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21/02/2023 16:11:49

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

1318

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

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
S1305741 S1305632	Lot 9025 on SP330417 Lot 5 on SP330417	2441-2455, 2504-2531, 2544-2585 & 9026 -	New Rd -	Emts FL & FQ-FT Emit FM

Emit FK on SP332423 (722200703) is partially absorbed by New Road.

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716935593	2441-2455, 2504-2531, 2544-2585 & 9026	

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
710230220	2441-2455, 2504-2531, 2544-2585 & 9026

REINSTATEMENT REPORT

Plans Used: CG1687, SP294850, SP330417 (IS298535), SP330423, SP333902 & SP332423 (IS311091).

Purpose of the Survey: Multi lot subdivision

Meridian: MGA94 (Zone 56) wide NRTK Observations of Ref Marks at Stns 44 & 50.

Adopted Boundaries:

Datum was verified from SP330417 & SP332423 (IS298535 & IS311091), by measurement between OMks & Oref Mks (Stns 43, 44, 44a, 55a & 55b) along Dulcet Way, measuring deed dimensions.

Our meridian/datum was further verified by measuring deed dimensions between OMks & Oref Mks at:
- Stns 1b & 53 vide SP330417 and
- Stns 2a & 39 vide SP330417 (IS298535).

All new lots, easements and roads created in this plan, have been surveyed in the usual manner, with appropriate checks employed.

Sippy Creek (Non-tidal - Subsequent New Plan of Survey)

With respect to the Sippy Creek boundary, this plan is the 29th Subsequent New Plan of Survey under Section 113 of the SMI Act 2003, since SP287464 in 2017.

As far as can be determined, the relevant watercourse features remain unchanged since first inspected and reported on in conjunction with SP287464 and our report accompanying that plan therefore remains current.

As this plan does not create any new right line boundaries that intersect with the existing watercourse boundary and the location of the watercourse at law on this plan is consistent with the location of that boundary as shown on plan CG1687 & SP294850, it complies with Sec 112(4) of the SMI Act.

Accordingly, the creek boundary shown hereon has been adopted and compiled from its original position, based on the field notes for plan CG1687.

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
717879434 (Emit N on SP287464)	9026
717879439 (Emit O on SP287464)	9026
718055105 (Emit Q on SP295696)	9026
718055236 (Emts L & M on SP290978)	9026
718055243 (Emit Z on SP290978)	9026
718055251 (Emts Y & AA-AC on SP290978)	9026
718405961 (Emit F on SP299802)	9026
718562397 (Emit AR on SP302183)	9026
718782706 (Emit AY on SP302184)	9026
718782746 (Emit BD on SP302201)	9026
719026061 (Emit BH on SP303518)	9026
719076916 (Emit BS on SP306953)	9026
719101912 (Emit BO on SP303528)	9026
719101914 (Emts BM & BN on SP303528)	9026
719126138 (Emts BI-BK on SP303526)	9026
719219632 (Emit CD on SP308144)	9026
719602085 (Emit Cj on SP309507)	9026
720268032 (Emts CY & CZ on SP317080)	9026
720268034 (Emit DA on SP317080)	9026
720848570 (Emts EB & EC on SP322790)	9026
721160089 (Emit EV on SP322785)	9026
721363906 (Emts EN & EO on SP330400)	9026
721448415 (Emts ED-EH on SP327060)	9026
721642732 (Emts FA- FE on SP327471)	9026
722033517 (Emit EZ on SP333902)	9026
722200703 (Emit FK on SP332423)	9026
722200702 (Emts FN & FO on SP332423)	9026
722203475 (Emit FP on SP330417)	9026

2441-2455, 2504-2531, 2544-2585 & 9026	Por 487
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt : POS22/0229
Surveyor : PRI07461-44

5. Passed & Endorsed :
By: RPS AAP CONSULTING PTY LTD
ACN 117 883 173
Date: 19/12/22 3/02/23
Signed: *[Signature]*
Designation : Cadastral Surveyor

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
SP330429

STN	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS
43	505597358	7041988122	56	01037	Derived	Network RTK	Screw in Conc
50	505841807	7041799127	56	01037	Derived	Network RTK	Pin

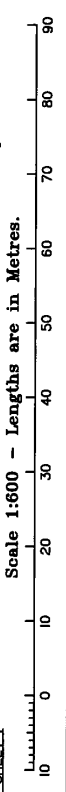
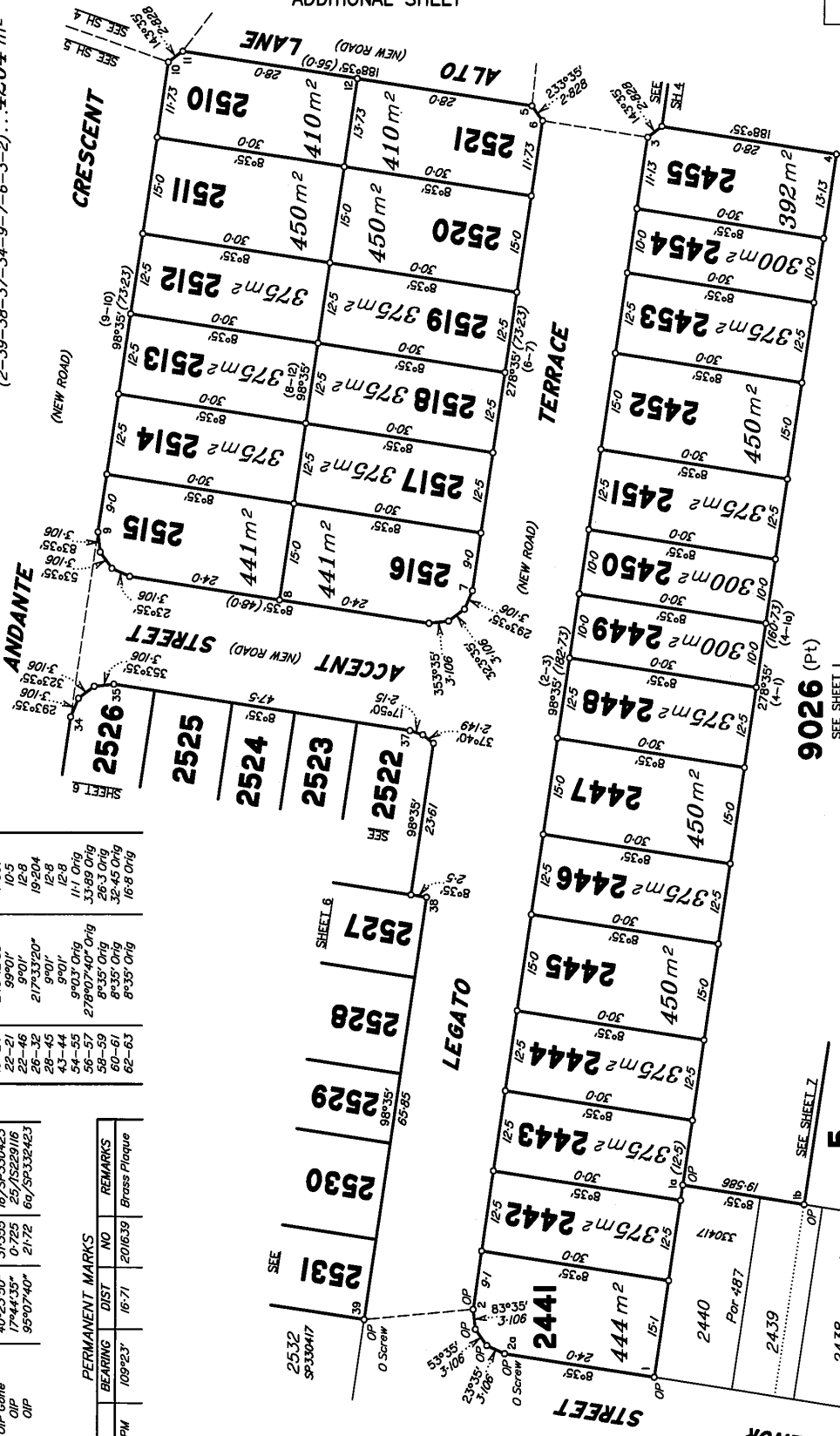
Req placed at all new corners unless otherwise stated.
Original information compiled from SP330417 in the Department of Resources.

LINE	BEARING	DISTANCE
2-39	35°42'20"	17.305
3-6	8°35'	16.8
5-13	95°56'30"	6.507
9-34	278°35'	28.8
10-25	18°55'45"	17.078
11-14	128°14'	7.479
19-24	248°12'55"	7.567
22-21	89°01'	10.5
22-46	9°01'	12.8
26-32	217°33'20"	19.204
28-45	9°01'	12.8
43-44	9°01'	12.8
54-55	9°03' Orig	11.1 Orig
56-57	278°07'40" Orig	33.88 Orig
59-59	8°35' Orig	26.3 Orig
60-61	8°35' Orig	32.45 Orig
62-63	8°35' Orig	16.8 Orig

STN	TO	BEARING	DIST	REMARKS
29	0 Screw in Conc	69°37'	8.785	34/15298535
38	0 Screw in Conc	241°07'	4.385	54/15298535
43	0 Screw in Conc	53°09'7"	4.385	63/15298535
44	0 Pin	18°07'	4.315	77/SP332423
46	0 Pin	287°47'40"	16.385	16/SP330423
50	0 Pin	43°39'8"	11.371	16/SP330423
52	0 Pin	409°33'50"	31.555	25/SP330423
53	0 Pin	17°44'35"	0.725	25/SP330423
55	0 Pin	95°07'40"	21.72	60/SP332423

PM	BEARING	DIST	NO	REMARKS
55a-0PM	109°23'	16.71	201639	Bress Plaque

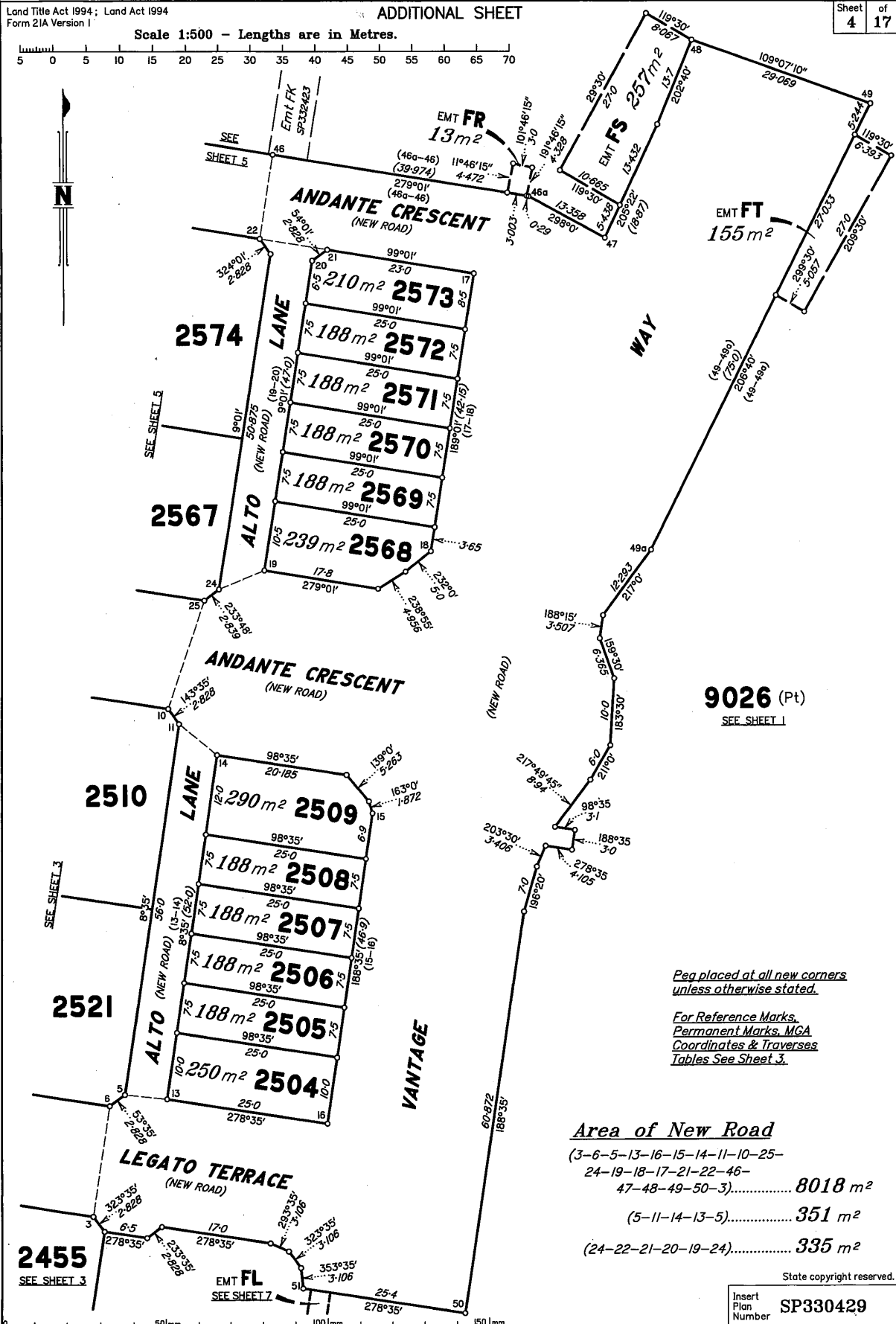
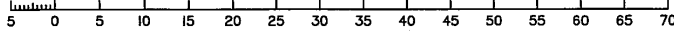
Area of New Road
(2-39-38-37-34-9-7-6-3-2) . . . 4204 m²



Insert Plan Number SP330429

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Scale 1:500 - Lengths are in Metres.



9026 (Pt)
SEE SHEET 1

Peg placed at all new corners unless otherwise stated.

For Reference Marks, Permanent Marks, MGA Coordinates & Traverses Tables See Sheet 3.

Area of New Road
 (3-6-5-13-16-15-14-11-10-25-
 24-19-18-17-21-22-46-
 47-48-49-50-3)..... **8018 m²**
 (5-11-14-13-5)..... **351 m²**
 (24-22-21-20-19-24)..... **335 m²**

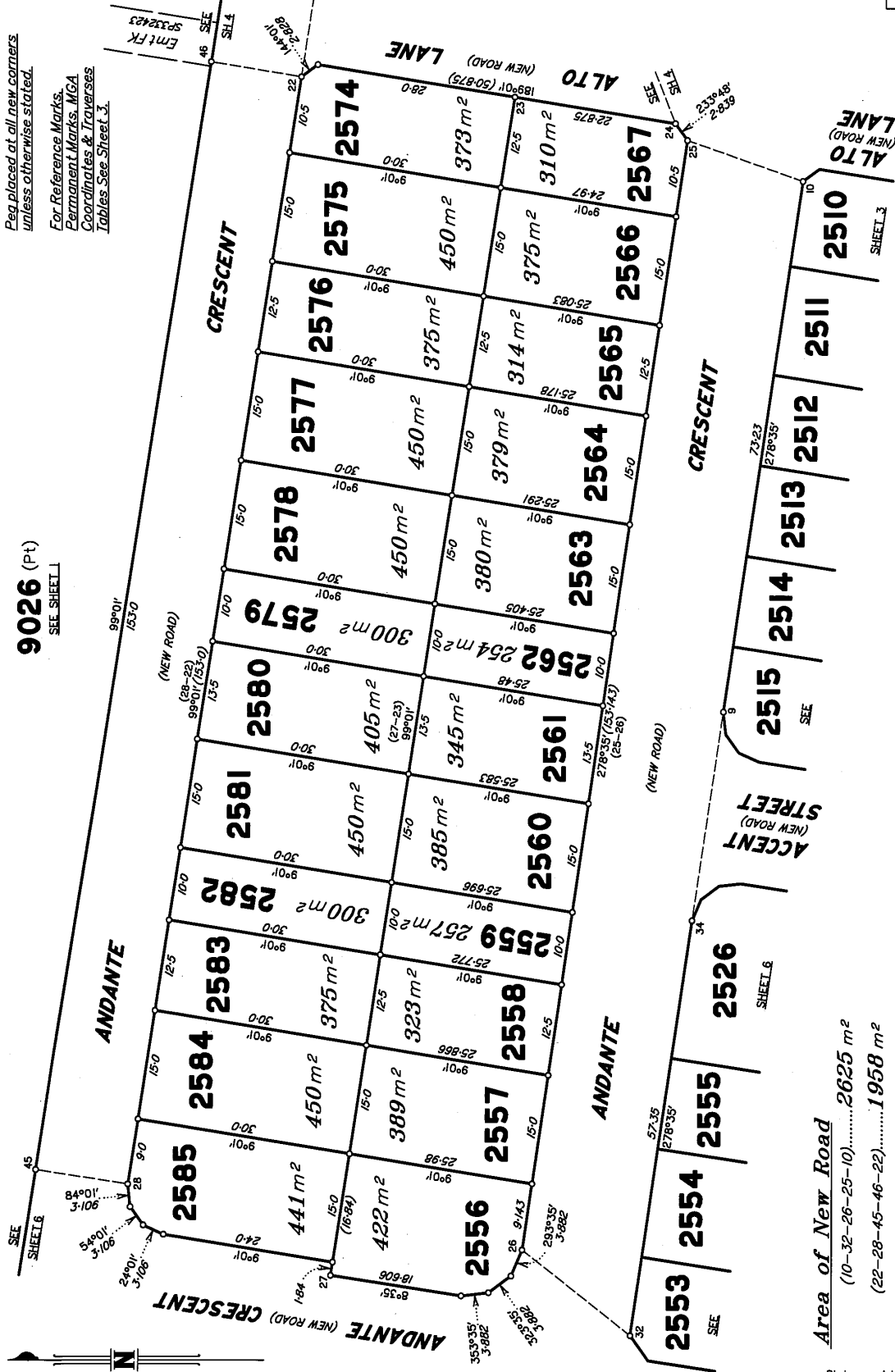
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Insert Plan Number **SP330429**

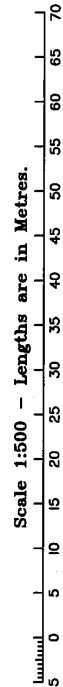


Peg placed at all new corners unless otherwise stated.
For Reference Marks, Permanent Marks, MGA Coordinates & Traverses Tables See Sheet 3.

9026 (Pt)
SEE SHEET 1



Area of New Road
(10-32-26-25-10).....2625 m²
(22-28-45-46-22).....1958 m²



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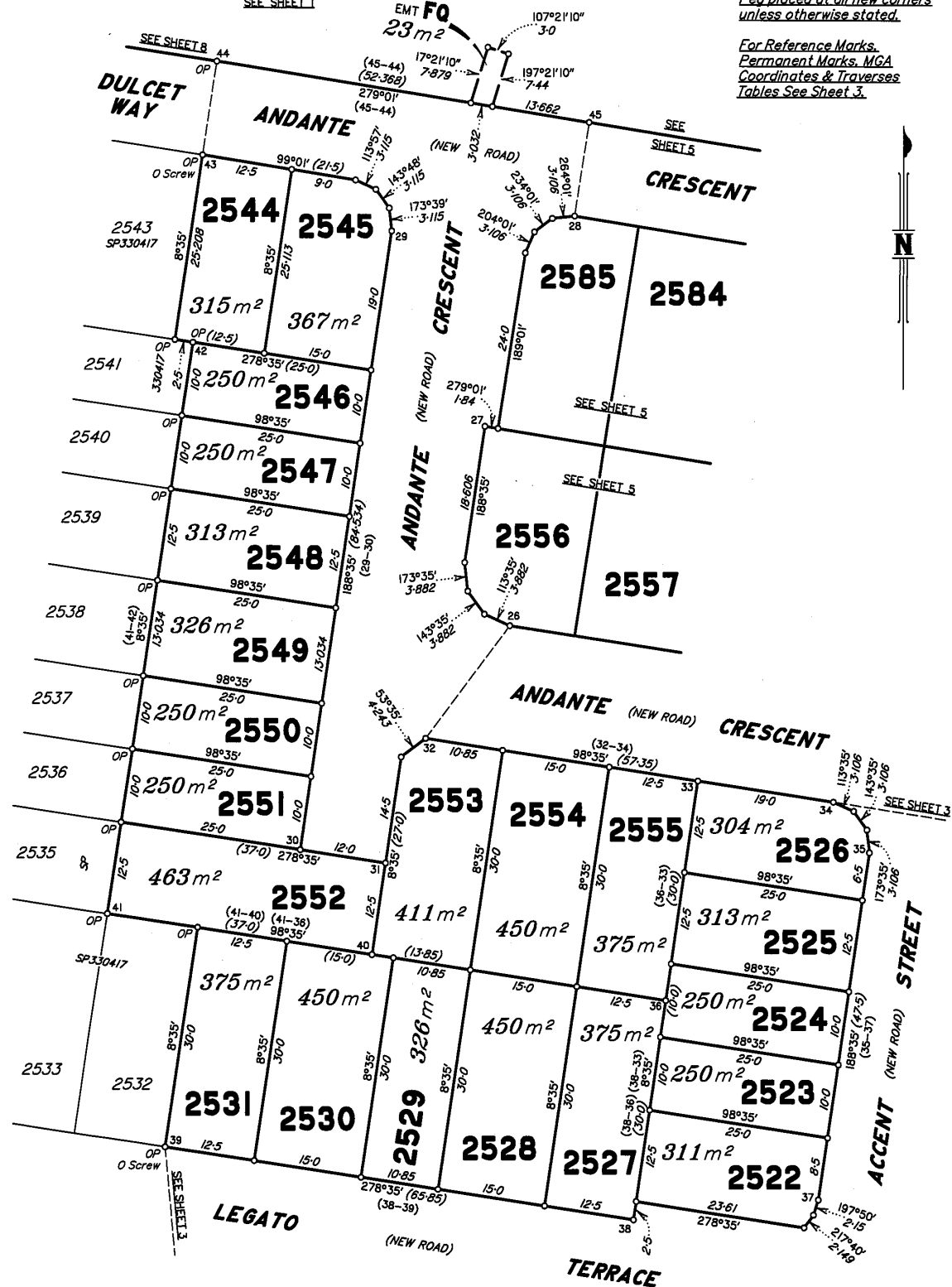
Insert Plan Number SP330429



9026 (Pt)
SEE SHEET 1

Peg placed at all new corners unless otherwise stated.

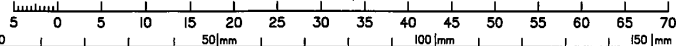
*For Reference Marks,
Permanent Marks, MGA
Coordinates & Traverses
Tables See Sheet 3.*



Area of New Road

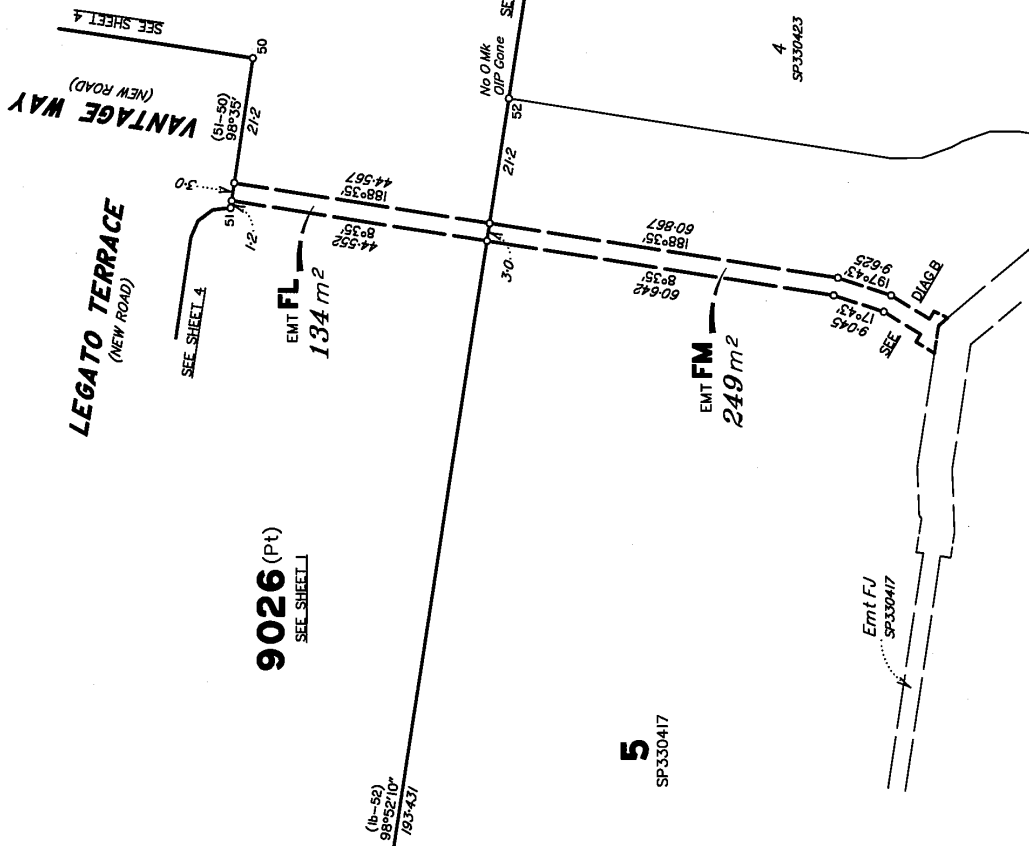
(26-32-31-30-29-43-44-45-28-27-26)... 2249 m²

Scale 1:500 - Lengths are in Metres.

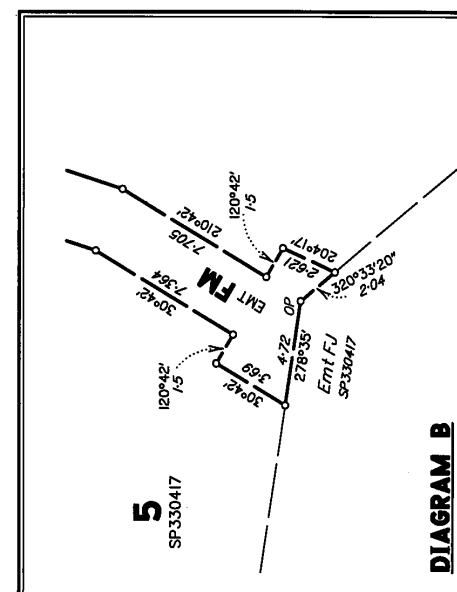
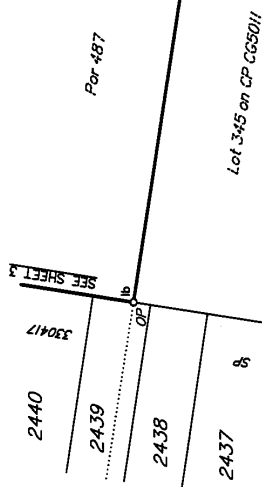


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For Reference Marks, Permanent Marks, MGA Coordinates & Traverses Tables See Sheet 3.



Scale 1:750 - Lengths are in metres.

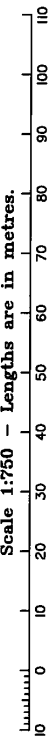
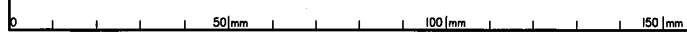


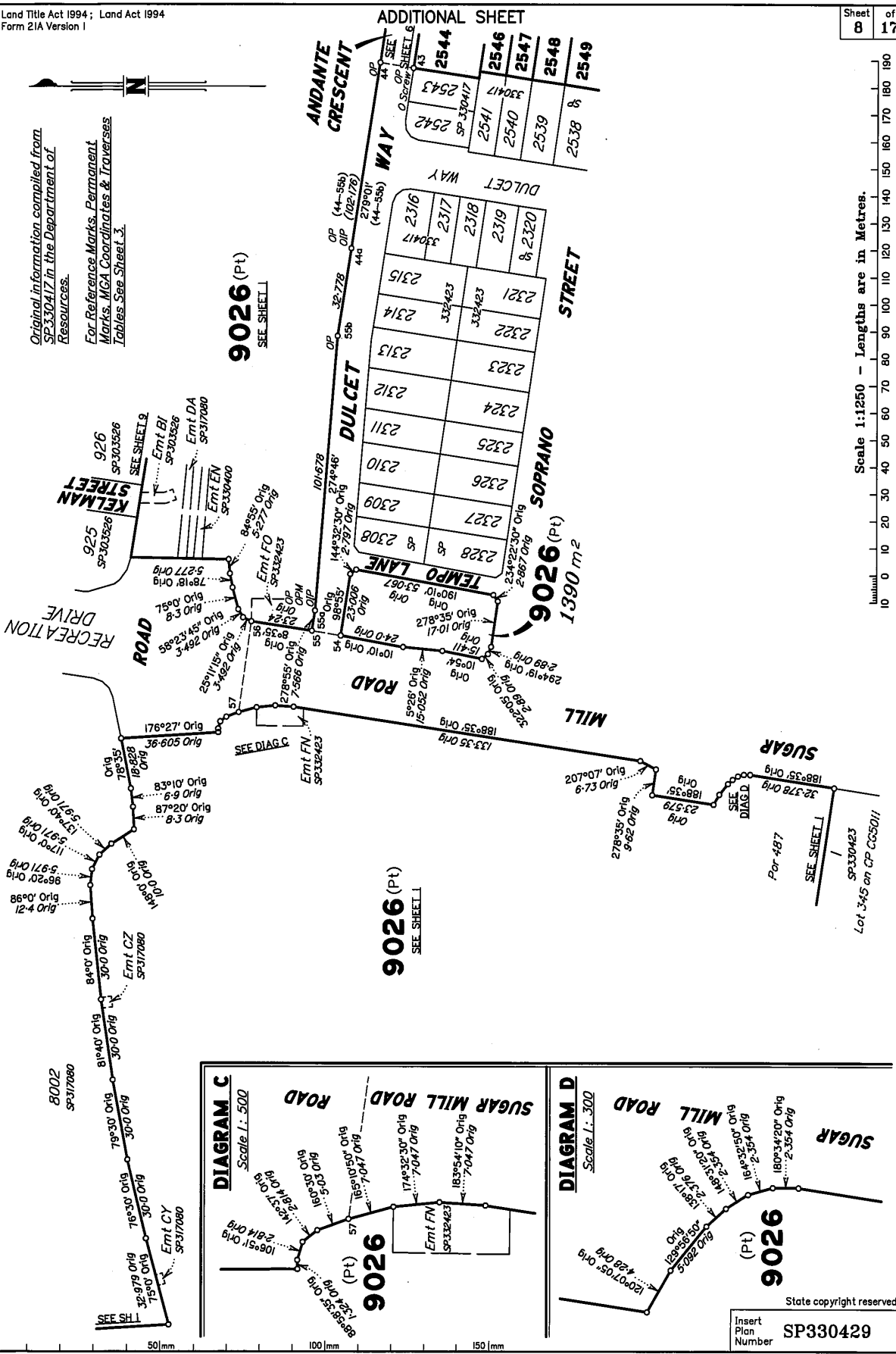
DIAGRAM B
Scale 1:200

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Original information compiled from
SP330417 in the Department of
Resources.
For Reference Marks, Permanent
Marks, MGA Coordinates & Traverses
Tables See Sheet 3.

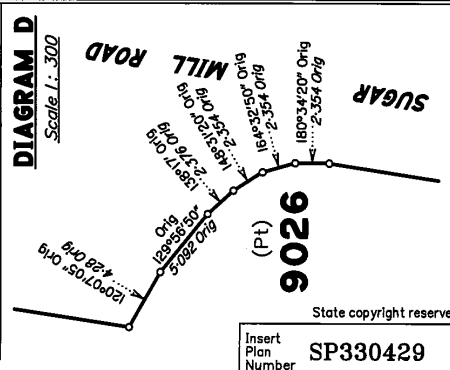
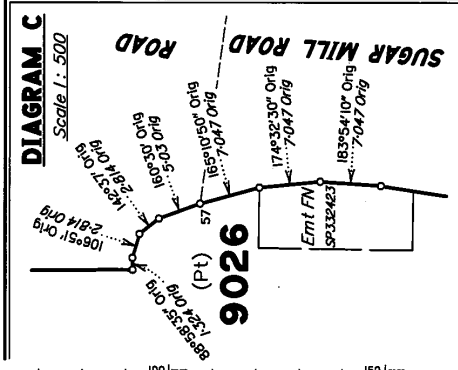
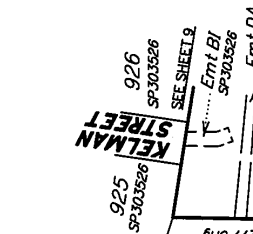


ADDITIONAL SHEET

2542	2541	2540	2539	2538
SP 330417	330417	330417	2539	2538
2543	2541	2540	2539	2538
2544	2546	2547	2548	2549

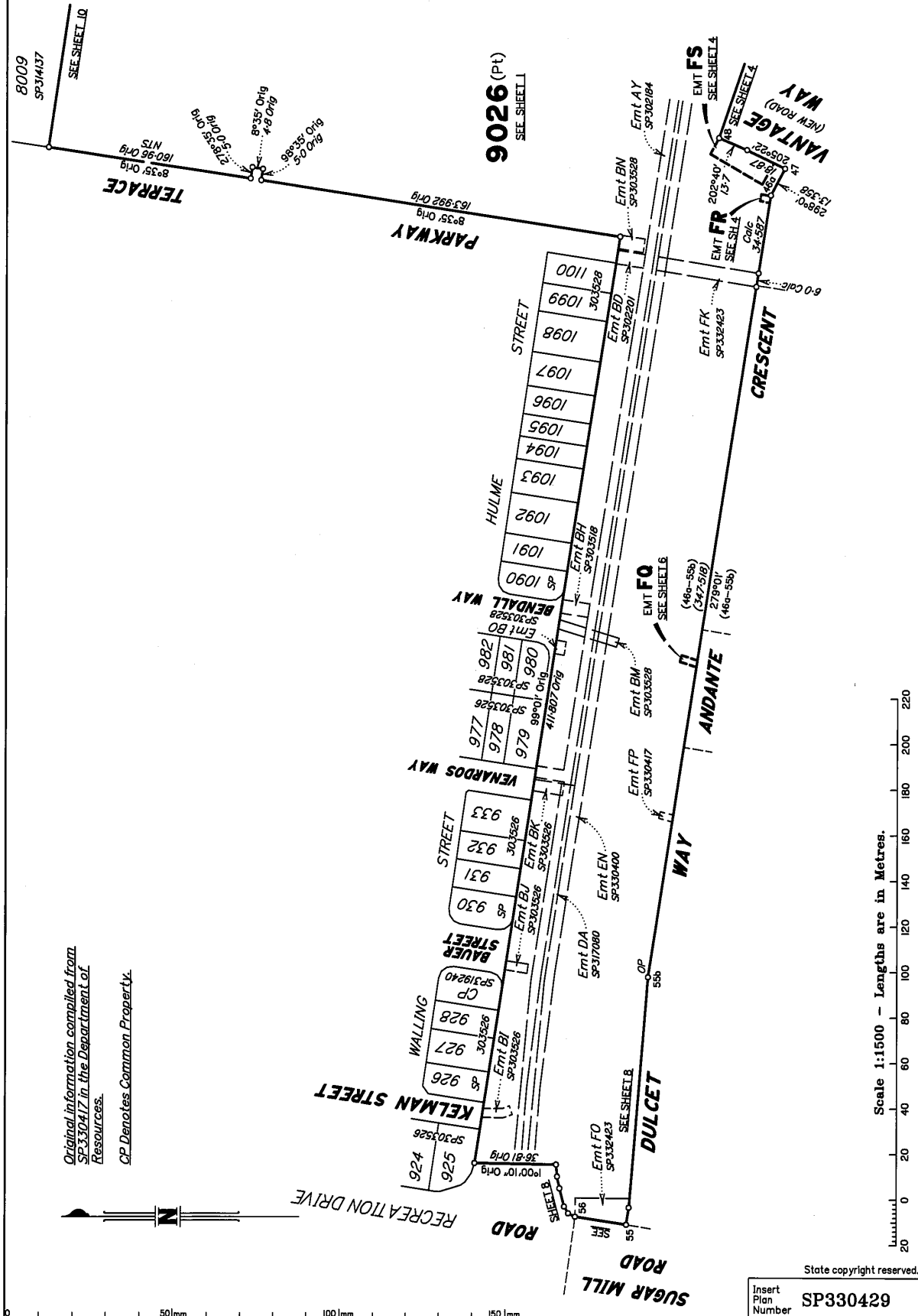
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10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190



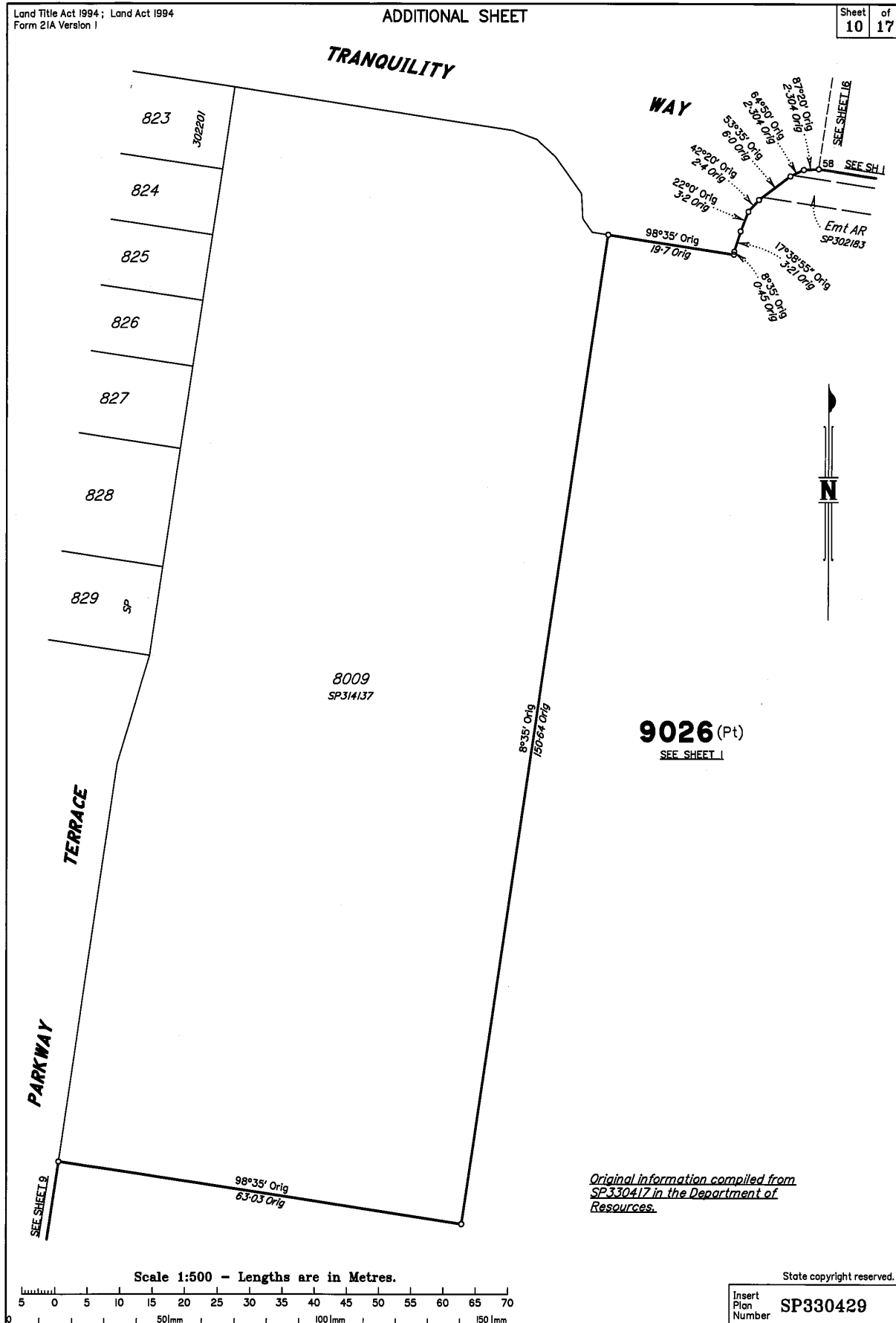
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50mm 100mm 150mm



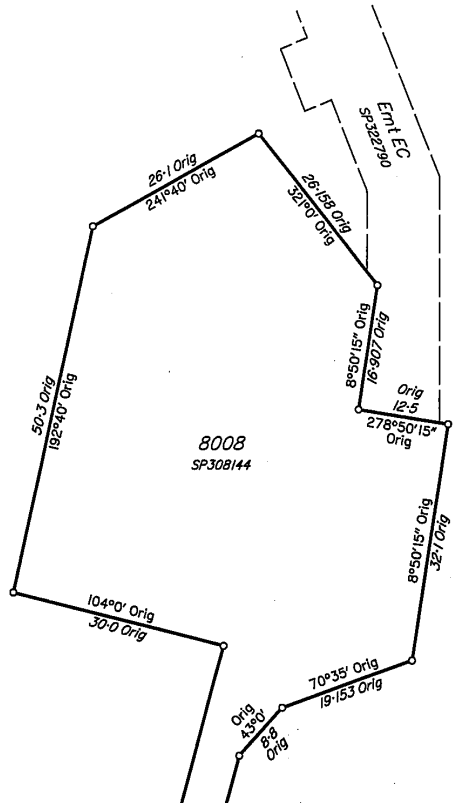
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CREEK POINTS	
BEARING	DISTANCE
40°41'30" Orig	18-241 Orig
121°20'45" Orig	17-305 Orig
121°53'25" Orig	24-556 Orig
40°19'1" Orig	13-495 Orig
127°08'20" Orig	16-219 Orig
3°27' Orig	13-495 Orig
27°24'40" Orig	22-151 Orig
91°39'30" Orig	14-401 Orig
66°53' Orig	10-058 Orig
33°11'40" Orig	14-507 Orig
350°53'15" Orig	8-157 Orig
34°00'45" Orig	6-118 Orig
321°07' Orig	6-747 Orig
72°02'25" Orig	16-374 Orig
24°33' Orig	4-024 Orig
314°31'50" Orig	11-773 Orig
60°05'15" Orig	17-305 Orig
357°59' Orig	8-997 Orig
40°29'45" Orig	14-645 Orig
328°14'25" Orig	10-88 Orig
64°21'20" Orig	15-712 Orig
72°16'30" Orig	14-953 Orig
347°40'50" Orig	5-029 Orig
356°28'40" Orig	17-1 Orig
271°55'45" Orig	23-441 Orig
6°41'40" Orig	14-73 Orig
313°01' Orig	12-723 Orig
88°01' Orig	13-495 Orig
118°42' Orig	28-167 Orig
84°27' Orig	17-499 Orig
83°25' Orig	20-117 Orig
241°37' Orig	10-833 Orig
90°32'30" Orig	24-328 Orig
71°19'20" Orig	14-401 Orig
353°25' Orig	5-029 Orig
101°51' Orig	12-723 Orig
69°22'50" Orig	20-736 Orig
91°56'50" Orig	20-342 Orig
80°33'15" Orig	20-142 Orig
57°10'55" Orig	20-724 Orig
36°17'10" Orig	20-242 Orig
293°33'40" Orig	28-591 Orig
220°34'30" Orig	14-953 Orig
41°02'50" Orig	10-833 Orig
77°18' Orig	21-003 Orig
91°08'45" Orig	24-473 Orig
123°57'25" Orig	29-906 Orig
33°57'25" Orig	14-953 Orig
317°59'40" Orig	10-88 Orig
25°22'15" Orig	3-626 Orig
102°14'25" Orig	8-594 Orig

CREEK POINTS CONT	
BEARING	DISTANCE
112°38'50" Orig	23-46 Orig
100°07'05" Orig	19-084 Orig
44°48'45" Orig	30-175 Orig
36°41' Orig	5-69 Orig
103°29' Orig	10-833 Orig
114°25'05" Orig	33-481 Orig
88°48'30" Orig	16-219 Orig
84°32'50" Orig	20-142 Orig
100°04'35" Orig	13-216 Orig
166°15'25" Orig	21-313 Orig
124°09'30" Orig	17-52 Orig
130°07'40" Orig	16-219 Orig
53°54'55" Orig	27-748 Orig
55°22'50" Orig	4-267 Orig
145°22'50" Orig	4-268 Orig
146°30'25" Orig	36-28 Orig
137°15'10" Orig	10-058 Orig
27°44'15" Orig	33-722 Orig
66°41'35" Orig	21-76 Orig
126°56'55" Orig	22-491 Orig
109°50'45" Orig	12-237 Orig
93°15'30" Orig	8-109 Orig
59°11'50" Orig	10-692 Orig
163°49' Orig	8-997 Orig
149°47' Orig	18-547 Orig
141°34'10" Orig	21-384 Orig
58°23'45" Orig	27-064 Orig
114°25'10" Orig	20-736 Orig
108°22' Orig	21-305 Orig
130°24'30" Orig	19-969 Orig
90°17'35" Orig	21-313 Orig
92°53'05" Orig	21-003 Orig
103°52'20" Orig	20-217 Orig
109°35' Orig	20-117 Orig
103°52'20" Orig	20-217 Orig
115°58'55" Orig	21-239 Orig
90°24'10" Orig	1-081 Orig
171°43'35" Orig	17-14 Orig
137°45'25" Orig	10-258 Orig
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149°04' Orig	20-117 Orig
154°46'40" Orig	20-217 Orig
175°37'55" Orig	22-491 Orig
149°04' Orig	40-234 Orig
110°53'50" Orig	30-437 Orig
63°27' Orig	2-012 Orig
146°01'05" Orig	23-33 Orig
156°18'45" Orig	20-142 Orig
175°15' Orig	10-833 Orig
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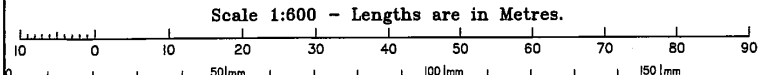
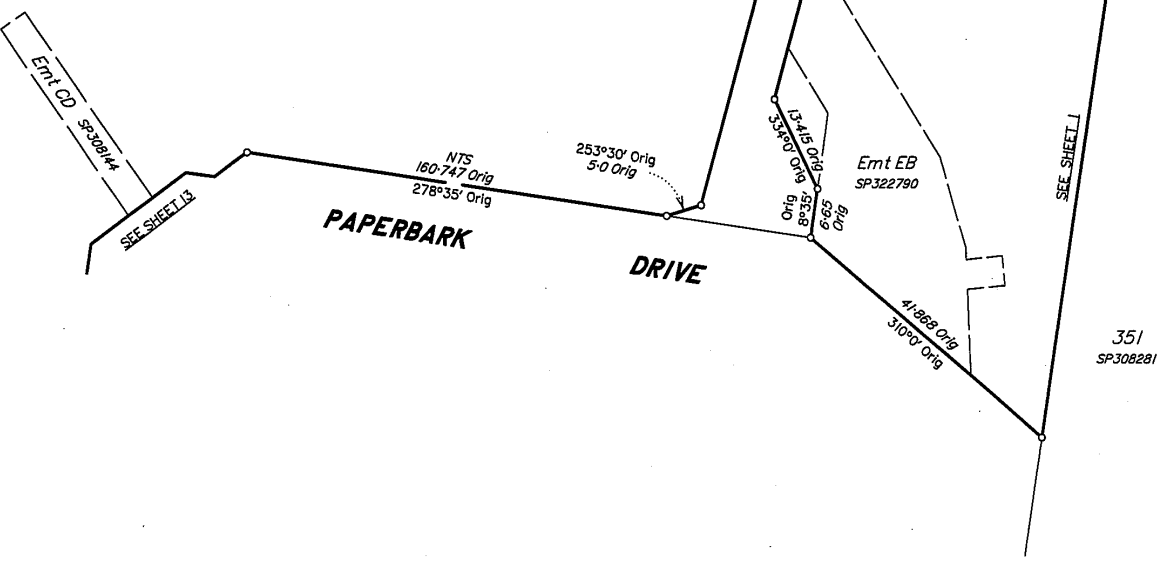


Creek Points A-B (fixed) have been compiled from field notes of CG1687.

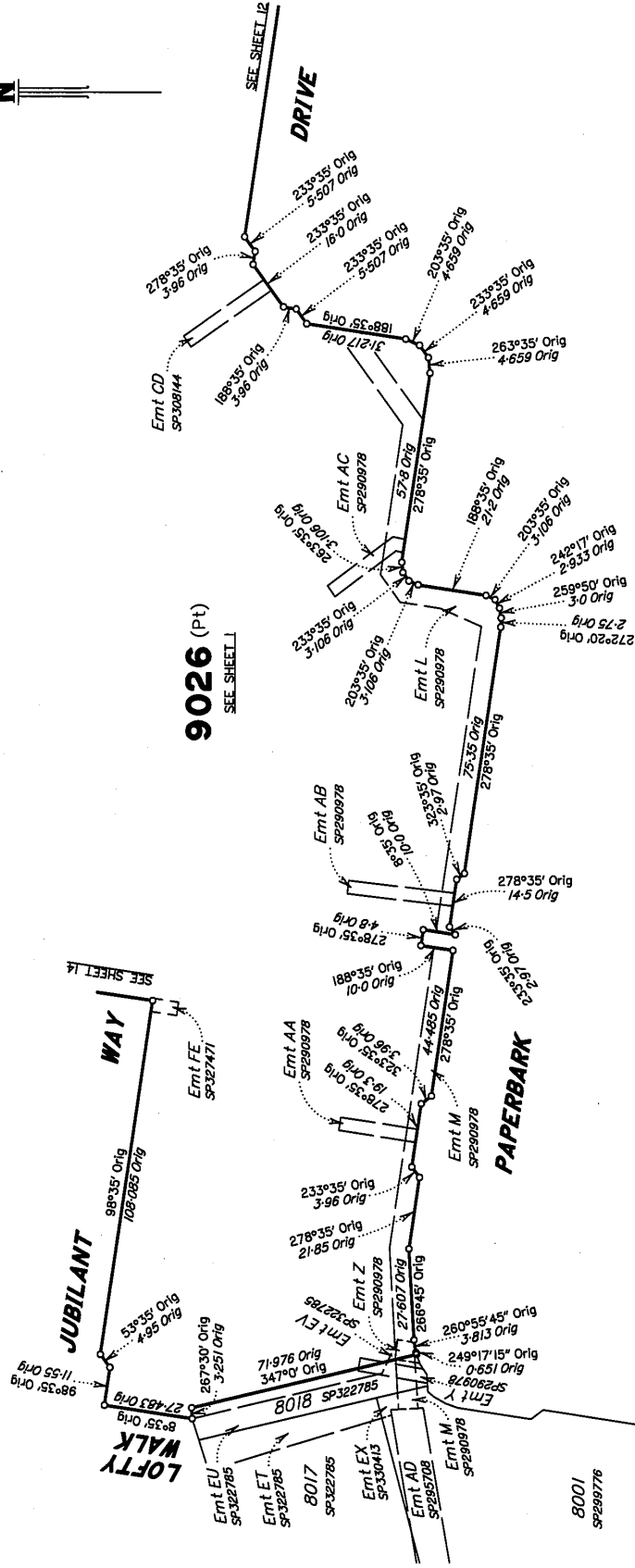
Creek Points B-C have been compiled from field notes of CG1687.

Original information compiled from CG1687 & SP330417 in the Department of Resources.

9026 (Pt)
SEE SHEET I



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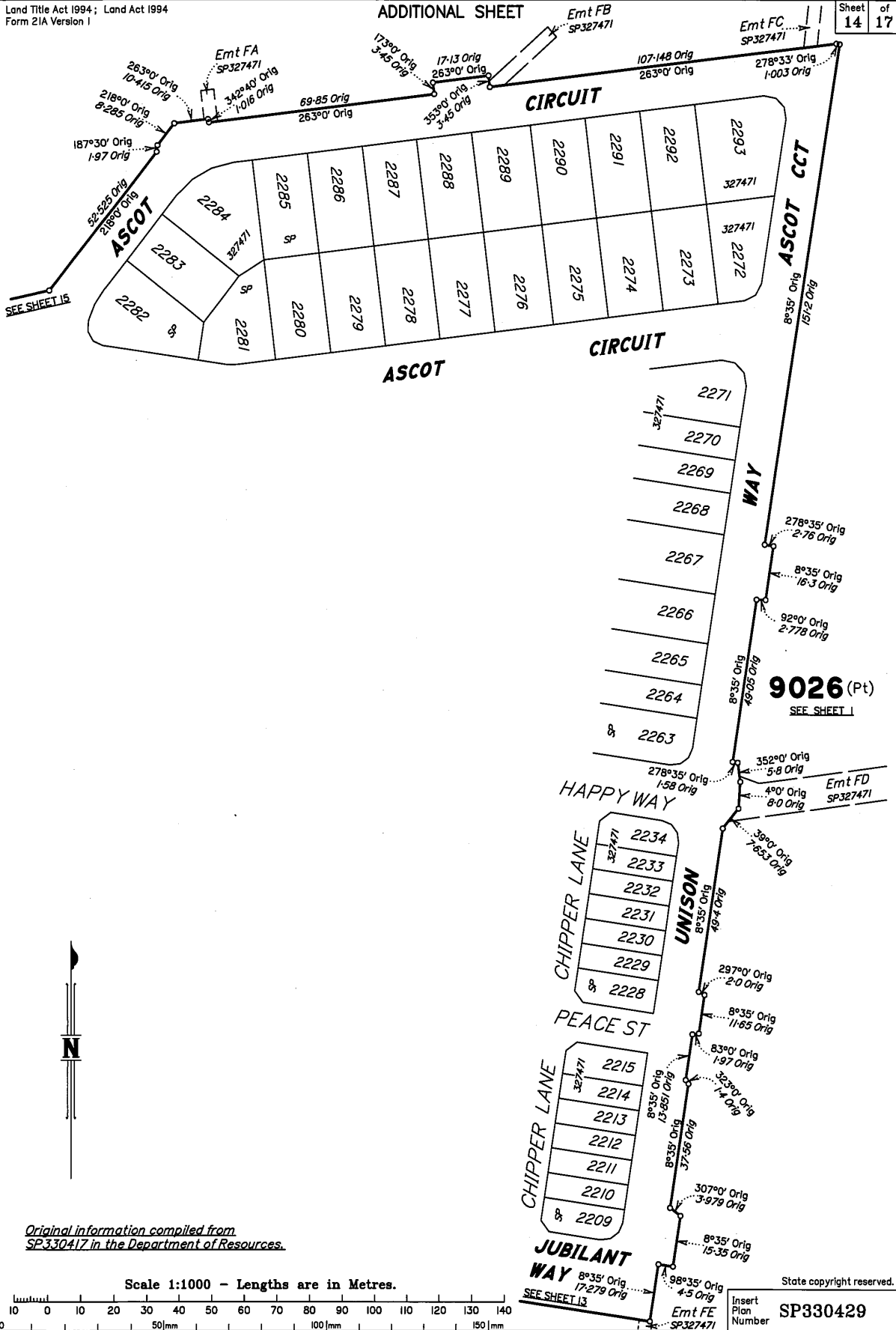
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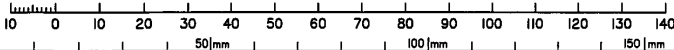
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0 50mm 100mm 150mm



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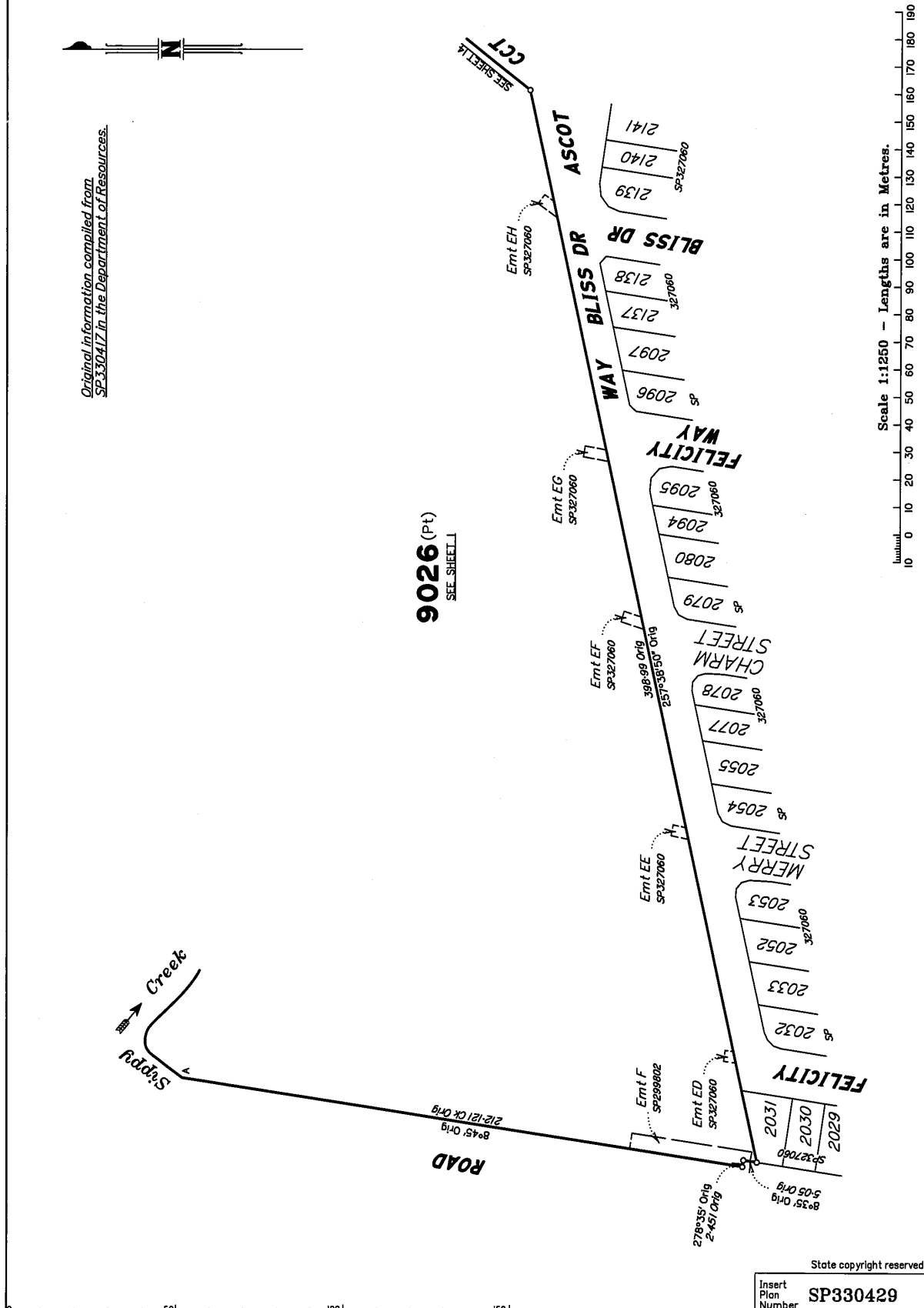
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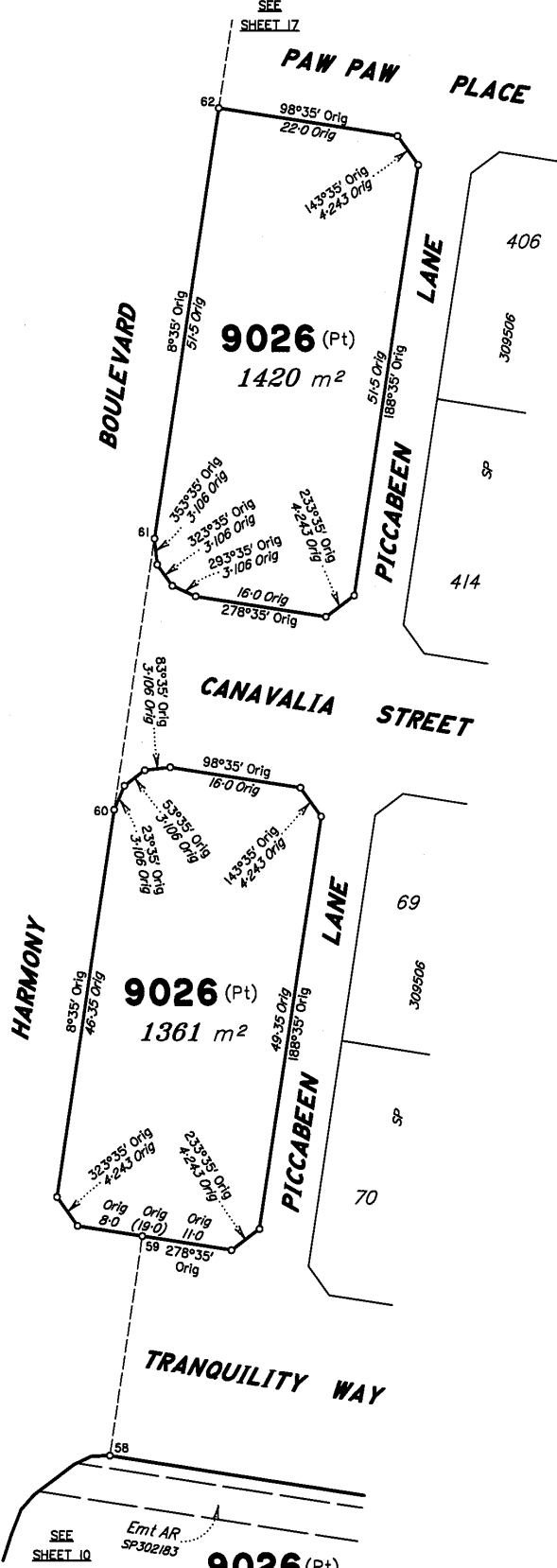
9026 (Pt)
SEE SHEET J



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0 50mm 100mm 150mm

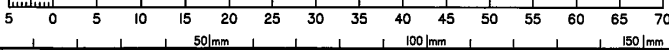
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For Traverses Table See Sheet 3.

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Resources.
For Traverses Table See Sheet 3.

