

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

SURVEY PLAN

Sheet 1 of 7

First new plan of survey under section 81 of the SMI Act 2003.
 Peg placed at all new corners, unless otherwise stated.
 See Sheet 7 for Reference Marks & Permanent Marks Tables.

Area of New Road 2-572 ha

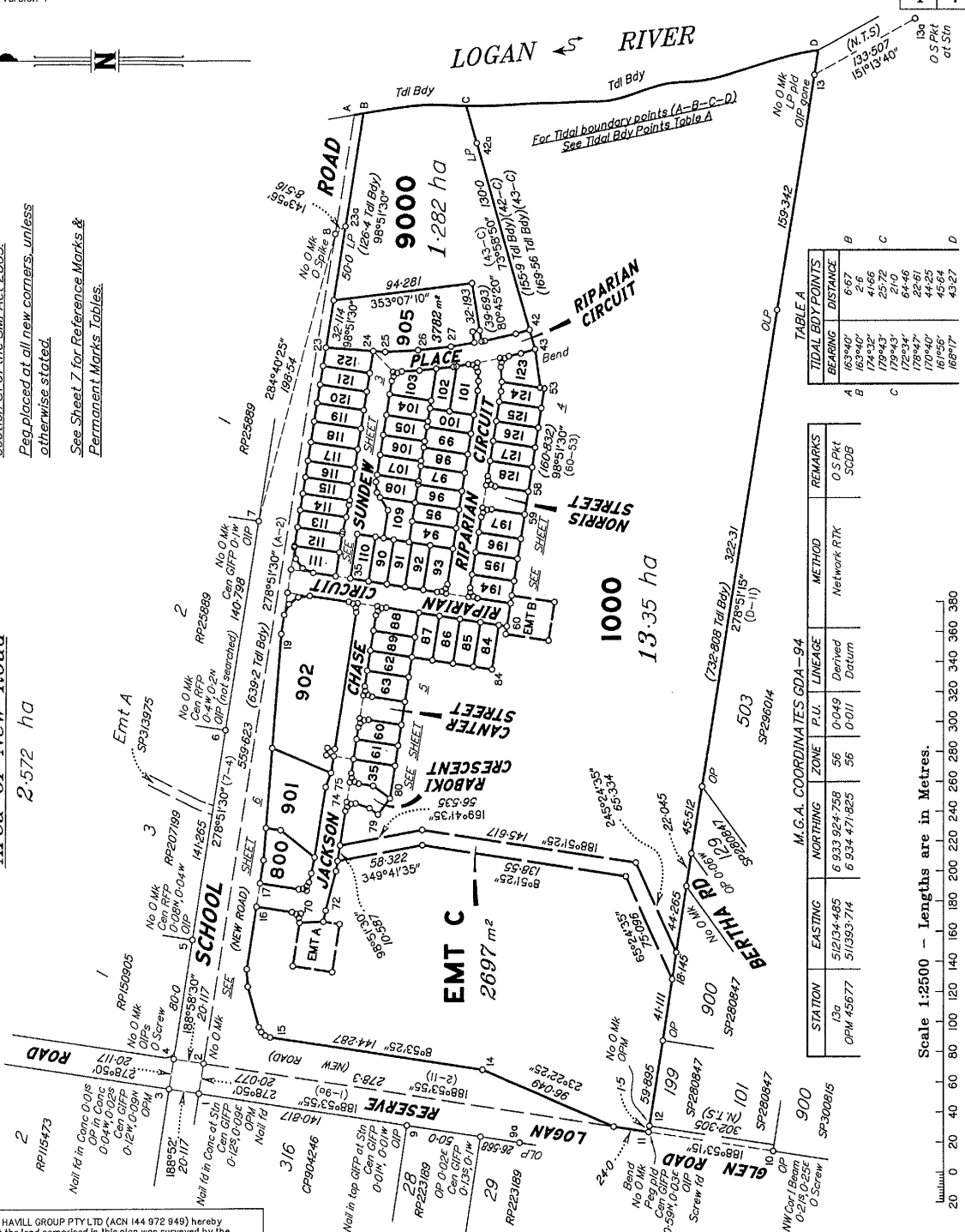


TABLE A
 TIDAL BODY POINTS

BEARING	DISTANCE
A	6°7'
B	41°66'
C	25°72'
D	21°0'
	64°46'
	22°61'
	45°64'
	16°55'
	66°17'
	43°27'

M.C.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.L.I.	LINEAGE	METHOD	REMARKS
OPM 45677	512934-485	6 933 924-758	56	0-049	Derived	Network RTK	O S PKT
	512933-714	6 934 471-825	56	0-011	Datum		SCDB

Scale 1:2500 - Lengths are in Metres.

8137.SP313771.DWG TEC

720163656
EC 400 \$6,527.00
20/07/2020 12:50:24

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

J. Varrimos JJA

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

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
I2123029	Lot 48 on MAR619	35, 60-63, 84-128, 194-197, 800, 901, 902, 905, 1000 & 9000	New Rd	Emts A, B & C

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719231669	35, 60-63, 84-128, 194-197, 800, 901, 902, 905, 1000 & 9000	

35, 60-63, 84-128, 194-197, 800, 901, 902, 905, 1000 & 9000	Por 48
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :
 Local Govt :
 Surveyor : 8131

5. Passed & Endorsed :

By: SAUNDERS HAVILL GROUP PTY LTD
 Date: 15/05/2020
 Signed: *[Signature]*
 Designation: Endorsing Officer

6. Building Format Plans only.

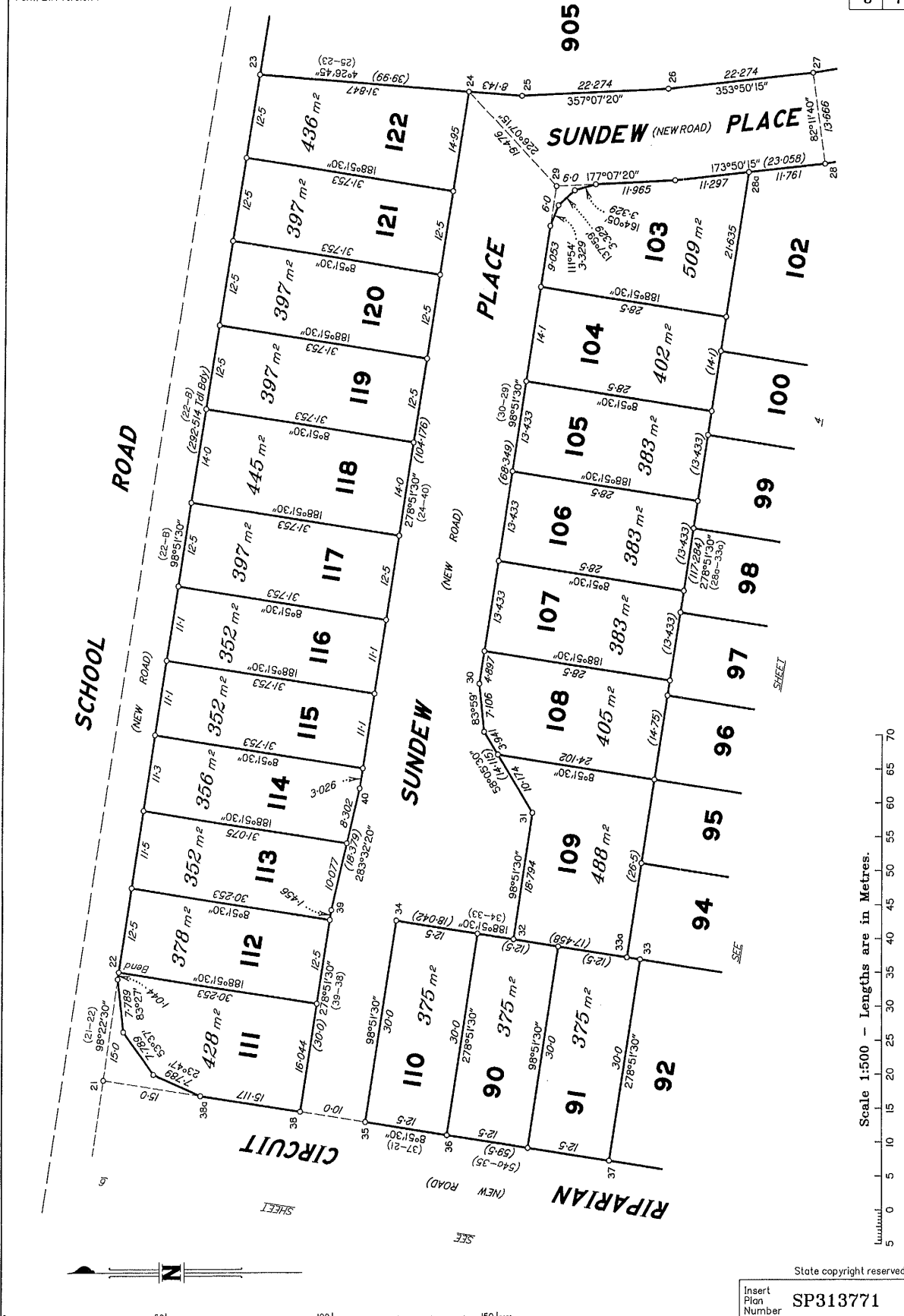
I certify that:
 * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.
 * Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date
 *delete words not required

7. Lodgement Fees :

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

8. Insert Plan Number
SP313771

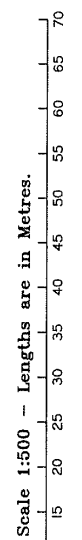


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0 50mm 100mm 150mm

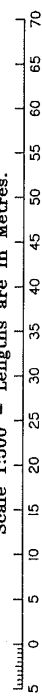


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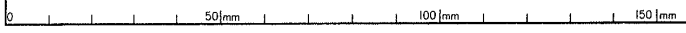


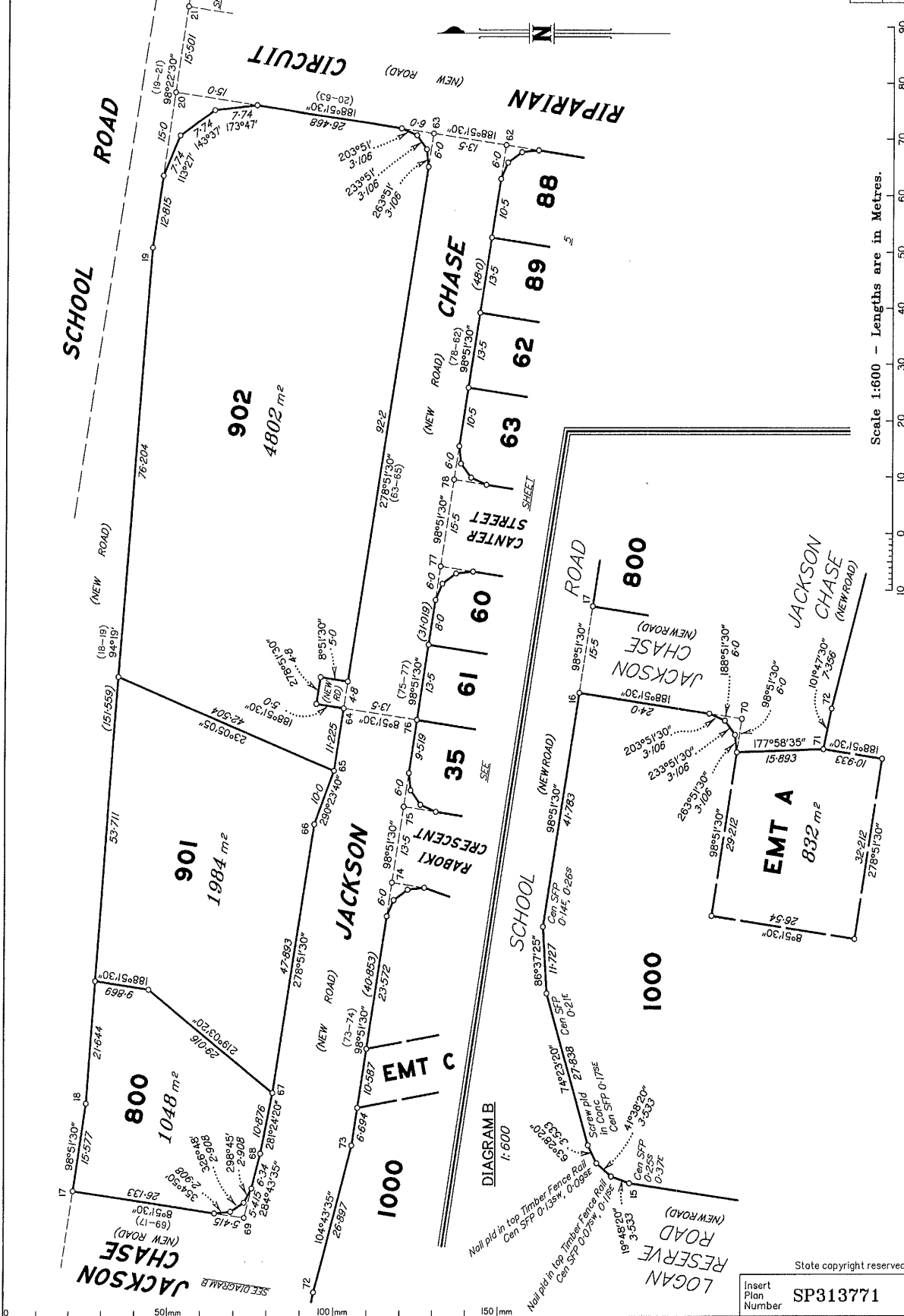
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PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	RP223189	322°35'55"	1.288	130133	Standard
3-OPM	RP160429	223°51'30"	1.784	45677	Standard
12-OPM	SP280847	182°55'45"	32.646	203013	Standard

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	Nail fd in Kerb		42°41'	2.575
4	OIP (0.5 Deep)	1S143274	98°41'25"	5.01
4	OIP (0.5 Deep)	1S143274	89°17'25"	5.026
4	O Screw in M/H	1S143274	6°43'05"	22.481
5	OIP	SP302927	191°50'	1.16
6	OIP (not searched)	SP313975	27°54'	2.54
6	Pin		208°08'	2.545
7	Pin		147°54'	4.735
7	OIP	1S91723	279°14'55"	22.01
8	O Spike in Bit	1S260866	308°25'45"	9.46
9	OIP	RP223179	101°51'55"	1.33
10	O Screw in M/H	SP300815	246°04'50"	2.932
10	Screw in Kerb		284°54'20"	15.21
11	OIP	SP296014	215°25'	4.283
11	Screw fd in M/H		222°53'20"	24.945
13	Pin		278°11'15"	1.0
13	OIP gone	SP280847	175°10'20"	47.902
13a	O S Pkt	1S260866	at Station	
14	Pin		289°31'	1.06
15	Pin		278°45'	1.784
16	Screw in Kerb		7°55'	22.798
17	Screw in Kerb		7°39'	22.097
23	Pin		20°27'	1.067
23a	Pin		98°51'30"	1.0
24	Screw in Kerb		219°03'	8.972
25	Pin		78°13'	2.316
29	Screw in Kerb		11°50'	2.002
30	Screw in Kerb		48°54'	4.842
34	Screw in Kerb		90°44'	4.392
35	Pin		327°53'	1.204
36	Screw in Kerb		278°53'	3.812
40	Screw in Kerb		182°50'	3.862
41	Screw in Kerb		258°12'	1.874
41	Pin		193°10'	2.886
42a	Pin		253°58'50"	1.0
45	Screw in Kerb		22°38'	2.06
46	Screw in Kerb		53°35'	2.34
49	Screw in Kerb		331°06'	1.325
50	Screw in Kerb		66°17'	1.311
51	Pin		at Station	
51	Screw in Kerb		314°05'	1.317
54	Screw in Kerb		220°40'	1.348
56	Screw in Kerb		189°45'	3.805
61	Screw in Kerb		98°31'	3.835
62	Screw in Kerb		32°47'	1.425
63	Screw in Kerb		47°48'	0.759
65	Screw in Kerb		232°10'	2.629
69	Pin		142°18'	1.562
69	Screw in Kerb		269°13'	1.914
70	Screw in Kerb		82°38'	2.301
72	Pin		14°56'	3.355
72	Screw in Kerb		10°35'	3.857
74	Screw in Kerb		356°28'	0.169
75	Screw in Kerb		281°11'	1.423
77	Screw in Kerb		80°58'	1.369
78	Screw in Kerb		291°01'	1.537

Survey Report

First new plan of survey under section 81 of the Survey and Mapping Infrastructure Act 2003.

Tenure and survey history

The subject land existed within the original freehold Portion 44 on Survey Plan MAR618. The survey was completed in 1861 and no field notes are available within the Department of Natural Resources Mines and Energy. The eastern boundary of Portion 44 is described as being bound by the Logan River on both the survey plan and the original Deed of Grant. No other clarification of the adopted feature is available.

The original dimension along the southern boundary line of Portion 44 is positioned between the high and low bank, the northern boundary dimension is to the low bank being consistent with DP292432 and observed to be in the same position.

The top of the low bank has been adopted as the natural feature defining the boundary with the Logan River. This feature has been assessed against the first four tidal boundary location criteria in s.72, and:

It is not subject to tidal inundation under any combination of astronomical conditions and average meteorological conditions because it is above the Highest Astronomical Tide and vegetated with grass pasture and trees up to the edge of the top of the low bank.

It is on the landward side of any beaches, fore dunes, mangroves, sea grasses, salt grasses, salt marshes, salt ponds, intertidal flats, tidal sand banks and other similar features.

The location of the tidal boundary is consistent with the public interest.

The tidal boundary is in a stable location that is sustainable in the long term under normal seasonal events and does not require construction to keep it free from complete or partial inundation or obliteration.

Reinstatement Report

All existing corners, except for station 2, have been reinstated from existing monuments and generally agree with previous surveys.

Station 2 was determined by intersecting the lines from fixed stations 8 and 11 and maintaining parallel with the opposite side of the road.

The Datum Coordinates of OPM45677 were validated by network RTK at the same time station 13a was observed by network RTK.

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