

FINAL 116052-15 (MDW/IPW)

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

SURVEY PLAN

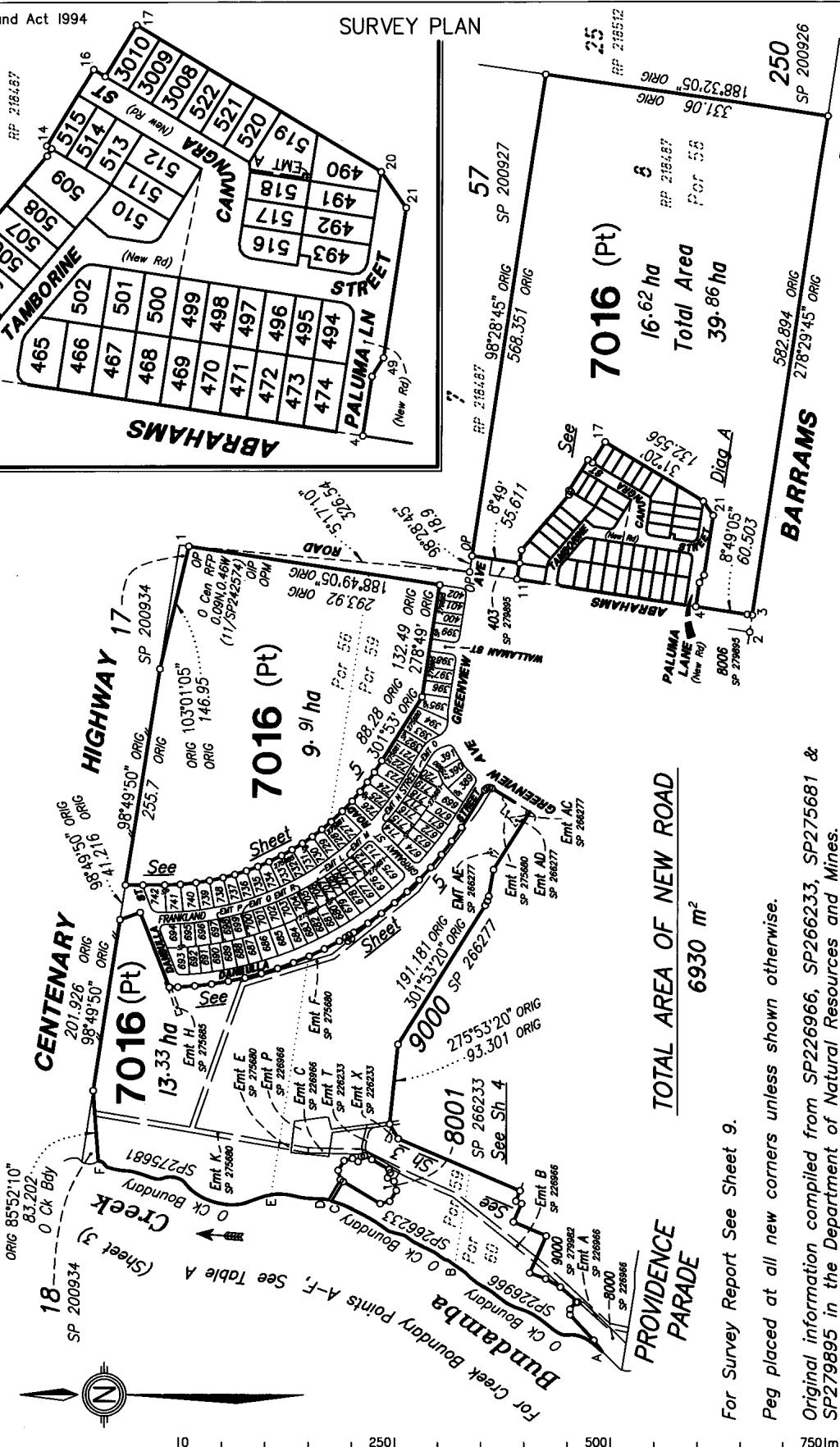
Sheet 1 of 1

DIAGRAM A
1 : 2000

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

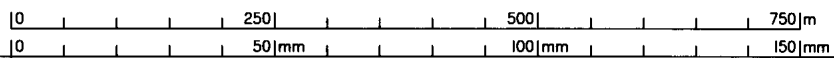
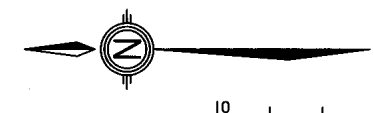
Lots 465-474, 490-522, 3008-3010 & those parts of Lot 7016 created on this plan and being in original Portion 58 (East of Abrahams Road) are restricted to the depth of 30.48 metres from the surface as defined by S151855.

STN	TO	BRG	DIST	REMARKS
1	OIP	215°04'35"	1.962	11/S242514



For details of lots 469-474, 490-499 & 516-521 See Sheet 7.
For details of lots 465-468, 500-515, 522 & 3008-3010 See Sheet 8.

For details of lots 469-474, 490-499 & 516-521 See Sheet 7.
For details of lots 465-468, 500-515, 522 & 3008-3010 See Sheet 8.



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, surveying associate, 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 28/06/2016.

R.G. Andrew
29/6/2016
Authorised Delegate
Date

PLAN OF

LOTS 465 - 474, 490 - 522, 3008 - 3010, 7016 (Restricted) & EASEMENT A IN LOT 519

Cancelling Lot 7015 on SP 279895 (Restricted)

LOCAL GOVERNMENT: IPSWICH CITY LOCALITY: SOUTH RIPLEY

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

Scale: 1 : 5000

Format: STANDARD

SP279896

717415031

\$4700.00
29/07/2016 11:04

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

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		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51045461	Lot 7015 on SP279895	465-474, 490-522, 3008-3010 & 7016	New Road	Easement A

Easement	Lots to be Encumbered
716178072 (Emt B on SP226966)	7016
716178072 (Emt C on SP226966)	7016
716178072 (Emt P on SP226966)	7016
716178130 (Emt T on SP226233)	7016
716178132 (Emt T on SP226233)	7016
716178132 (Emt X on SP226233)	7016
716413723 (Emt AC on SP266277)	7016
716413723 (Emt AD on SP266277)	7016
716413723 (Emt AE on SP266277)	7016
717184369 (Emt E on SP275680)	7016
717184369 (Emt F on SP275680)	7016
717184364 (Emt I on SP275680)	7016
717184369 (Emt K on SP275680)	7016
717184468 (Emt H on SP275685)	7016

Administrative Advice	Lots to be Encumbered
712590427	465-474, 490-522, 3008-3010 & 7016

* Rule out whichever is inapplicable

2. Planning Body Approval.

* IPSWICH CITY COUNCIL AS DELEGATE FOR ECONOMIC
hereby approves this plan in accordance with the: DEVELOPMENT QUEENSLAND
% ECONOMIC DEVELOPMENT ACT

Dated this 26th day of July 2016

D. Jackson #
SENIOR TECHNICAL SUPPORT OFFICER #

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 : 1788/15

Surveyor : 116052-STG9A

Mortgage	Lots fully Encumbered
717370147	465-474, 490-522, 3008-3010 & 7016

465-474, 490-522, & 3008-3010	Por 58
7016	Pors 56, 58, 59 & 60
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By : RPS Australia East Pty Ltd

Date : 29/6/2016 27/7/16

Signed : R. Archer

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

Authorised Delegate _____ Date _____

~~Cadastral Surveyor/Director~~

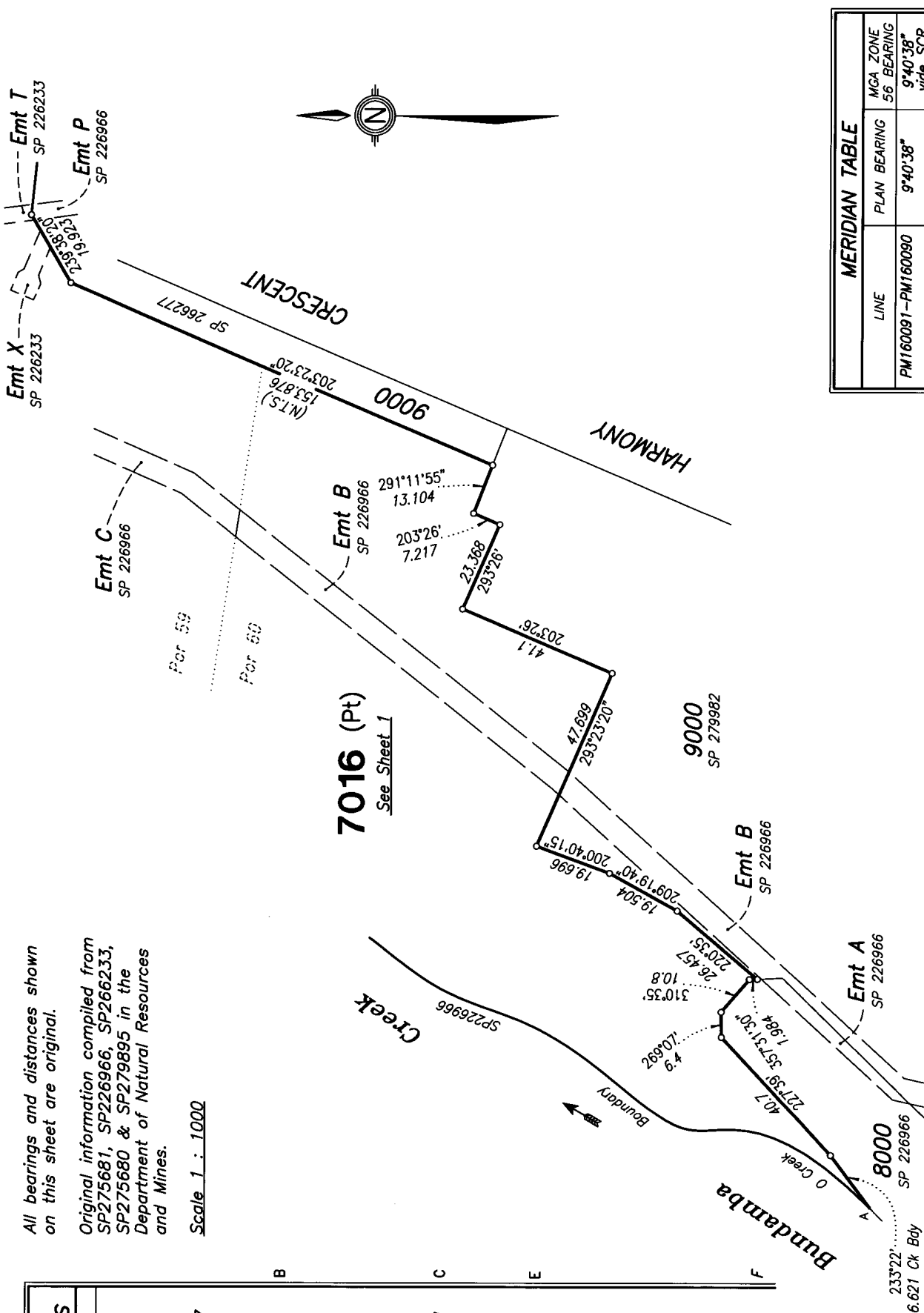
* delete words not required

10. Lodgement Fees :

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

11. Insert Plan Number

SP279896



All bearings and distances shown on this sheet are original.
Original information compiled from SP275681, SP226966, SP266233, SP275680 & SP279895 in the Department of Natural Resources and Mines.
Scale 1 : 1000

BRG	DIST
45°02'	23.48
15°13'	20.32
33°43'	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
34°29'	7.552
34°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°50'	26.7
11°26'	35.1
51°0'	4.78
27°0'	5.84
343°45'	1.413

LINE	PLAN BEARING	MGA ZONE
PM160091-PM160090	9°40'38"	56 BEARING vide SCR

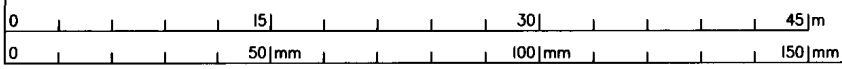
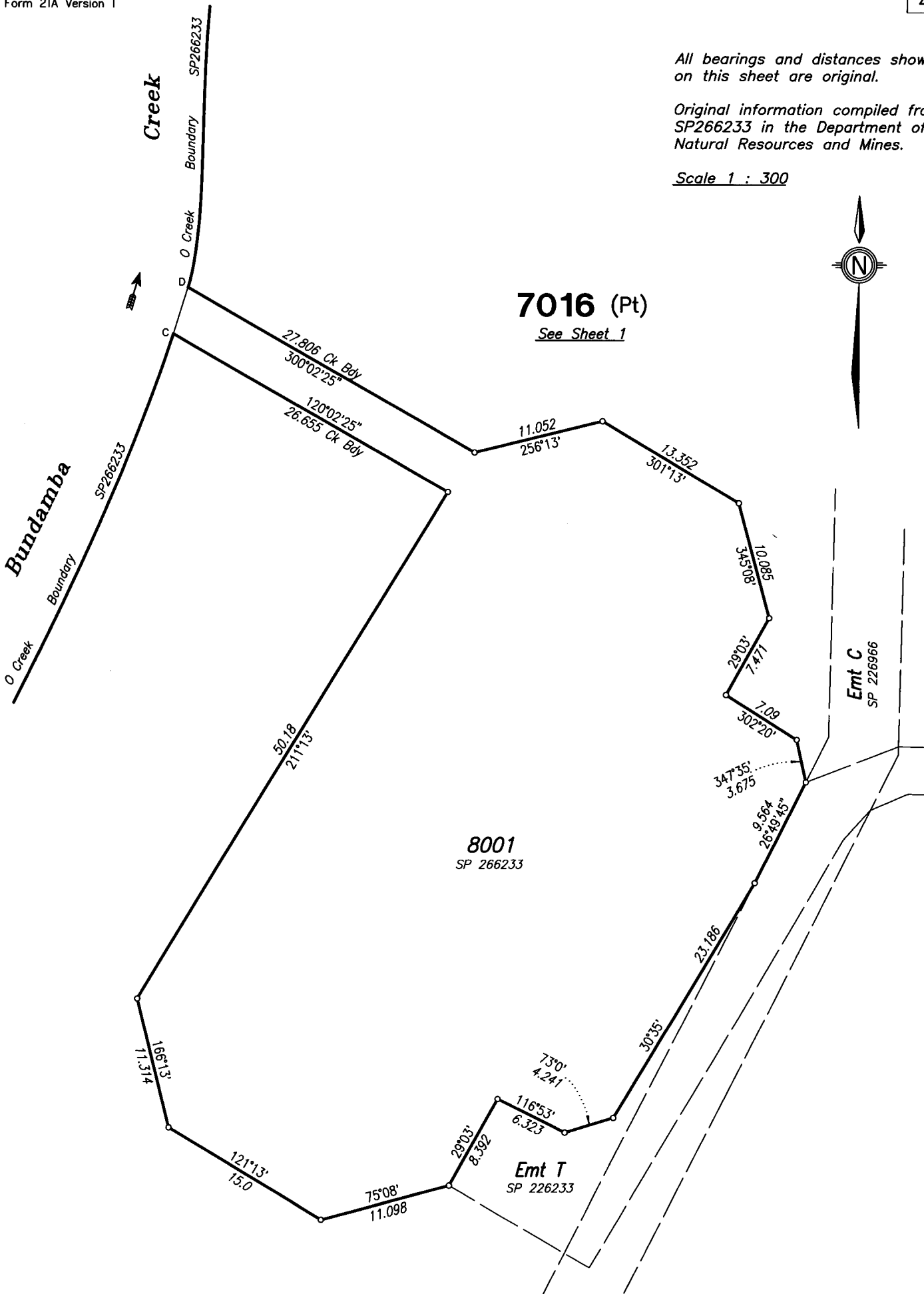
PM	BRG	DIST	No.	REMARKS
1-OPM	181°37'	84.107	160090	2/SP275681
2-OPM	184°13'20"	20.441	160091	31/SP279894
5-OPM Gone	98°49'05"	0.08	112540	18/IS242514

STN	EASTING	NORTHING	ZONE	POSITIONAL UNCERTAINTY	LINEAGE METHOD
PM160091	481691.241	6936765.009	56	0.009	DATUM
PM160090	481791.041	6937350.260	56	0.009	DATUM

All bearings and distances shown on this sheet are original.

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

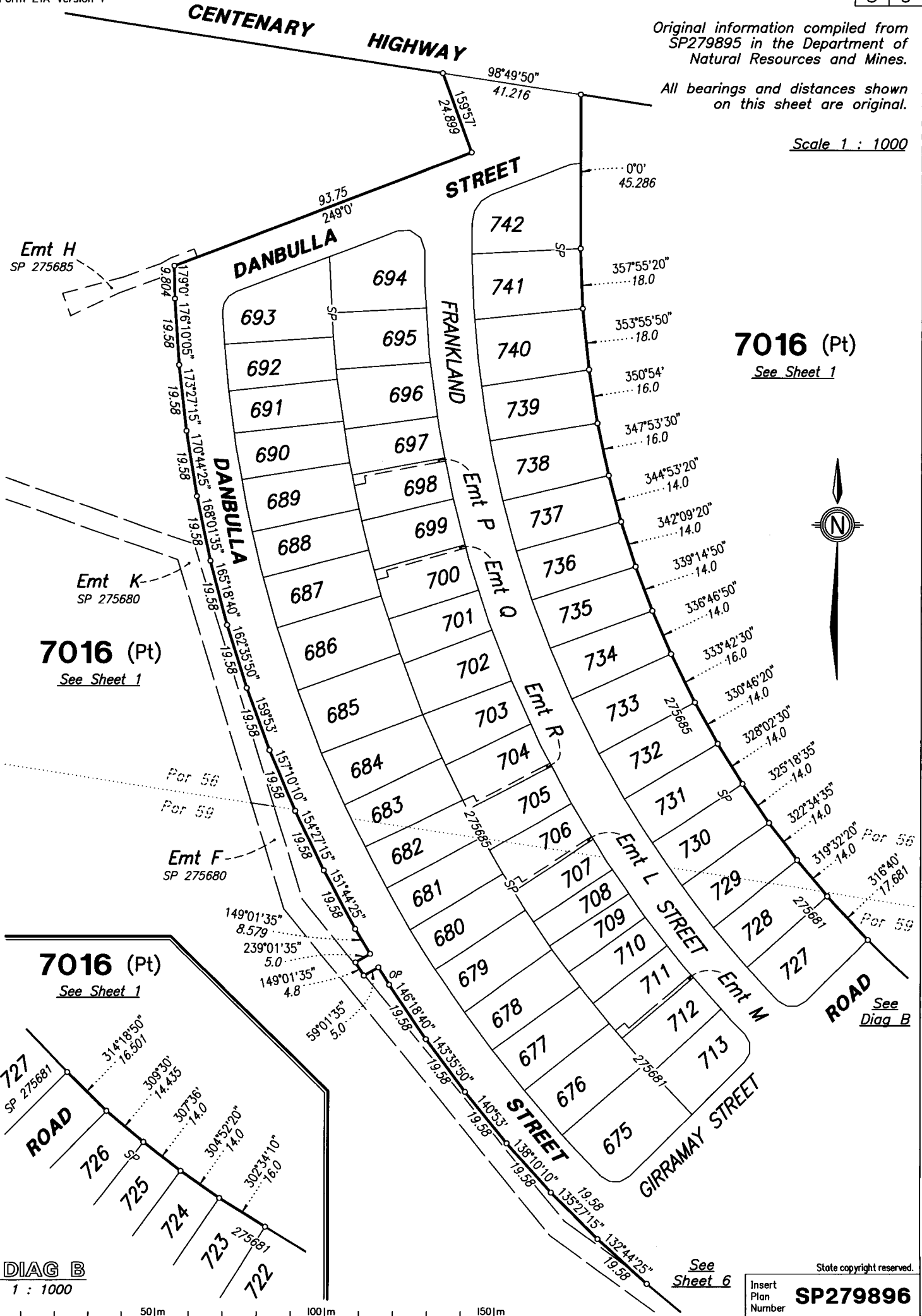
Scale 1 : 300



Original information compiled from
SP279895 in the Department of
Natural Resources and Mines.

All bearings and distances shown
on this sheet are original.

Scale 1 : 1000



7016 (Pt)
See Sheet 1

7016 (Pt)
See Sheet 1

7016 (Pt)
See Sheet 1

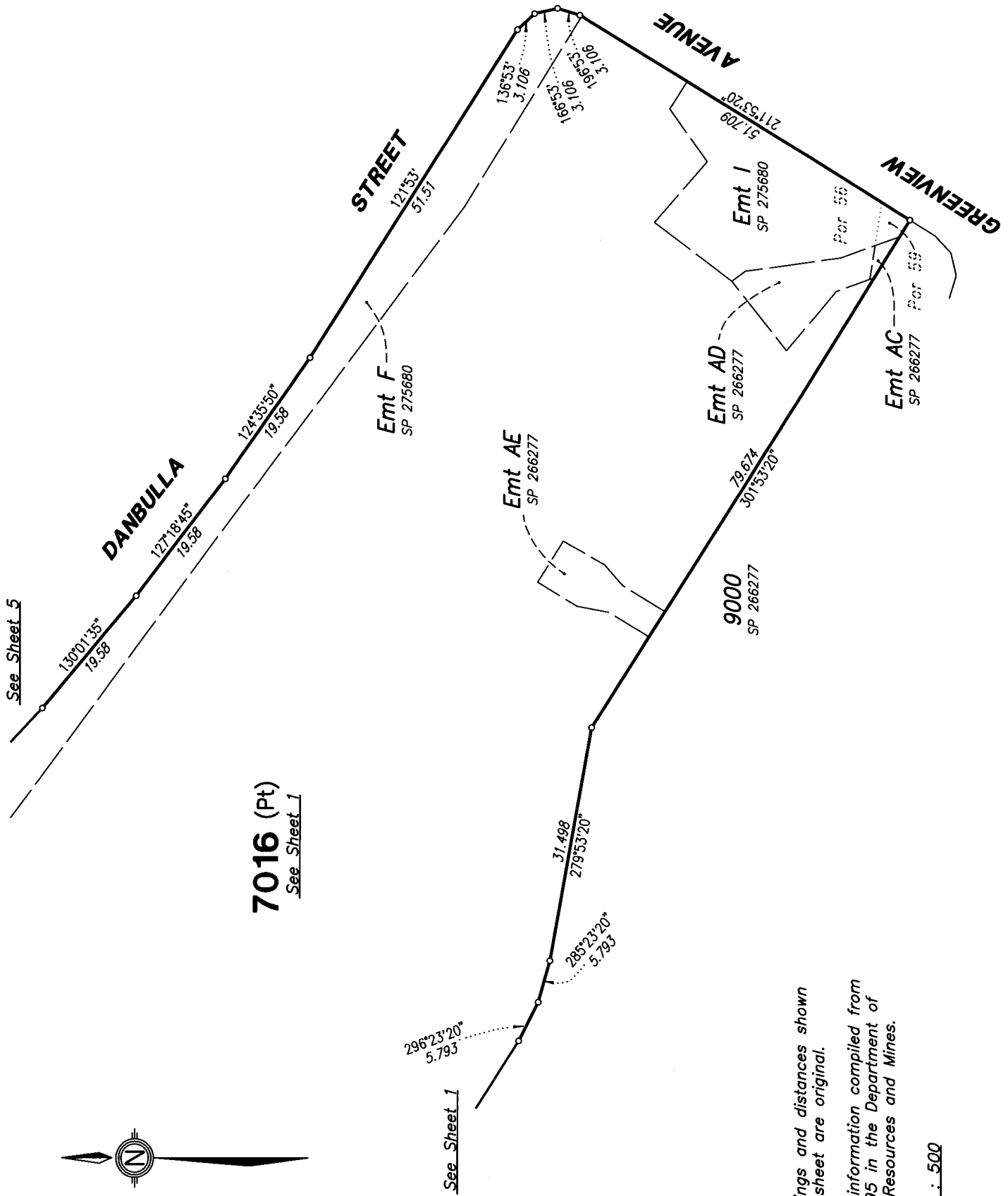
*See
Diag B*

*See
Sheet 6*

State copyright reserved.

Insert
Plan
Number **SP279896**

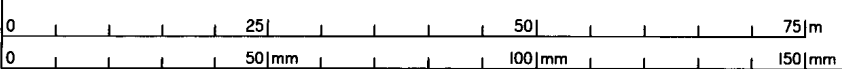
DIAG B
1 : 1000

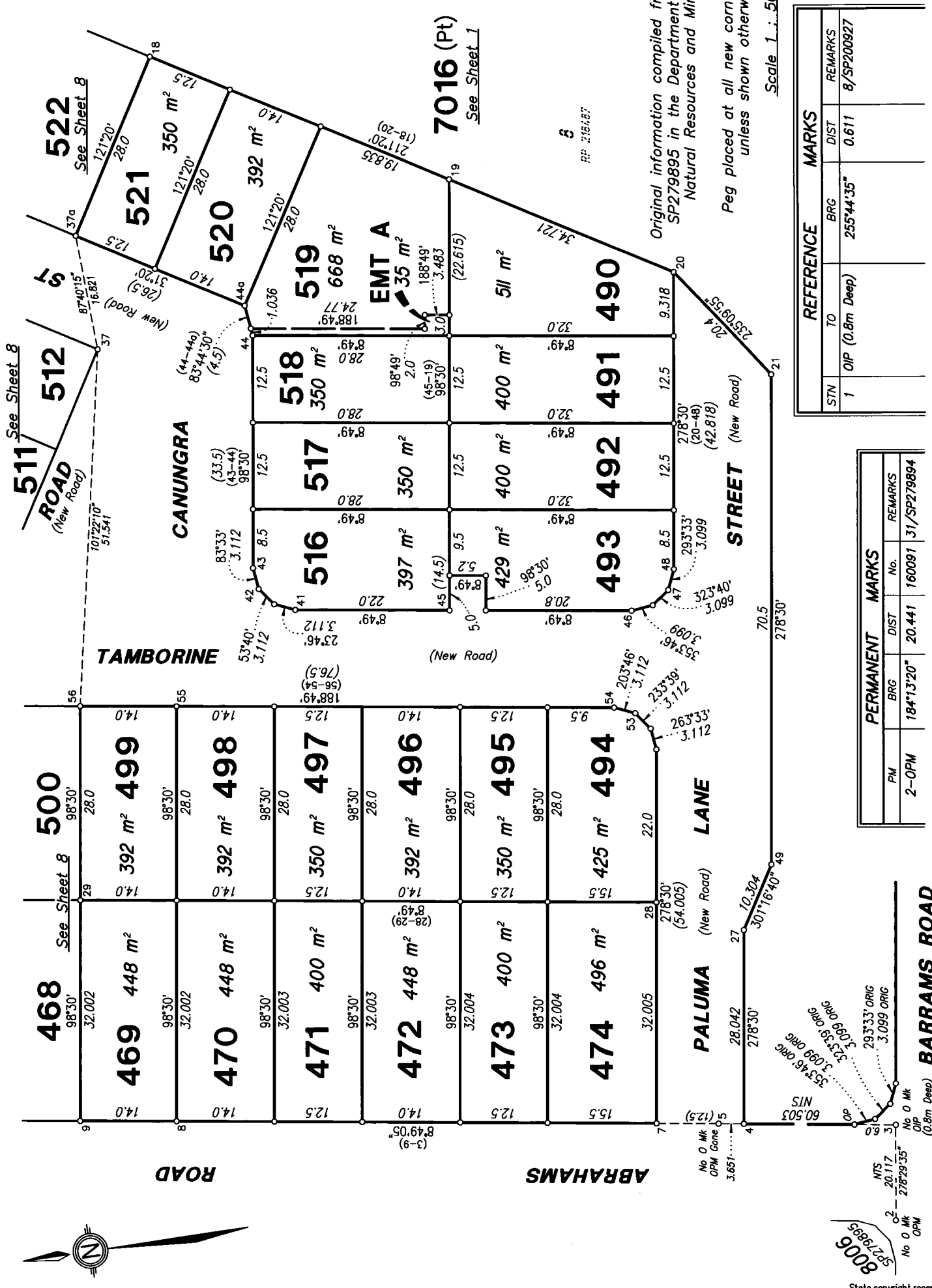


7016 (Pt)
See Sheet 1

All bearings and distances shown on this sheet are original.
Original information compiled from SP279895 in the Department of Natural Resources and Mines.

Scale 1 : 500

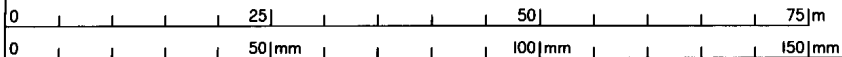
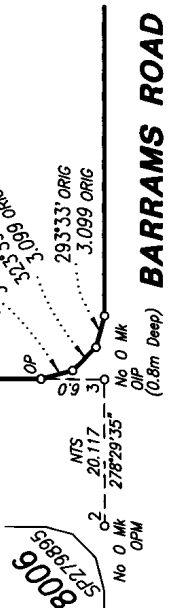




Original information compiled from
SP279895 in the Department of
Natural Resources and Mines.
Peg placed at all new corners
unless shown otherwise.
Scale 1 : 500

REFERENCE		MARKS	
STN	TO	BRG	DIST
1	OIP (0.8m Deep)	255°44'35"	0.611
			8/SP200927

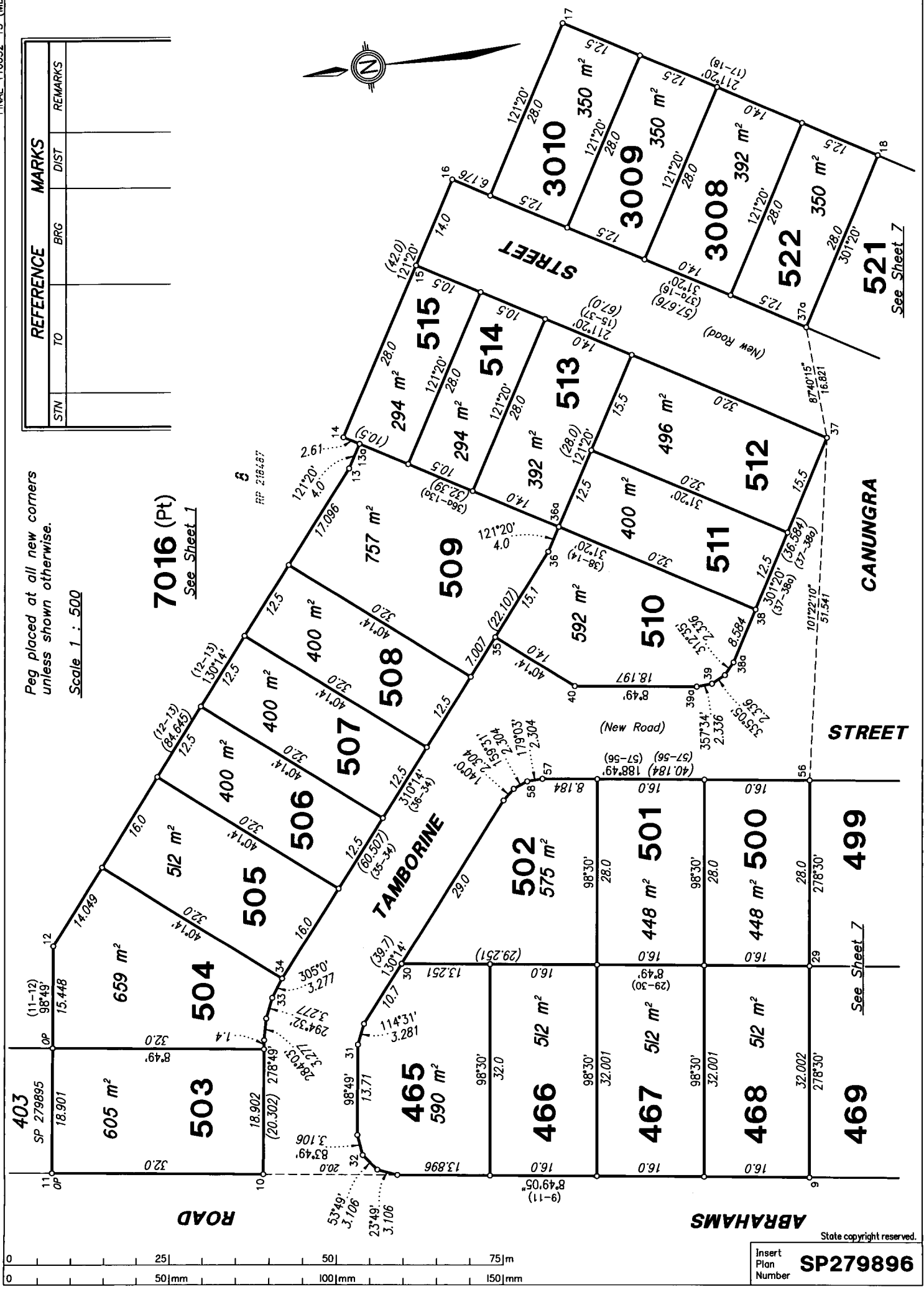
PERMANENT MARKS			
PM	BRG	DIST	REMARKS
2-OPM	184°13'20"	20.441	160091 31/SP279894



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Insert Plan Number **SP279896**

STN	TO	BRG	DIST	REMARKS

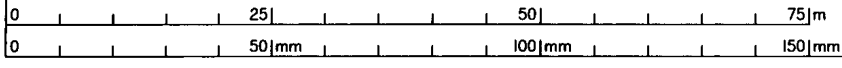
Peg placed at all new corners unless shown otherwise.
Scale 1 : 500



7016 (Pt)
See Sheet 1

See Sheet 7

See Sheet 7



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Insert Plan Number **SP279896**

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 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 SP279896 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-E)

Part of this plan is compiled from SP266233 which was a first new plan of survey in relation to the relevant length (B-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-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 SP279896 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 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 SP279896 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.