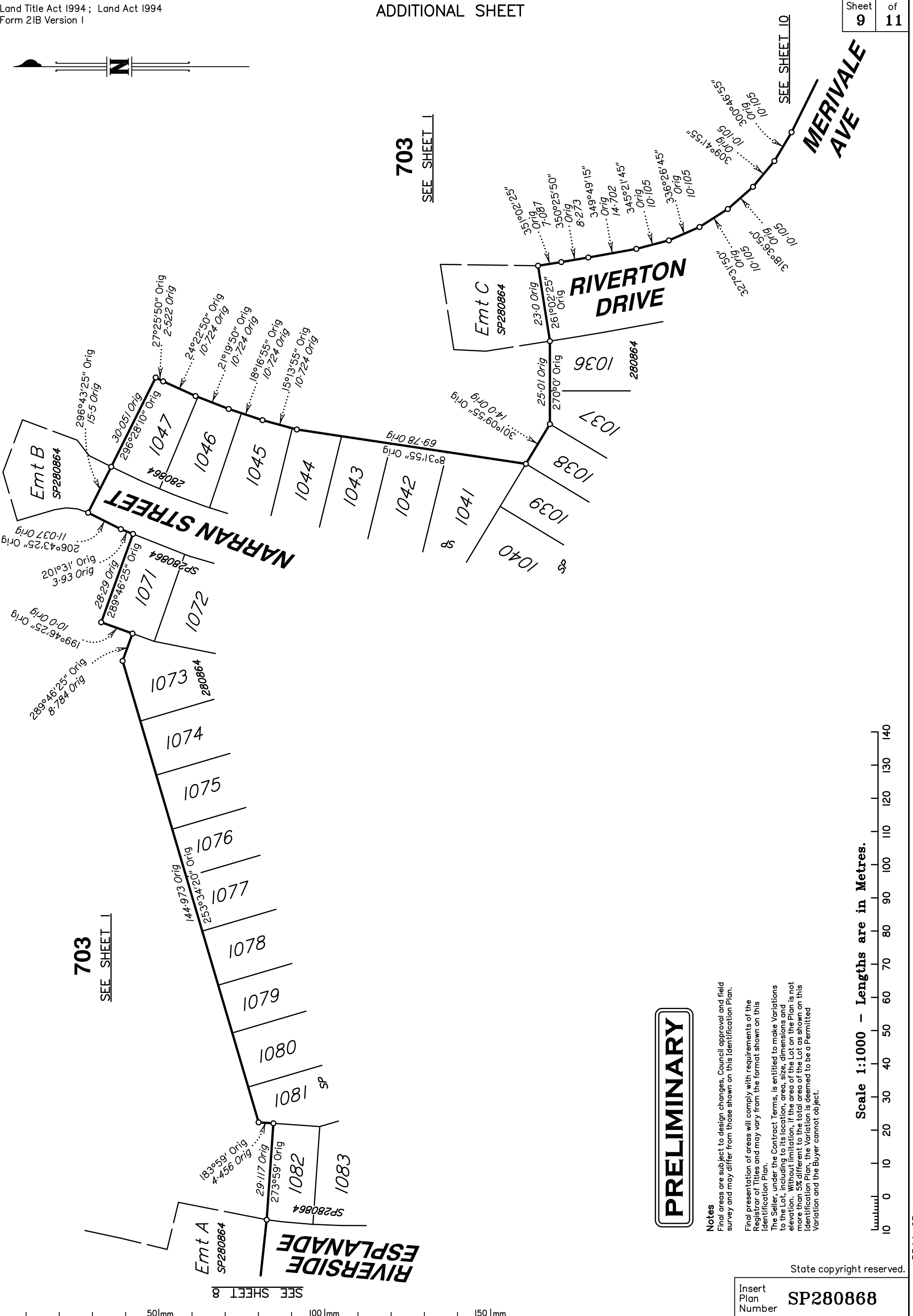


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Insert Plan Number **SP280868**

5544-2B





703

SEE SHEET 1

703

SEE SHEET 1

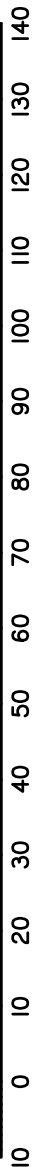
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Insert Plan Number **SP280868**



M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM200951	501 159.698	6 922 579.762	56	0-018	DATUM		
PM200714	501 148.803	6 921 850.958	56	0-017	DATUM		

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	23.356 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

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
2-OPM	2/IS260952	194°11'15"	207.554	200714	Mini Mk
3a-OPM	3/IS260952	34°13'25"	350.273	200951	Str Pkt
3-OPM	3/SP280865	143°04'	3.756	201179	Mini Mk
11-OPM	43/SP280864	265°40'	11.54	201180	Mini Mk

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	13/RP151380	57°07'	1.0
3a	O Screw in Conc	3/SP280865	214°09'	4.49

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**Reinstatement Report**

- Plans Searched – IS119226, RC836248, RP55733, RP117158, RP151380, RP200008, RP809626, RP809625, RP859595, RP896454, SP103442, SP154967, SP172768, SP203522, SP280864, SP280865.
- Datum Stations 2 – 3a (OIP's) vide SP280865.
- Stations 1, 2, 3, 3a, 6, 7 fixed by original 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.

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Insert Plan Number **SP280868**