

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

SURVEY PLAN

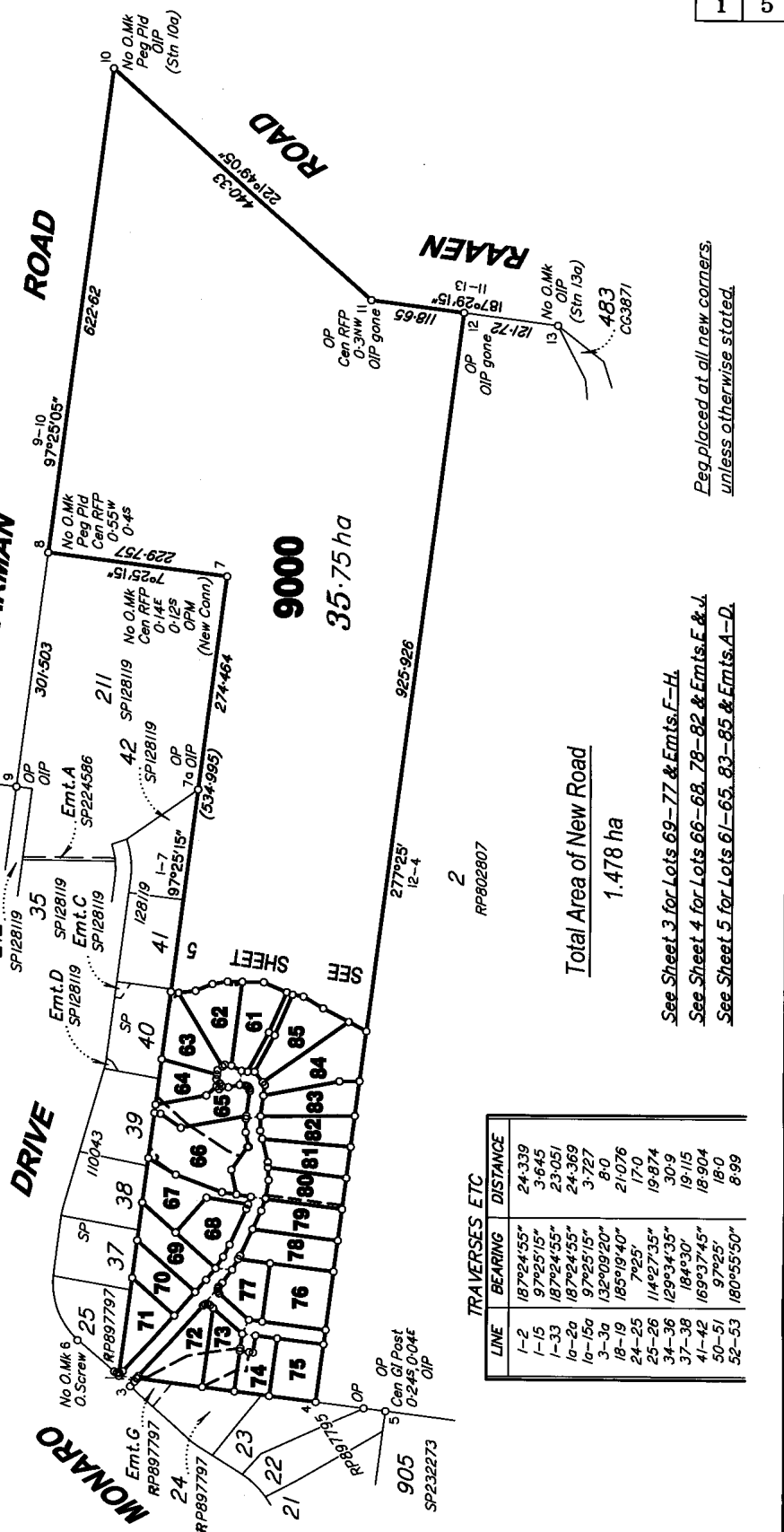
Sheet 1 of 5



PERMANENT MARKS					
PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	RP897795	210°18'55"	201.86	108819	New Conn
1-OPM	SP128119	80°56'20"	333.887	126222	New Conn
7-OPM	SP128119	290°17'50"	389.24	123331	New Conn

M.G.A. COORDINATES GDA-94							
STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
10a	482 767.818	7 015 617.578	56	0-028	Derived	Single Stn RTK	OIP
13a	482 442.367	7 015 051.979	56	0-028	Derived	Single Stn RTK	OIP
OPM 108819	480 970.193	7 015 447.305	56	0-028	Derived	Single Stn RTK	Mini Mark

STN	TO	ORIGIN	BEARING	DIST
1	OIP	RP897797	97°25'15"	0.96
1	Pin		105°59'35"	124.082
3	OIP		at Station	0.696
4	OIP gone	RP897797	277°25'	0.696
5	OIP	RP897795	335°14'35"	10.269
6	O. Screw in Kb	RP897797	322°24'35"	6.885
7a	OIP	SP128119	44°00'15"	2.1
9	OIP	RP897799	189°21'15"	1.91
10	OIP (Stn 10a)	RP153731	97°25'	0.732
11	OIP gone	RP153731	115°09'35"	0.63
12	OIP gone	RP153731	97°25'	0.904
12	Pin		317°20'40"	106.734
13	OIP (Stn 13a)	RP153731	7°28'15"	0.604
22	Screw		278°45'	5.176
23	Screw		94°49'	5.266
25	Screw		157°35'	10.788
26	Screw		237°19'	6.637
34	Screw		145°57'	10.928
34a	Screw		178°13'	13.684
37	Screw		335°02'	5.727
48	Screw		216°52'	6.48
48a	Screw		300°46'	14.604
54	Screw		237°04'	7.603
61	Screw		268°29'	9.367
62	Screw		313°01'	14.07
63	Screw		163°56'	5.979
64	Screw		309°38'	8.032




LINE	BEARING	DISTANCE
1-2	187°24'55"	24.339
1-15	97°25'15"	3.645
1-33	187°24'55"	23.051
1a-2a	187°24'55"	24.369
1a-15a	97°25'15"	3.727
3-3a	132°09'20"	8.0
18-19	185°19'40"	2.1076
24-25	7°25'	17.0
25-26	114°27'35"	19.874
34-36	129°34'35"	30.9
37-38	184°50'	19.15
41-42	169°37'45"	18.904
50-51	97°25'	18.0
52-53	180°55'50"	8.99

Total Area of New Road
1.478 ha

See Sheet 3 for Lots 69-77 & Emts.F-H.
See Sheet 4 for Lots 66-68, 78-82 & Emts.E & J.
See Sheet 5 for Lots 61-65, 83-85 & Emts.A-D.

Reg. placed at all new corners,
unless otherwise stated.

QUEENSLAND SURVEYING PTY LTD (A.C.N. 604 671 374)
hereby certify that the land comprised in this plan was surveyed by the corporation, by Richard Barrie HARVEY, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Malcolm Mackay ROSS, 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 18/05/2017.


Date: 29.05.2017


Plan of Lots 61-85, 9000, Emt.A in Lot 62, Emt.B in Lot 63, Emt.C in Lot 64, Emt.D in Lot 65, Emt.E in Lot 66, Emt.F in Lot 72, Emt.G in Lot 73, Emt.H in Lot 74 & Emt.J in Lot 80

Cancelling Lot 3 on RP153731 & Lot 102 on RP897797

LOCAL MORETON BAY
GOVERNMENT: REGIONAL COUNCIL LOCALITY: D'AGUILAR

Meridian: MGA, Zone 56, via Network RTK Survey Records: No

Scale: 1:6000
Format: STANDARD



SP290315

718159617

\$3075.00
18/07/2017 14:21

BE 400 NT

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.**

Information may not be placed in the outer margins.

5. Lodged by

J. Van der Merwe

22/7/17

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

1. Certificate of Registered Owners or Lessees.

I/We URBEX III PTY LTD A.C.N. 607 379 797
MORETON BAY REGIONAL COUNCIL
TRUSTEE UNDER INSTRUMENT 701077317

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

URBEX III PTY LTD ACN 607 379 797 BY ITS DULY APPOINTED ATTORNEY GARY WILLIAM INGRAM PURSUANT TO POWER OF ATTORNEY NO. 71666825

Signature of * Registered Owners * Lessees

Tina Maltby Wells

Delegated Officer
Tina Maltby Wells
Team Leader - Innovation

* Rule out whichever is inapplicable

2. Planning Body Approval.

* MORETON BAY REGIONAL COUNCIL
hereby approves this plan in accordance with the :
% Sustainable Planning Act 2009

Dated this 12th day of July 2017

Tina Maltby Wells

Delegated Officer
Tina Maltby Wells
Team Leader - Innovation

* Insert the name of the Planning Body.
Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :
Name :

4. References :

Dept File :
Local Govt : DA/29768/2015/172/1
Surveyor : 31407

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
15675150	Lot 3 on RP153731	61-85 & 9000	New Rd	Emts.A-H & J
50109976	Lot 102 on RP897797		New Rd	

Reinstatement Report

Plans used: RP153731, RP897797, RP897795, SP110043, SP128119, RP802807 & CG3871.

- Stns 1-5 reinstated from original reference marks at Stns 1 & 5. Stn 4 was reinstated at deed distance from Stn 5 as per RP897795. The balance distance between Stns 1-4 measured -0.051 short on RP153731.
- Stns 10-11-12-13 were reinstated from original reference marks at Stns 10 & 13 and OPs at Stns 11 & 12. The reinstated distances and angles at Stn 11 agree with RP153731.
- Stns 9-8-10 were reinstated from original reference marks at Stns 9 & 10. Stn 8 is reinstated at 301.503 which is dead for Lot 211 from SP128119. The original survey for this line is shown on RP897799. Distance 8-10 measures 0.035 short from RP897799 and -0.07 short on RP153731. Occupation at Stn 8 does not suggest a different option.
- Stns 1-7a-7. Boundary line 1-7 reinstated from original reference marks at Stns 1 & 7a and OP at Stn 7a. Stn 7 was reinstated at deed, 274.464 from Stn 7a as per SP128119. Stns 7-8 measured deed, agreed with SP128119 & RP897798. Angle 1-7-8 is right angle as per RP153731. Stns 1-7 measured +0.02 longer than SP110043. Occupation at Stn 7 generally agrees with that of SP128119.
- Stns 4-12 measured 1404.969 which is -0.071 short on RP153731. The boundary line 4-12 is 15" off parallel to the northern boundary and angles at Stns 4 & 12 agree closely with RP153731.

61-85 & 9000	Lot 3 on RP153731
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By : QUEENSLAND SURVEYING PTY LTD
A.C.N. 604 671 374
Date 29/5/17
Signed [Signature]
Designation : Cadastral Surveyor

9. 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

10. Lodgement Fees :

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

* Insert Plan Number

SP290315

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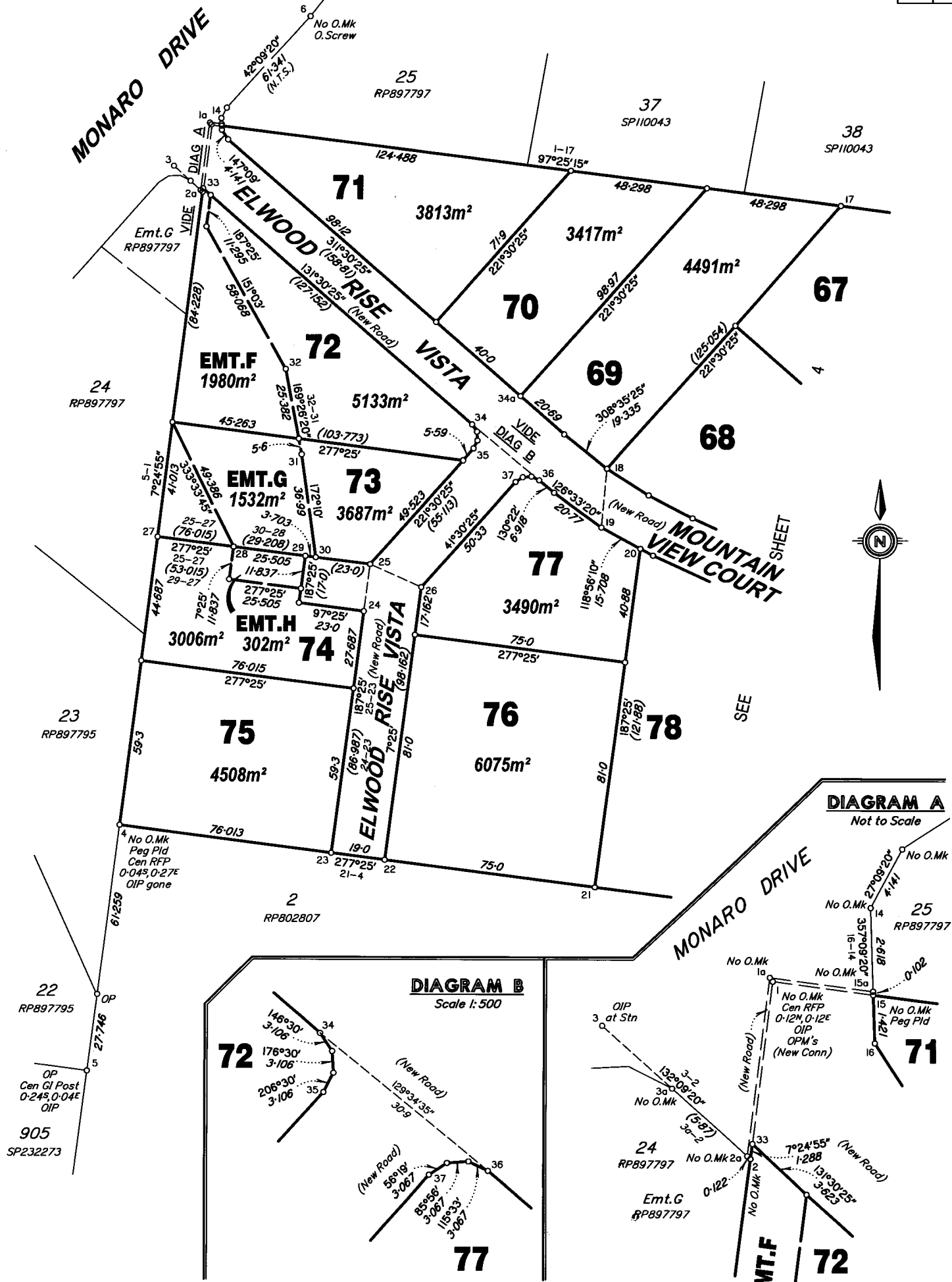


DIAGRAM A
Not to Scale

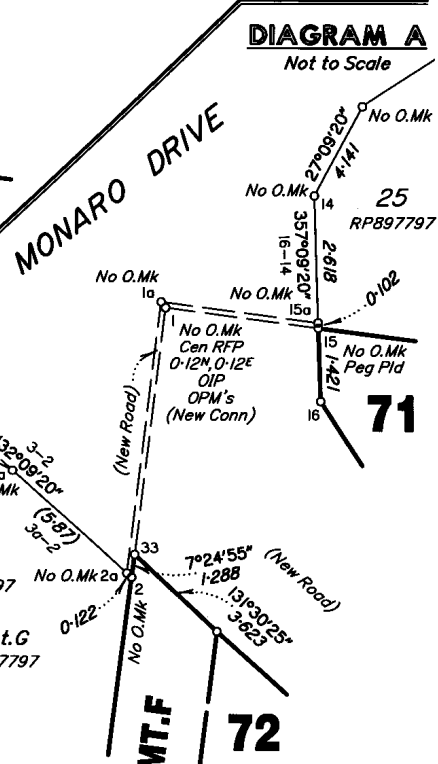
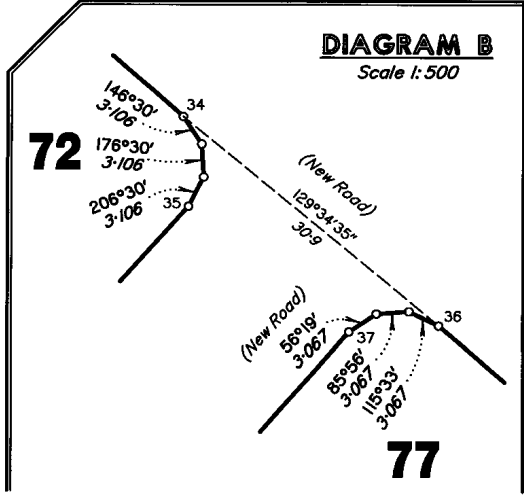
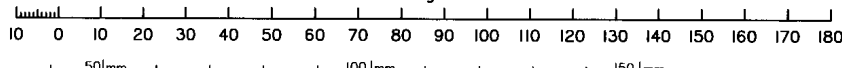


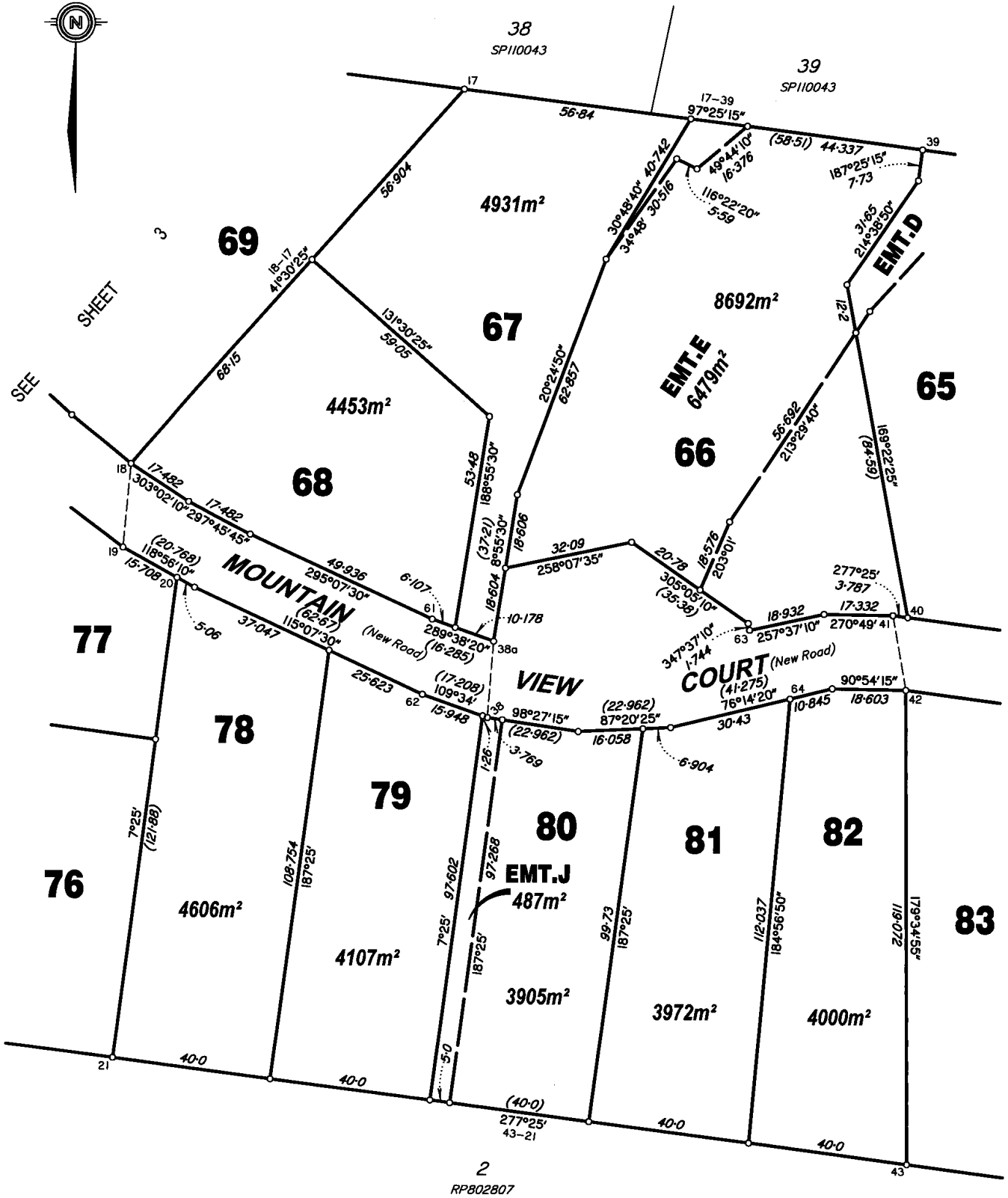
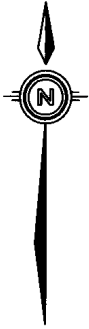
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Scale 1:500



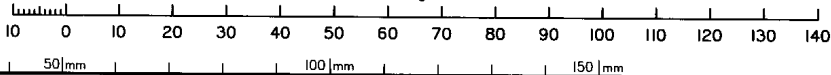
Scale 1:1250 - Lengths are in Metres.



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Insert Plan Number **SP290315**



Scale 1: 1000 – Lengths are in Metres.



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Insert Plan Number

SP290315

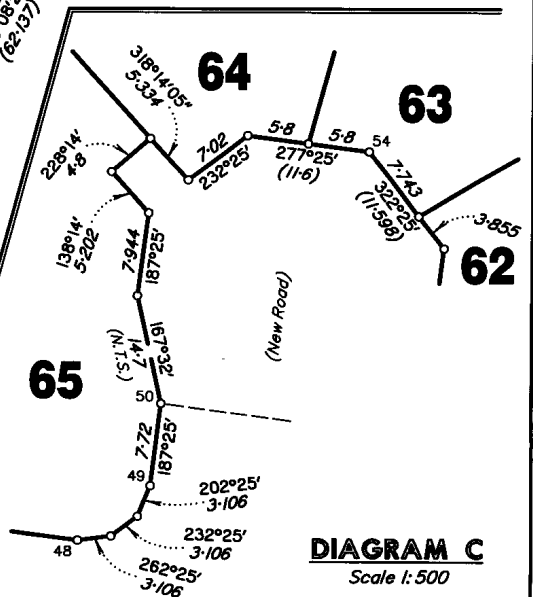
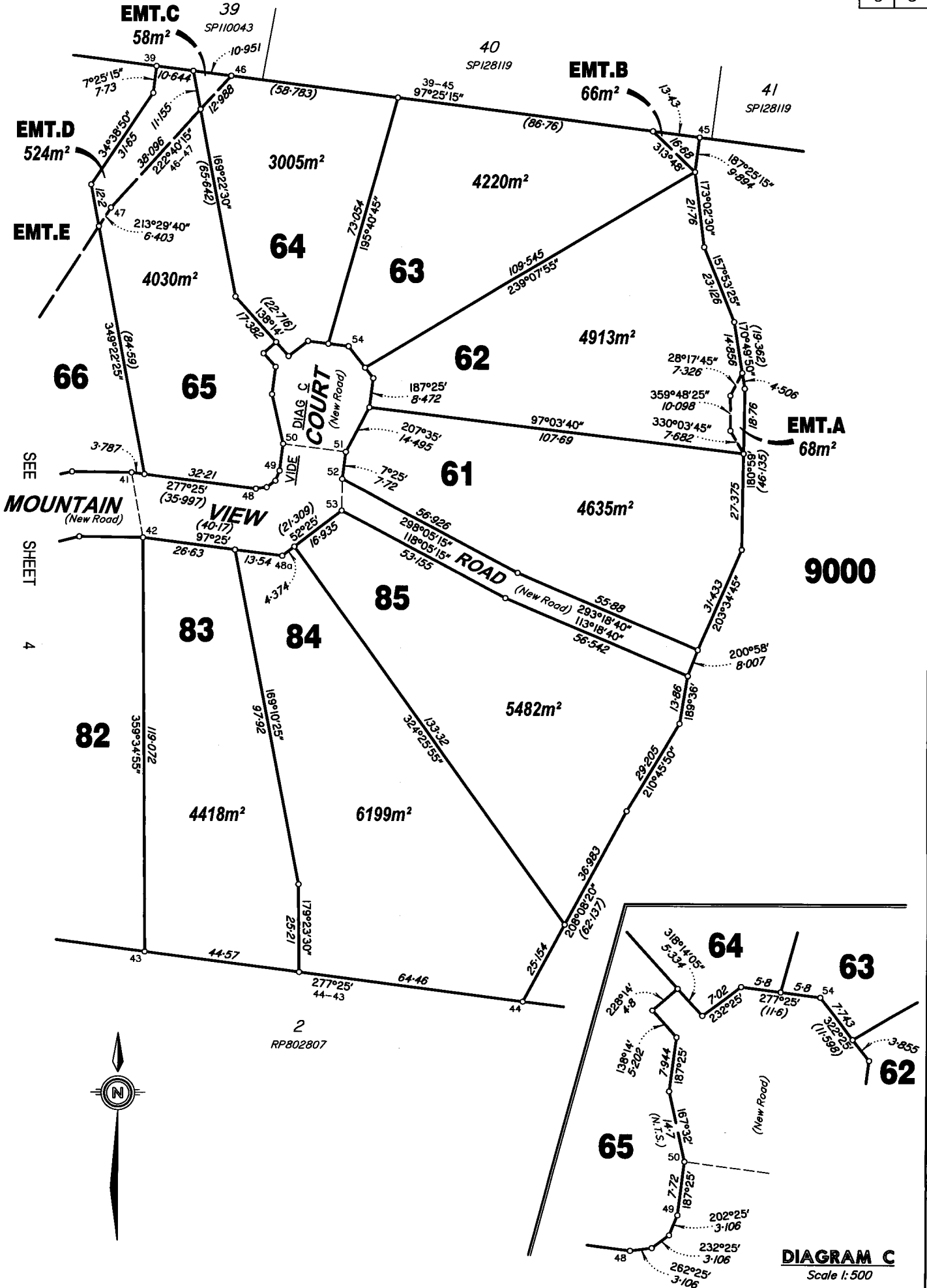
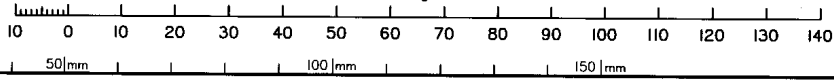


DIAGRAM C
Scale 1:500

Scale 1:1000 - Lengths are in Metres.



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