

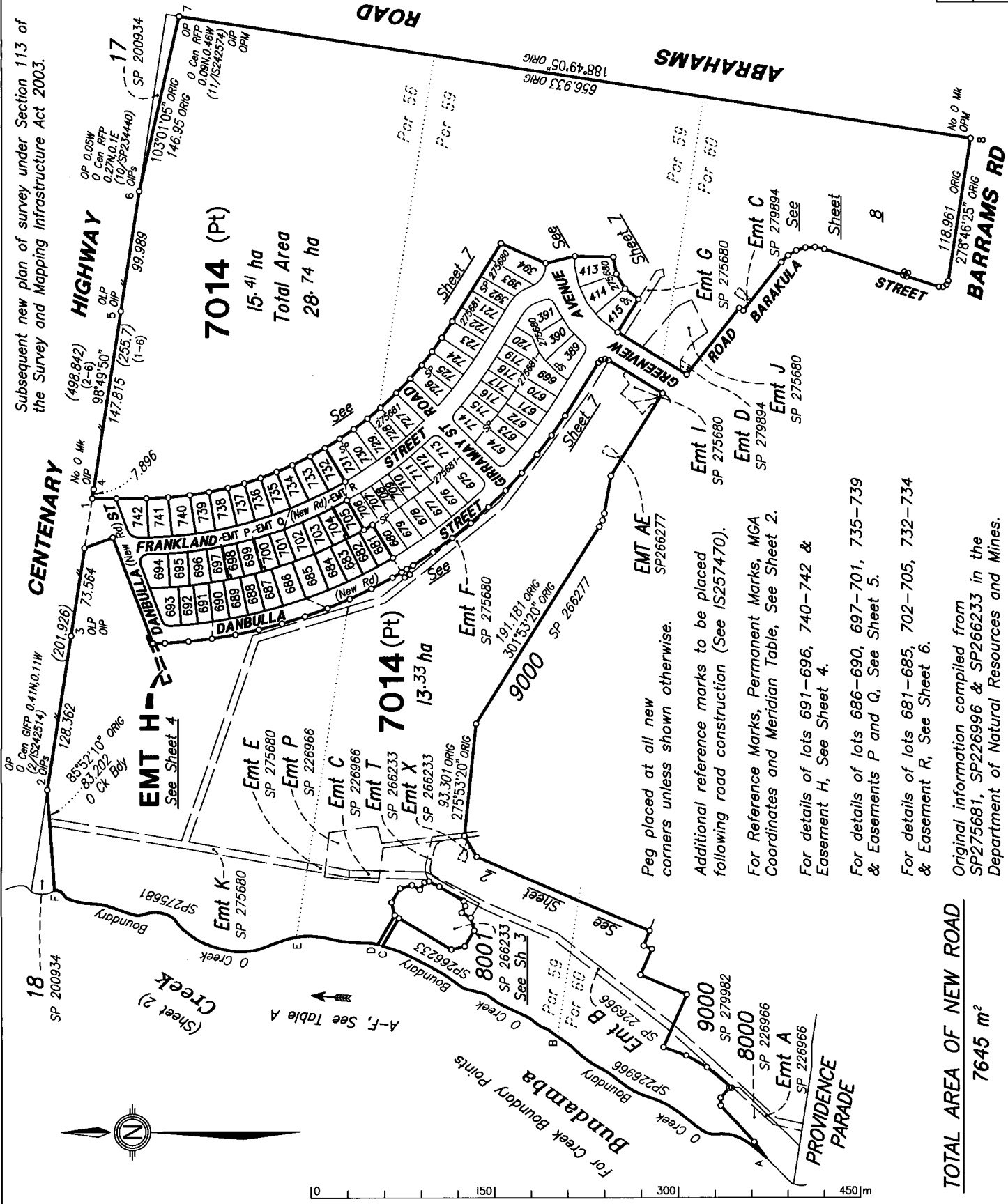
FINAL 116052-20 (MDW/IPW)

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

SURVEY PLAN

Sheet 1 of 10

Subsequent new plan of survey under Section 113 of the Survey and Mapping Infrastructure Act 2003.



Peg placed at all new corners unless shown otherwise.

Additional reference marks to be placed following road construction (See IS257470).

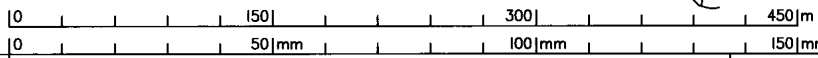
For Reference Marks, Permanent Marks, MGA Coordinates and Meridian Table, See Sheet 2.

For details of lots 691-696, 740-742 & Easement H, See Sheet 4.

For details of lots 686-690, 697-701, 735-739 & Easements P and Q, See Sheet 5.

For details of lots 681-685, 702-705, 732-734 & Easement R, See Sheet 6.

Original information compiled from SP275681, SP226996 & SP266233 in the Department of Natural Resources and Mines.



RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Damian James LING, associate surveyor, for whose work the corporation accepts responsibility, under the supervision of Robin Gene ANDERSON, 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 8/2/2016.

*R.G. Ande* ..... Authorised Delegate  
3/3/2016 ..... Date

**PLAN OF**  
**LOTS 681 - 705, 732 - 742, 7014 & EASEMENT P IN LOT 698, EASEMENT Q IN LOT 700, EASEMENT R IN LOT 704 & EASEMENT H IN LOT 7014**  
**Cancelling Lot 7013 on SP 275681**

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

**Meridian:** MGA (Zone 56) Vide Meridian Table    **Survey Records:** NO

Scale: 1 : 3000

Format: STANDARD

**SP275685**

FINAL 116052-20 (MDW/PW)

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

**717184463**

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12/04/2016 14:41

**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

Cooper Grace Ward Lawyers  
Level 21, 400 George Street  
BRISBANE QLD 4000  
GPO Box 834, Brisbane 4001

E: jaclyn.lloyd@cgw.com.au  
P: 3231 2418

131B

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

1. Certificate of Registered Owners or Lessees.

I/We DALESWAN PTY LTD  
ACN 105 650 075

(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.

Signature of \*Registered Owners \*Lessees

Daleswan Pty Ltd A.C.N 105 650 075 by its Attorney  
Marcus Roy Ford / ~~Leanne Marie Doney~~ under  
Power of Attorney No. 716096274 who declares that  
he / she has received no notice of revocation of the  
Power of Attorney.

6. Existing

Title Reference	Description	New Lots	Road	Secondary Interests
to issue from 51026451 and 5096695	7013 on SP275681	681 - 705, 732 - 742 & 7014	New Road	Easements H, P, Q & R

Easement

- 716178072 (Emt B on SP226966)
- 716178072 (Emt C on SP226966)
- 716178072 (Emt P on SP226966)
- 716178130 (Emt T on SP266233)
- 716178132 (Emt T on SP266233)
- 716178132 (Emt X on SP266233)
- 717040657 (Emt C on SP279894)
- 717040657 (Emt D on SP279894)
- 716413723 (Emt AC on SP266277)
- 716413723 (Emt AD on SP266277)
- 716413723 (Emt AE on SP266277)
- (Emt E on SP275680)
- (Emt F on SP275680)
- (Emt G on SP275680)
- (Emt I on SP275680)
- (Emt J on SP275680)
- (Emt K on SP275680)

Lots to be Encumbered

- 7014
- 7014
- 7014
- 7014
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- 7014
- 7014

\* Rule out whichever is inapplicable

2. Planning Body Approval.

\* **IPSWICH CITY COUNCIL**

hereby approves this plan in accordance with the:

% **ECONOMIC DEVELOPMENT ACT 2012**

Dated this 7<sup>TH</sup> day of APRIL 2016

..... #  
..... #

Authorised Local  
Government Officer

\* Insert the name of the Planning Body.

% Insert applicable approving legislation.

# Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt : 40/15

Surveyor : 116052-St14

Mortgage

715581735

Lots fully Encumbered

681-705, 732-742  
& 7014

684-704 & 732-742

Por 56

7014

Pors 56, 59 & 60

681-683 & 705

Pors 56 & 59

Lots

Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By : **RPS Australia East Pty Ltd**

Date : 3/3/2016

Signed : RJ Ande

Designation : ..... Cadastrol. 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

Authorised Delegate

Cadastral Surveyor/Director

\*delete words not required

Date

10. Lodgement Fees :

Survey Deposit \$ .....

Lodgement \$ .....

..... New Titles \$ .....

Photocopy \$ .....

Postage \$ .....

TOTAL \$ .....

11. Insert  
Plan  
Number

**SP275685**

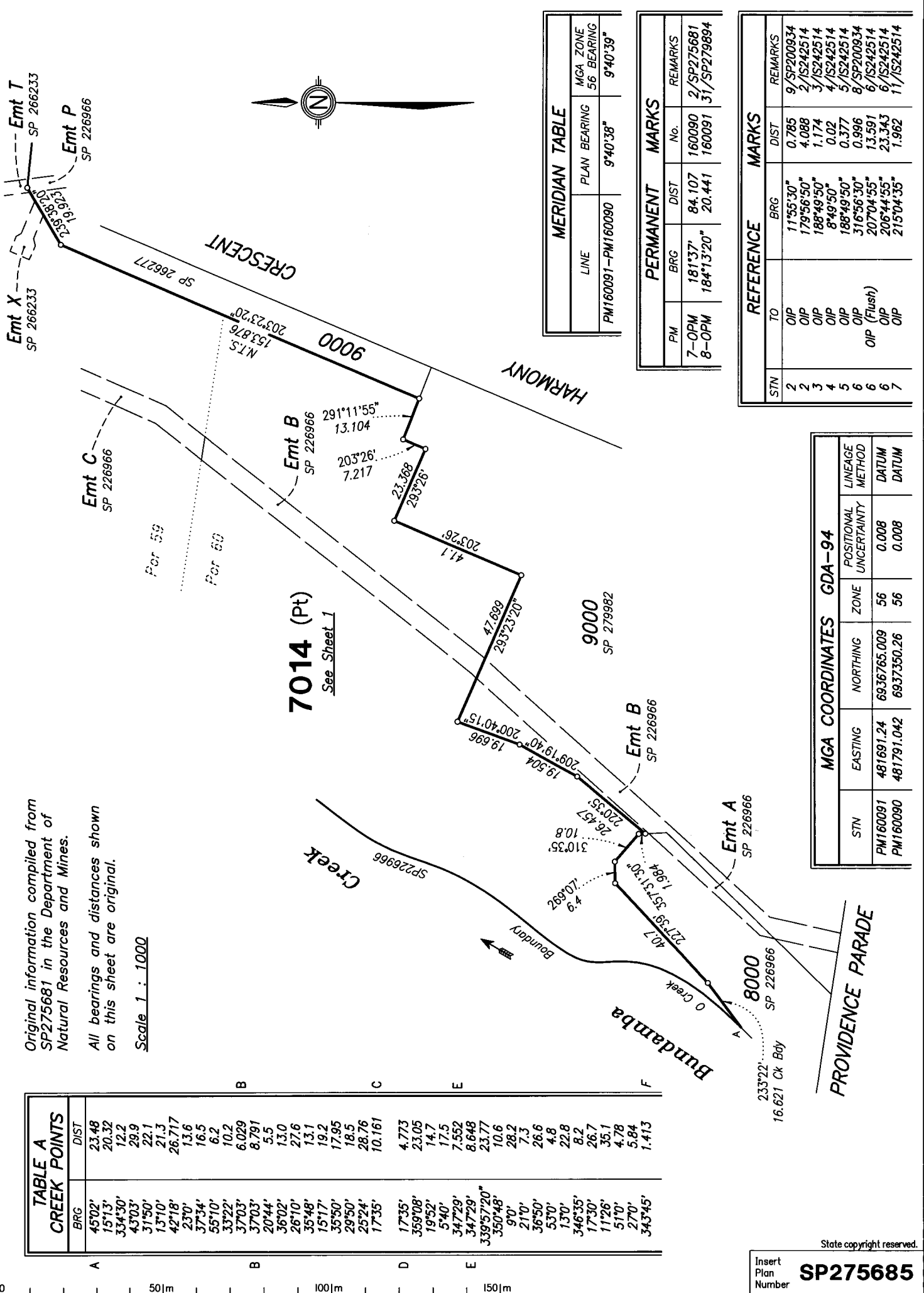


TABLE A CREEK POINTS	
BRG	DIST
45°02'	23.48
15°13'	20.32
334°50'	12.2
43°03'	29.9
31°50'	22.1
13°10'	21.3
42°18'	26.717
23°0'	13.6
37°34'	16.5
55°10'	6.2
33°22'	10.2
37°03'	6.029
37°03'	8.791
20°44'	5.5
36°02'	13.0
26°10'	27.6
35°48'	13.1
15°17'	19.2
35°50'	17.95
29°50'	18.5
25°24'	28.76
17°35'	10.161
17°35'	4.773
359°08'	23.05
19°52'	14.7
5°40'	17.5
347°29'	7.552
347°29'	8.648
339°57'20"	23.77
350°48'	10.6
9°0'	28.2
21°0'	7.3
36°50'	26.6
53°0'	4.8
13°0'	22.8
346°35'	8.2
17°30'	26.7
11°26'	35.1
51°0'	4.78
27°0'	5.84
343°45'	1.413

MERIDIAN TABLE		
LINE	PLAN BEARING	MGA ZONE
PM160091-PM160090	9°40'38"	56
		9°40'39"

PERMANENT MARKS		
PM	BRG	DIST
7-OPM	181°37'	84.107
8-OPM	184°13'20"	20.441

REFERENCE MARKS				
STN	TO	BRG	DIST	REMARKS
2	OIP	11°55'30"	0.785	9/SP200934
2	OIP	179°56'50"	4.088	2/IS242514
3	OIP	188°49'50"	1.174	3/IS242514
4	OIP	8°49'50"	0.02	4/IS242514
5	OIP	188°49'50"	0.377	5/IS242514
6	OIP	316°56'30"	0.996	8/SP200934
6	OIP (Flush)	207°04'55"	13.591	6/IS242514
6	OIP	206°44'55"	23.343	6/IS242514
7	OIP	215°04'35"	1.962	11/IS242514

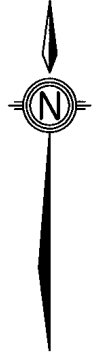
MGA COORDINATES GDA-94				
STN	EASTING	NORTHING	ZONE	LINEAGE METHOD
PM160091	481691.24	6936765.009	56	0.008
PM160090	481791.042	6937350.26	56	0.008

State copyright reserved.  
Insert Plan Number **SP275685**

Original information compiled from  
SP266233 in the Department of  
Natural Resources and Mines.

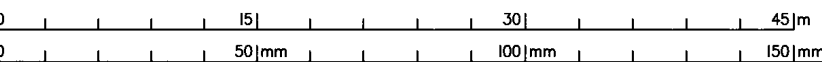
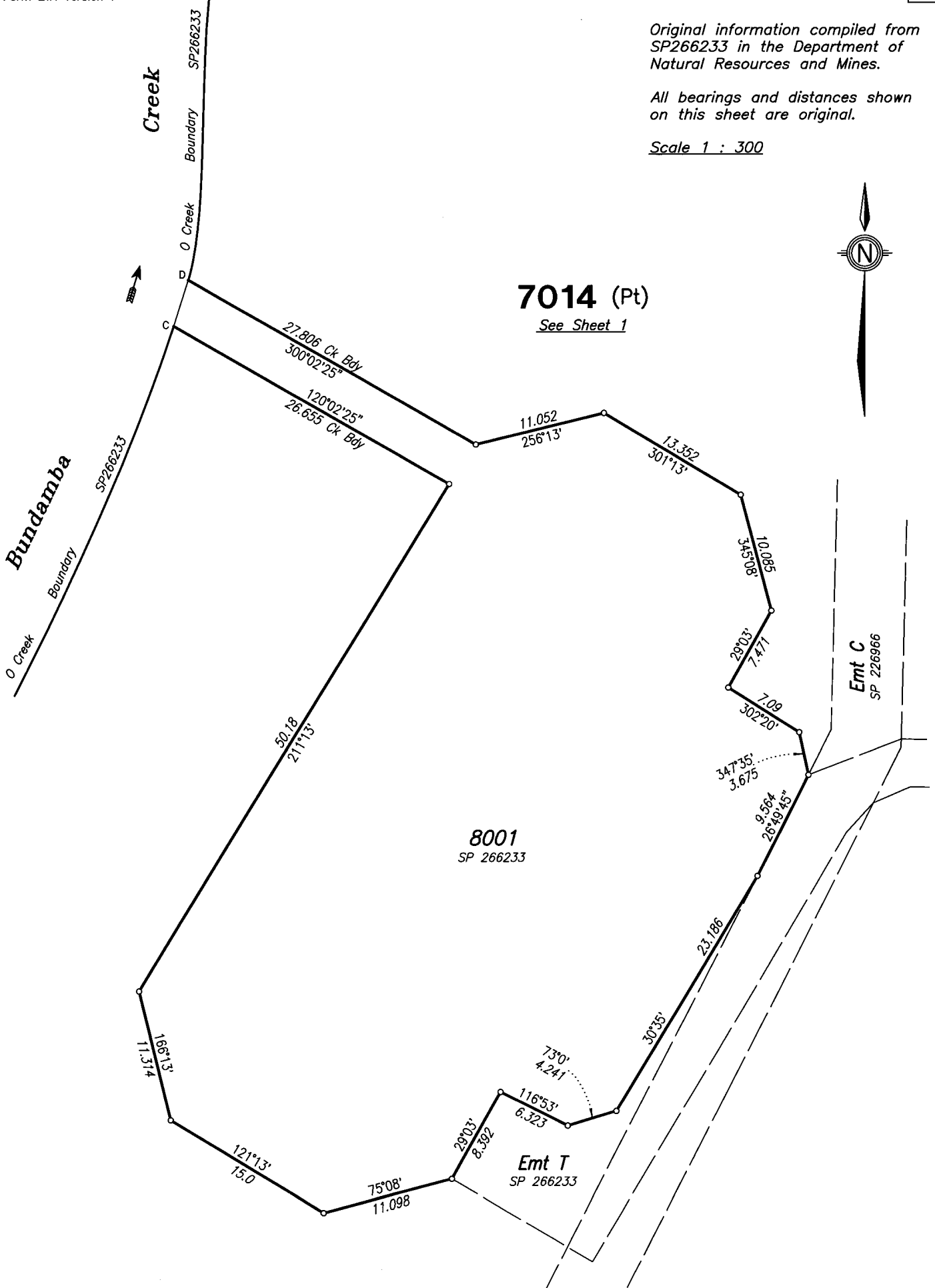
All bearings and distances shown  
on this sheet are original.

Scale 1 : 300



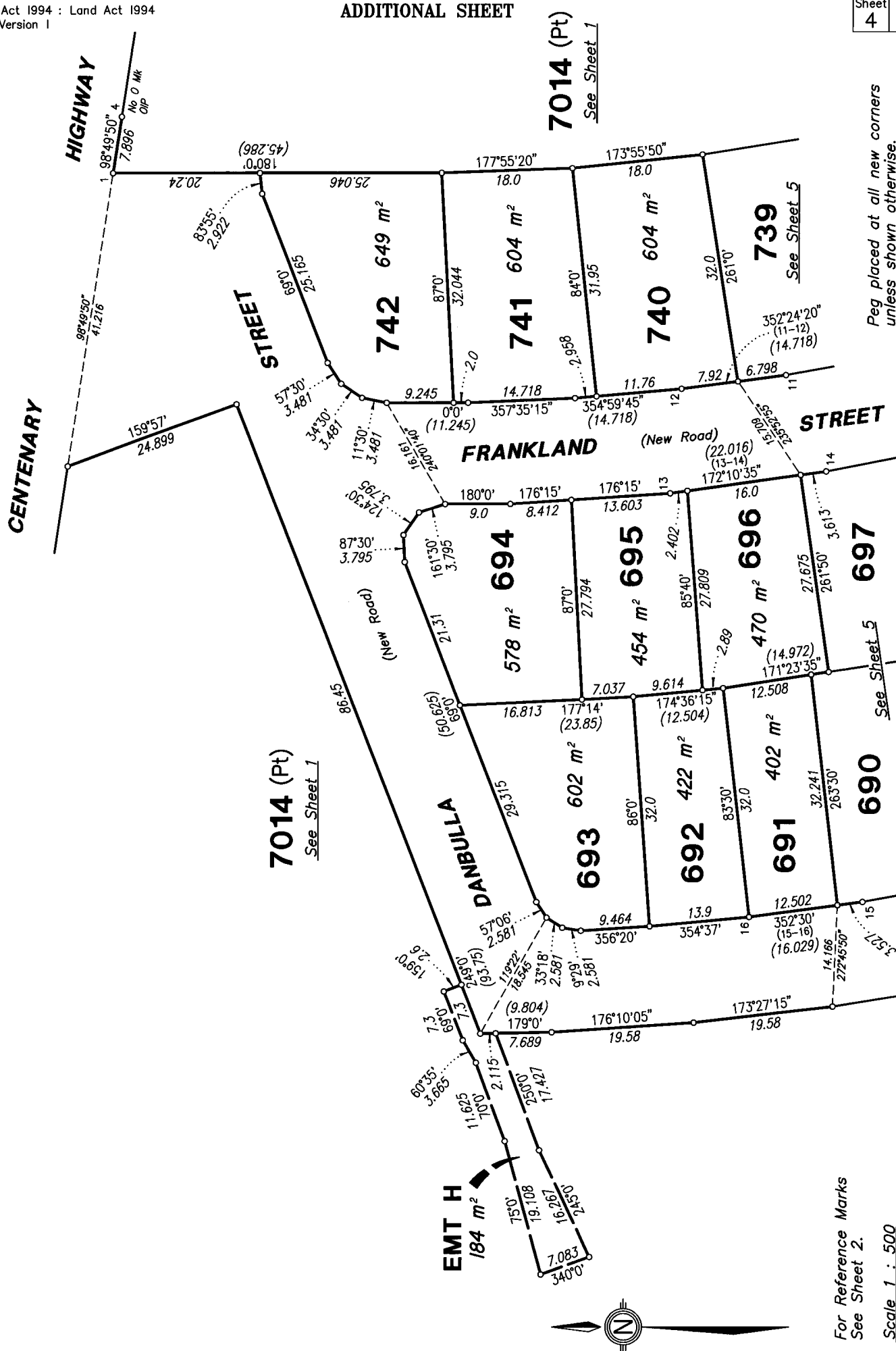
**7014 (Pt)**

*See Sheet 1*



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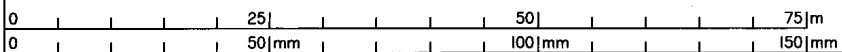
Insert Plan Number **SP275685**



Peg placed at all new corners unless shown otherwise.

For Reference Marks See Sheet 2.  
Scale 1 : 500

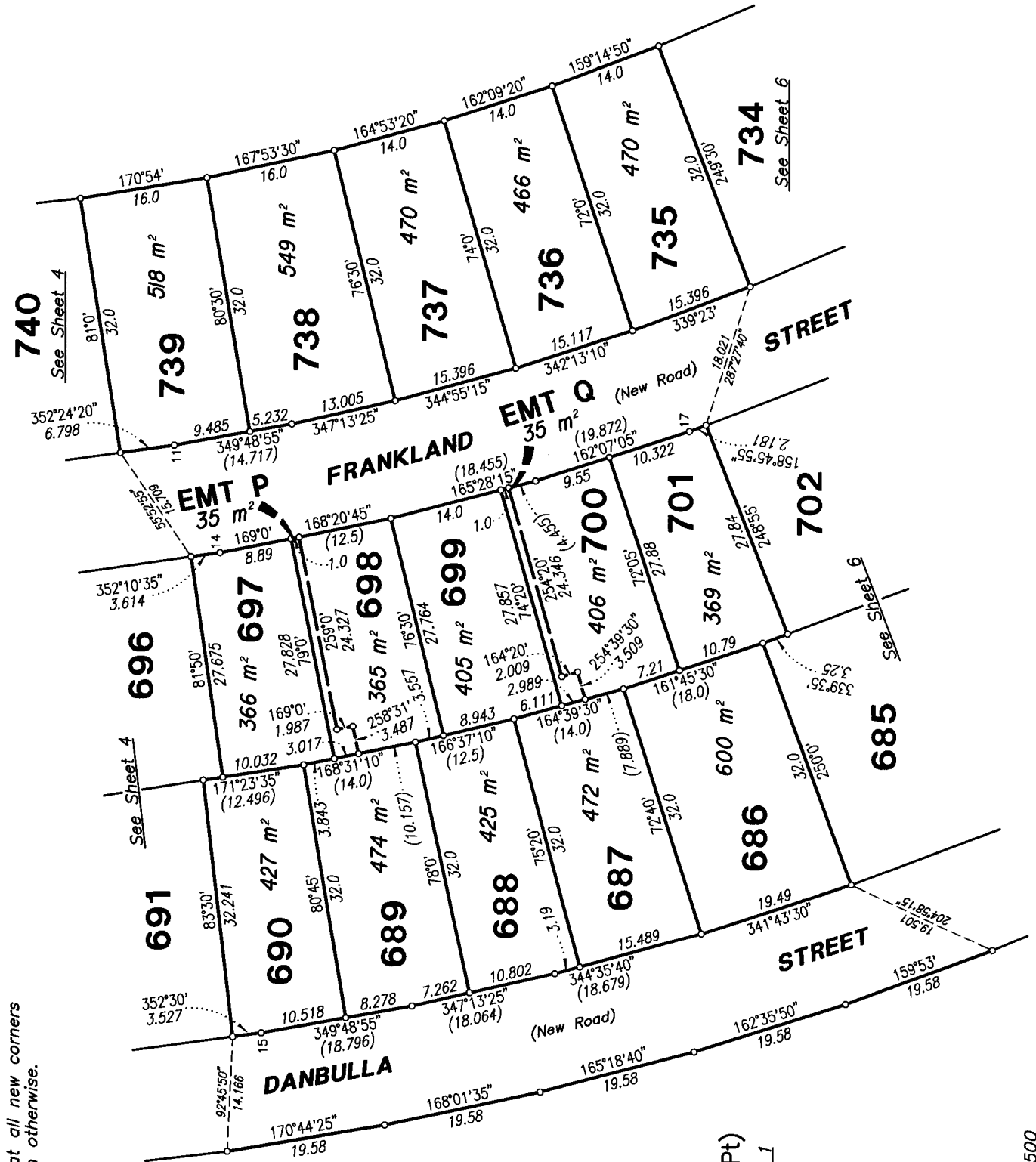
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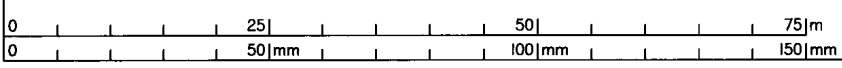
7014 (Pt)  
See Sheet 1



7014 (Pt)  
See Sheet 1

Scale 1 : 500

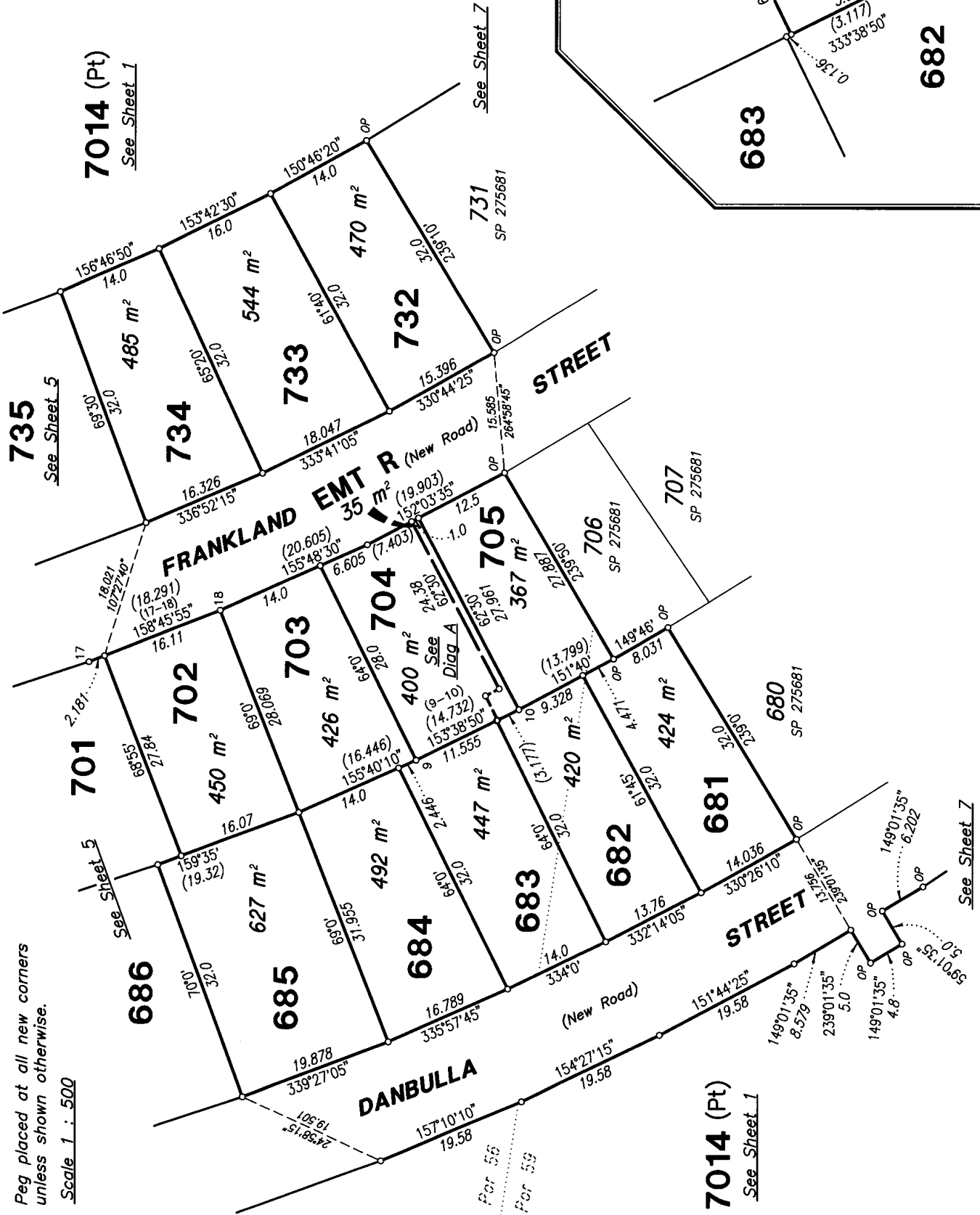
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Insert Plan Number  
**SP275685**

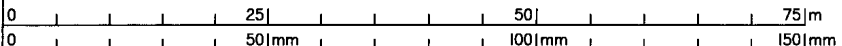


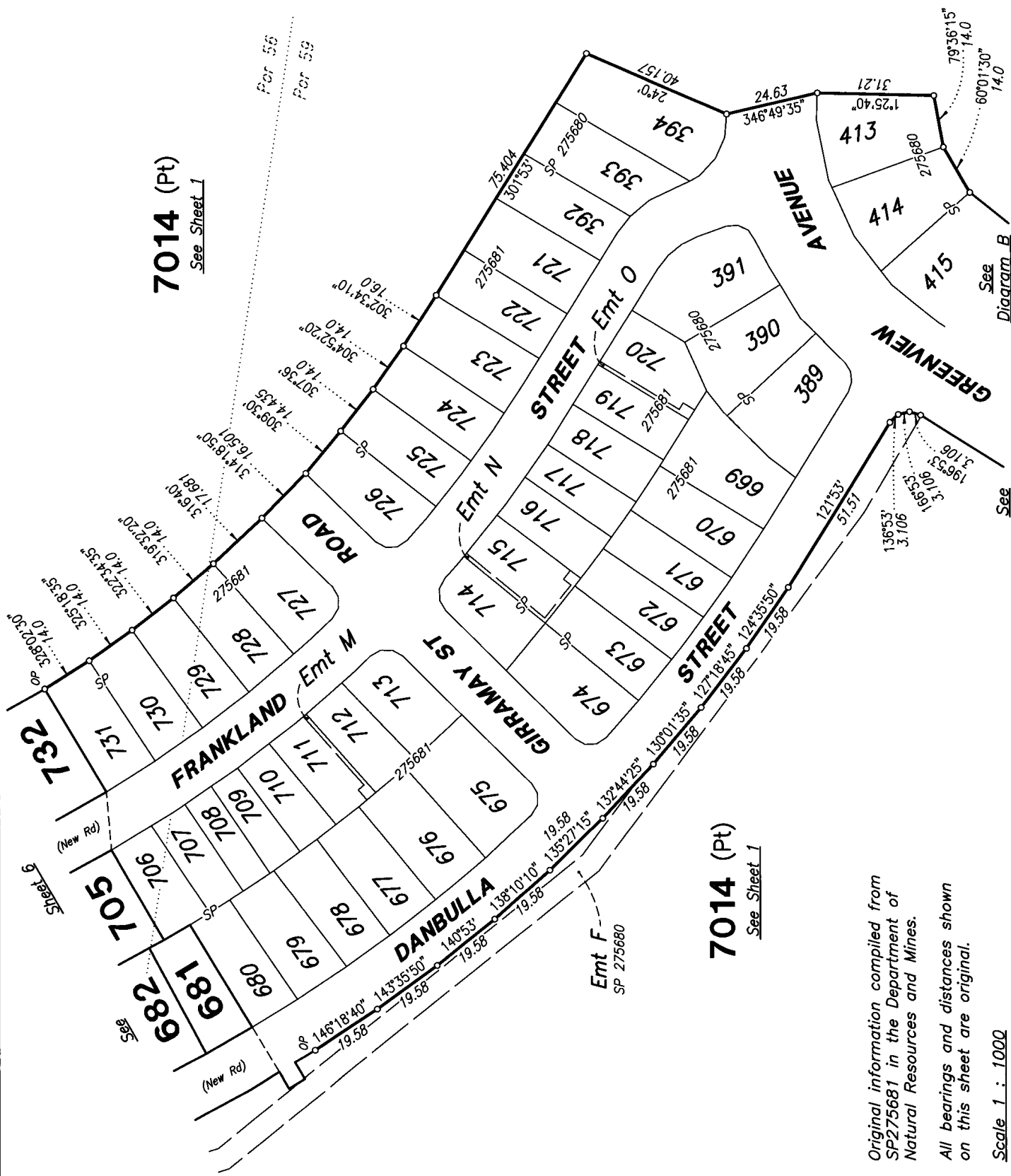
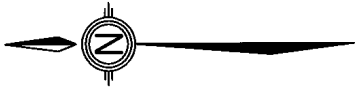
DIAGRAM A  
1 : 100



Peg placed at all new corners unless shown otherwise.

Scale 1 : 500





7014 (Pt)  
See Sheet 1

7014 (Pt)  
See Sheet 1

See Diagram B  
Sheet 8

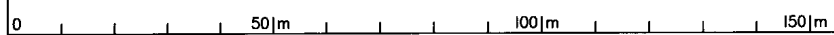
See Sheet 9

Original information compiled from  
SP275681 in the Department of  
Natural Resources and Mines.  
All bearings and distances shown  
on this sheet are original.

Scale 1 : 1000

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Insert Plan Number **SP275685**



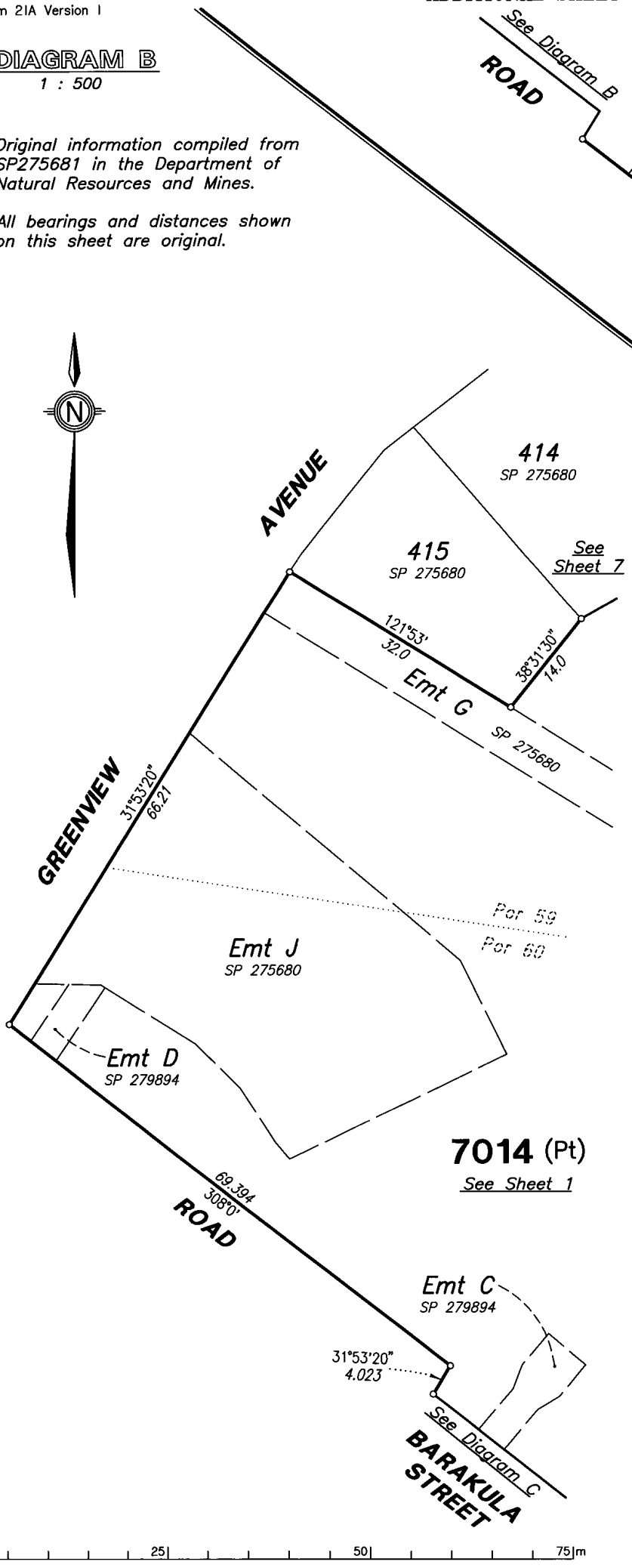


**DIAGRAM B**

1 : 500

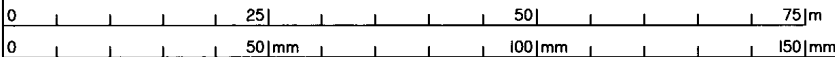
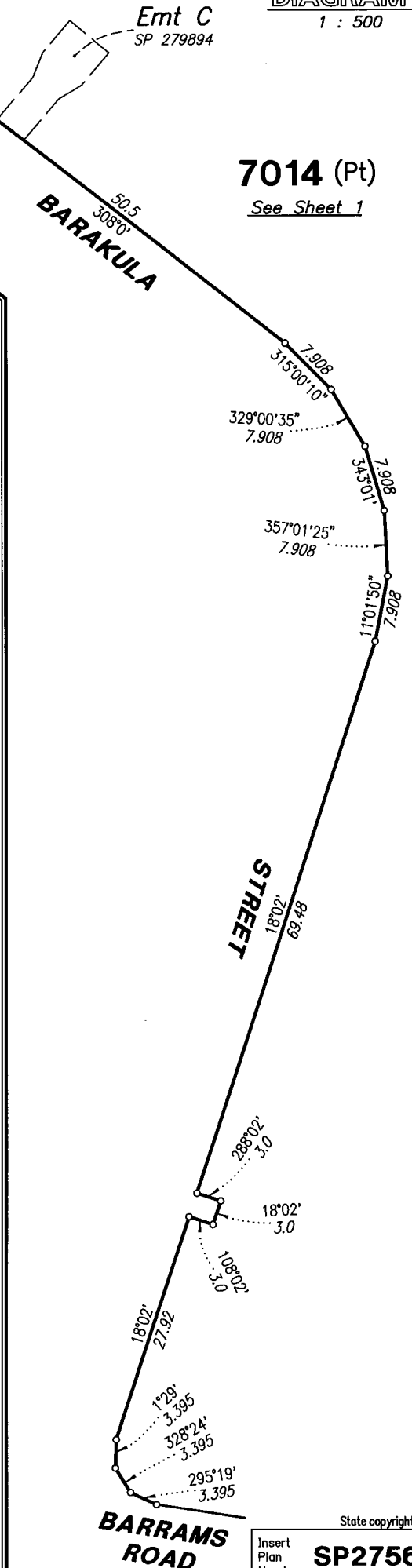
Original information compiled from  
SP275681 in the Department of  
Natural Resources and Mines.

All bearings and distances shown  
on this sheet are original.



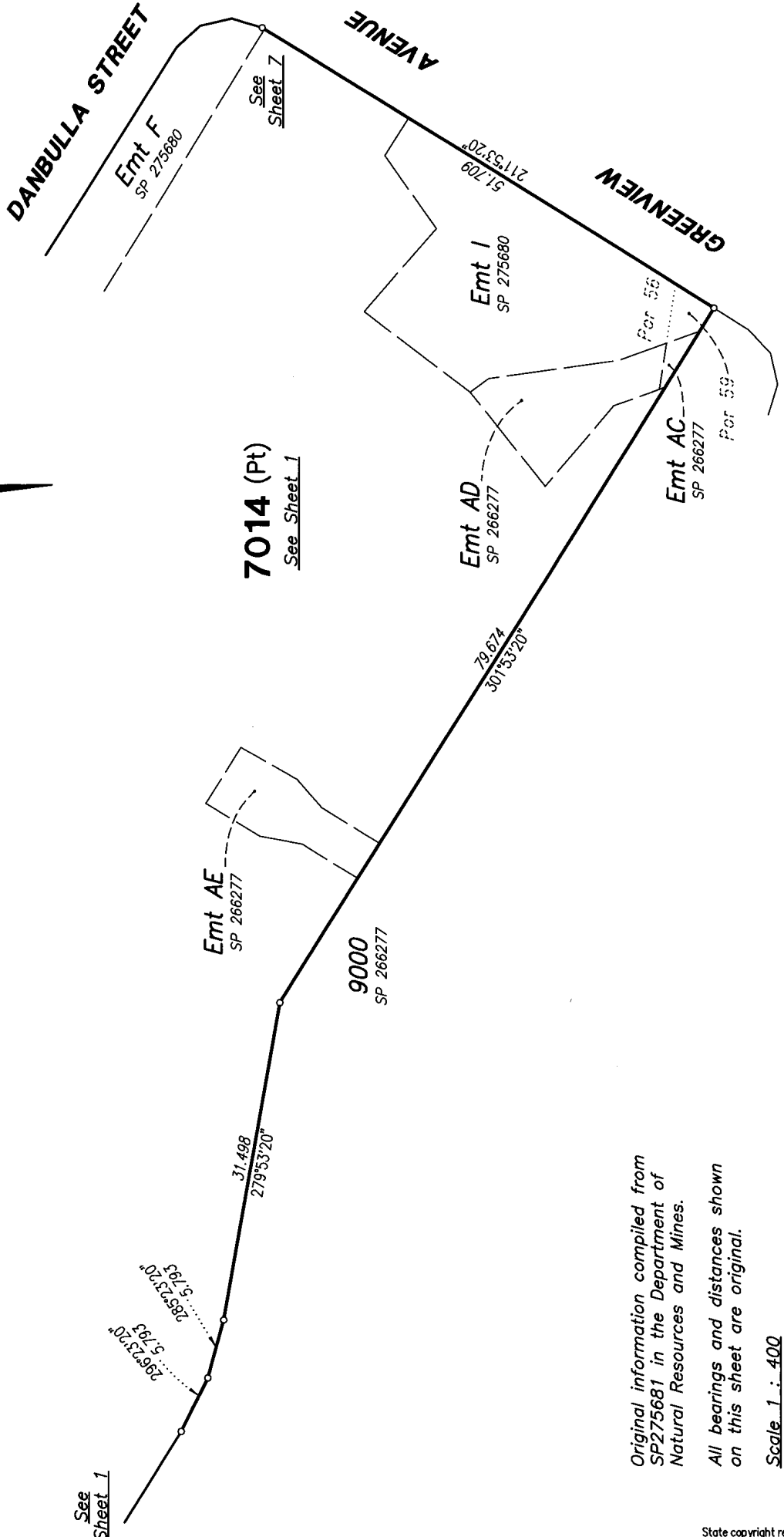
**DIAGRAM C**

1 : 500



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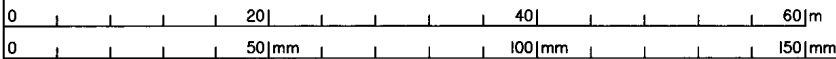
Insert Plan Number **SP275685**



Original information compiled from  
SP275681 in the Department of  
Natural Resources and Mines.  
All bearings and distances shown  
on this sheet are original.

Scale 1 : 400

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Insert  
Plan  
Number **SP275685**

**SURVEY REPORT**

**Subsequent new plan of survey of a non-tidal boundary (watercourse)  
s. 113 Survey and Mapping Infrastructure Act 2003 (SMIA)  
Compiled from registered and authoritative information  
s. 112 SMIA**

(So far as it relates to A-B)

Part of this plan is compiled from SP226966, registered 3/12/2014, which was a first new plan of survey in relation to the relevant length (A-B) of the non-tidal boundary pursuant to s. 108 of the Surveying and Mapping Infrastructure Act 2003.

On the first new plan of survey, the top of high bank was adopted as the boundary. Between station A-B the boundary was compiled using the definition of the non-tidal boundary (watercourse) on SP226966 as the original plan of survey.

**Definition of non-tidal watercourse boundary**

The boundary of the subject land is the top of the high bank adopted on SP226966.

**Compiled plan**

- The location of the boundary at law on SP275685 is consistent with the location of the boundary depicted on SP226966. This has been confirmed by site inspection.
- The plan is a compiled plan of survey and satisfies requirements in s.112 of the SMIA and standard 4.9.2 of the Cadastral Survey Requirements.

**Subsequent new plan of survey of a non-tidal boundary (watercourse)  
s. 113 Survey and Mapping Infrastructure Act 2003 (SMIA)  
Compiled from registered and authoritative information  
s. 112 SMIA**

(So far as it relates to B-C & D-E)

Part of this plan is compiled from SP266233, registered 3/12/2014, which was a first new plan of survey in relation to the relevant length (B-C & D-E) of the non-tidal boundary pursuant to s. 108 of the Surveying and Mapping Infrastructure Act 2003.

On the first new plan of survey, the top of high bank was adopted as the boundary. Between station B-C & D-E the boundary was compiled using the definition of the non-tidal boundary (watercourse) on SP266233 as the original plan of survey.

**Definition of non-tidal watercourse boundary**

The boundary of the subject land is the top of the high bank adopted on SP266233.

**Compiled plan**

- The location of the boundary at law on SP275685 is consistent with the location of the boundary depicted on SP266233. This has been confirmed by site inspection.

The plan is a compiled plan of survey and satisfies requirements in s.112 of the SMIA and standard 4.9.2 of the Cadastral Survey Requirements.

**Subsequent new plan of survey of a non-tidal boundary (watercourse)  
s. 113 Survey and Mapping Infrastructure Act 2003 (SMIA)  
Compiled from registered and authoritative information  
s. 112 SMIA**

(So far as it relates to E-F)

Part of this plan is compiled from SP275681 which was a first new plan of survey in relation to the relevant length (E-F) of the non-tidal boundary pursuant to s. 108 of the Surveying and Mapping Infrastructure Act 2003.

On the first new plan of survey, the top of high bank was adopted as the boundary. Between station E-F the boundary was compiled using the definition of the non-tidal boundary (watercourse) on SP275681 as the original plan of survey.

**Definition of non-tidal watercourse boundary**

The boundary of the subject land is the top of the high bank adopted on SP275681.

**Compiled plan**

- The location of the boundary at law on SP275685 is consistent with the location of the boundary depicted on SP275681. This has been confirmed by site inspection.

The plan is a compiled plan of survey and satisfies requirements in s.112 of the SMIA and standard 4.9.2 of the Cadastral Survey Requirements.

*Reinstatement report not required as all boundaries of the subject land have been reinstated from existing monuments and dimensions agree with previous surveys.*