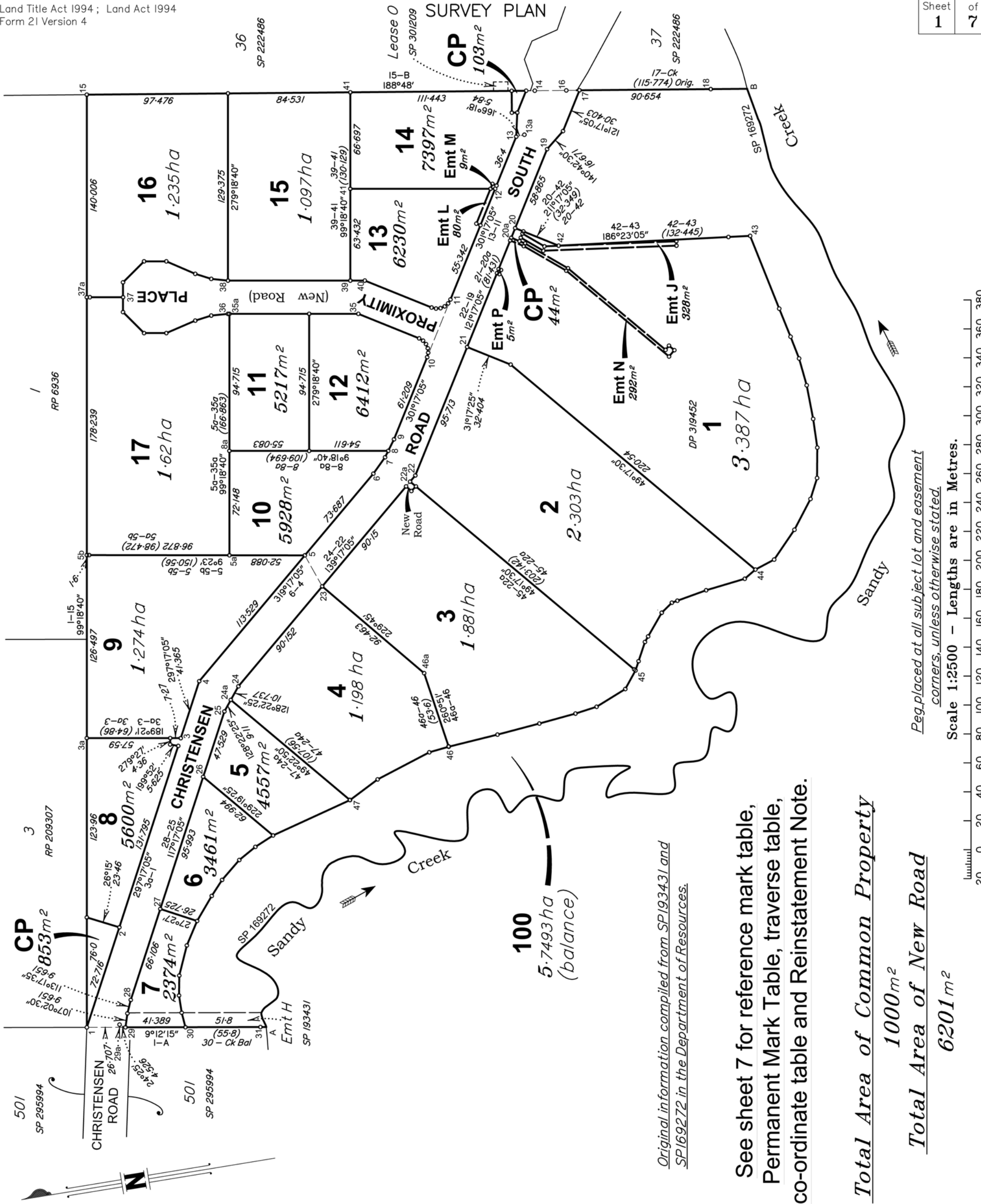




I, Anthony John Schmidt hereby certify that the land comprised in this plan was surveyed by Alexander Lauret Gibbs, surveying graduate, for whose work I accept responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 28/04/2022.

Date 15/06/2022
Cadastral Surveyor

Plan of
Lots 1-17,100,Common Property,
Easements J,N & P in Lot 1, L in Lot 13
and M in Lot 14

Cancelling Lot 334 on SP 193431
LOCAL GOLD COAST CITY
GOVERNMENT: COUNCIL
LOCALITY: STAPYLTON

Meridian: MGA Zone 56 Vide CORS
Survey Records: No

Scale: 1:2500
Format: STANDARD

SP320479

Peg placed at all subject lot and easement corners, unless otherwise stated.
Scale 1:2500 - Lengths are in Metres.

Total Area of Common Property
1000 m²
Total Area of New Road
6201 m²

See sheet 7 for reference mark table,
Permanent Mark Table, traverse table,
co-ordinate table and Reinstatement Note.

Original information compiled from SP193431 and
SP169272 in the Department of Resources.

Land Title Act 1994 ; Land Act 1994
Form 21B Version 2

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Sheet
2of
7

(Dealing No.)

4. Lodged by

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

I. Existing

Created

Title Reference	Description	New Lots	Road	Secondary Interests
50743913	Lot 334 on SP193431	1-17,100, CP	New Rd	Emts J,L,M,N & P

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719139507	1-17,100	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
712018302	7,100

EXISTING LEASE ALLOCATIONS

Lease	Lots to be Encumbered
720246024 (Lease C SP208824)	8
720147393 (Lease D SP208824)	9
719041120 (Lease J SP208824)	4,5
718027171 (Lease K SP208824)	3
714772842 (Lease K SP208824)	3
720356428 (Lease E SP208824)	4
719259886 (Lease Z)	12
719259886 (Lease V)	12
719259886 (Lease W)	12
719259887 (Lease X)	12
719259887 (Lease Y)	12
720161659 (Lease 2)	1

Notification issued to the Senior Land Officer, State Land Asset Management, Department of Resources, on 24/06/2022, in accordance with S.18 of the Survey and Mapping Infrastructure Regulation 2014.

Easements L, M, N, P & J do not affect any of the leases lodged or registered against CT 50743913 as of 15/06/2022.

Lease K on SP208824 No.718027171 and No.714772842 are partially absorbed by new road.

Easement F on SP 193431 No.712018290 and Easement G on SP193431 No.712018298 are to be extinguished prior to the registration of this plan.

FIRST NEW PLAN OF SURVEY OF A NON-TIDAL BOUNDARY

Survey Report Section 108, Surveying and Mapping Infrastructure Act 2003 (SMIA)

Compiled from registered and authoritative information s.107 SMIA

The creek boundary of Lot 100 is compiled from SP169272. From aerial photography overlay, the original survey adopted the bank of Sandy Creek. The feature satisfies the location criteria in s.100 of the SMIA in that it is a stable feature, as evidenced by the large trees located along the bank, and is not in the bed of the watercourse.

The creek bank was plotted from original field notes and overlayed onto current aerial photography from Queensland Globe. The comparison shows that the creek bank is to the greatest practicable extent in the same location as surveyed on SP169272. The survey does not create any new right line boundaries that intersect with the creek and would be impracticable to resurvey as it would not add to the outcome of the survey (due to length of and vegetation along the creek) and therefore satisfies the requirements of s.107 of the SMIA.

1-17,100,CP	Por 334
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt : MIN/2020/494
Surveyor : S0204

5. Passed & Endorsed :
By : Anthony John Schmidt
Date : 15/06/2022
Signed :
Designation : Cadastral Surveyor

Date of Development Approval: 5th February 2021

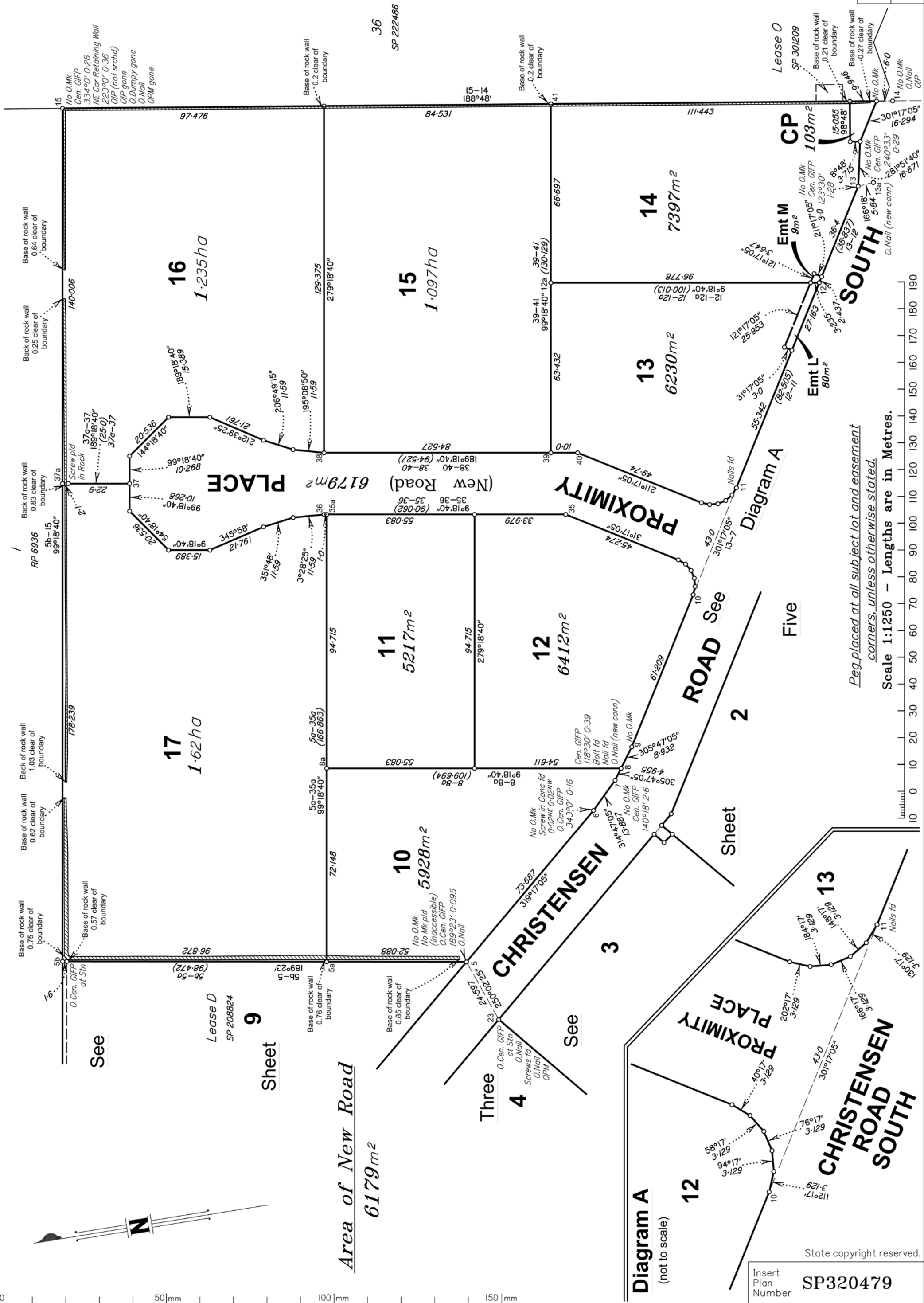
6. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

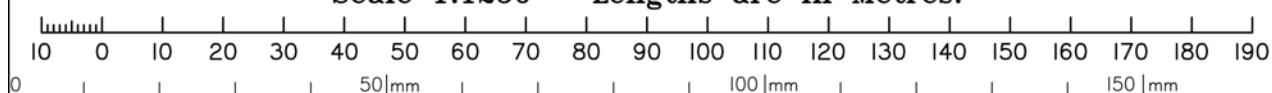
Cadastral Surveyor/Director* Date
* delete words not required

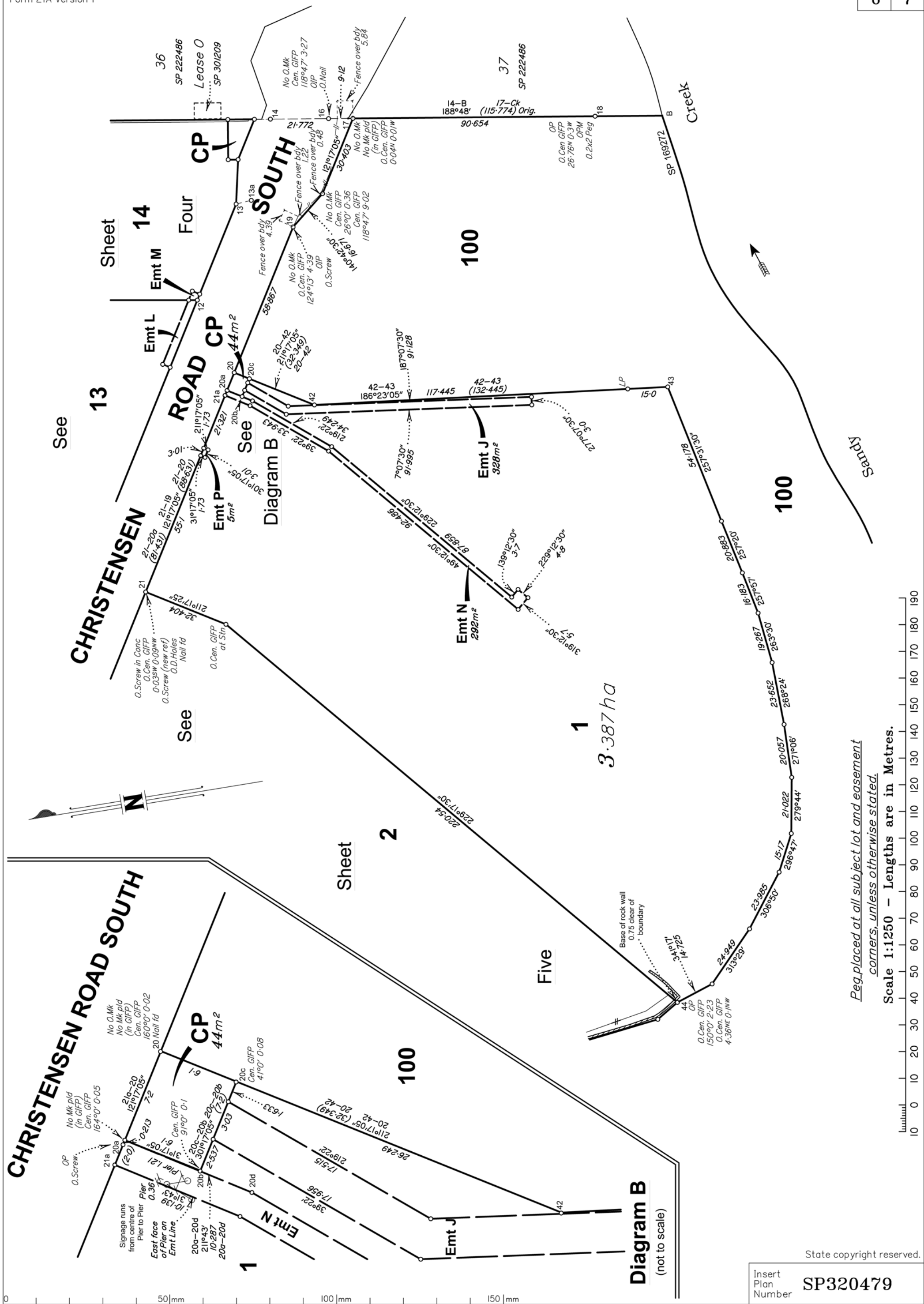
7. Lodgement Fees :
Survey Deposit \$
Lodgement \$
.....New Titles \$
Photocopy \$
Postage \$
TOTAL \$

8. Insert Plan Number
SP320479









M.G.A. COORDINATES GDA-94

Station	Easting	Northing	Zone	P.U.	Lineage	Method
OPM 160822	524030.144	6931183.953	56	0.011	Datum	Form 6
OPM 752630	524375.479	6930780.045	56		Derived	GCCC (vide SP 193431)
13a	524365.064	6930911.363	56	0.01	Derived	SmartnetAUS
29a	523801.961	6931286.931	56	0.01	Derived	SmartnetAUS

TRAVERSES

LINE	BEARING	DISTANCE
13-13a	166°18'	5.84
29-29a	24°25'	4.526

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
4-OPM (new ref)	RC 193439	166°49'30"	10.2	160822	Mini Mark
15-OPM gone	SP 169272	238°16'05"	43.277	752629	
18-OPM	SP 109915	51°41'25"	1.365	752630	
23-OPM (new ref)	SP 241721	330°05'35"	97.498	160822	Mini Mark

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	Pin		157°05'	1.375
1	O.Nail Hole in Kerb (n&c)	RC 193439	170°36'	8.726
1	GI Nail in Bit fd		198°53'30"	10.395
2	O.Nail in Kerb	RC 193439	207°01'	4.414
3	O.Nail in Kerb	RC 193439	210°16'	4.436
3	Nail in Kerb fd		290°10'20"	35.605
4	OIP	SP 193431	173°37'	1.33
4	O.Nail in Kerb	RC 193439	215°14'	6.547
4	Nail in Kerb fd		148°21'20"	28.042
5	O.Nail in Kerb	RC 193439	229°17'	4.479
8	Bolt in M/hole fd		279°23'	2.758
8	Nail in Kerb fd		292°06'	14.192
8	O.Nail in Kerb (new conn)	RC 193439	299°45'45"	20.029
10	Screw in Conc		146°41'	5.695
11	Nail in Kerb fd		136°16'	17.227
11	Nail in Bit fd		149°21'30"	24.458
11	Nail in Conc fd		126°21'30"	32.23
13a	O.Nail in Kerb (new conn)	SP 193431	At	Stn
14	O.Nail in Kerb (gone during construction)	RC 193439	261°50'	5.3
14	OIP	RC 193439	109°53'	7.402
15	Pin		92°26'	0.965
15	OIP (not srchd) (under boulders)	SP 109915	329°47'25"	1.652
15	OIP gone	SP 109915	274°04'35"	4.484
15	O.Dumpy gone	SP 109915	189°04'15"	23.383
15	O.Nail in Ironbark	SP 109915	186°06'40"	29.835
16	OIP	RC 193439	128°50'	5.814
16	O.Nail in Kerb (gone during construction)	SP 241721	354°44'	20.851
18	O. 2x2 Peg	SP 109915	148°38'50"	8.163
19	OIP	SP 193431	111°28'	4.573

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
19	O.Screw in Kerb	SP 241721	81°47'	6.249
20	Nail in Kerb fd		312°55'30"	21.934
20a	O.Screw in Kerb	SP 193431	31°08'	4.441
21	O.Screw in Conc (new ref)	DP 319452	61°59'	2.175
21	O.D.Hole in Conc	SP 241721	1°44'	2.837
21	GI Nail in Conc fd		15°43'	2.995
21	O.D.Hole in Conc	SP 241721	77°30'	4.143
22	O.Screw in Dway gone	SP 241721	89°17'	5.288
22	O.Screw in Conc	SP 241721	104°44'	8.874
22	Screw in Conc fd		112°56'	17.737
22	O.Nail in kerb	SP 241721	5°21'10"	25.763
23	O.Nail in Gully Pit	SP 208824	49°33'	4.32
23	Screw in Kerb fd		15°08'	5.243
23	Screw in Bit fd		114°30'	14.075
23	O.Nail in Kerb	SP 241721	74°29'10"	20.47
24	O.Nail in Kerb gone	SP 193431	108°08'	8.555
25	OIP	SP 193431	37°49'	0.824
25	O.Nail in Kerb	SP 193431	30°46'	4.158
26	Nail in Kerb fd		13°34'	4.65
26	O.Screw in Conc	SP 208824	313°37'	9.588
27	O.Nail in Kerb	SP 208824	52°06'	4.953
28	Screw in Conc fd		109°46'40"	19.435
29	OIP	SP 193431	12°25'	0.99
29a	O.Nail in Kerb (new conn)	RC 193439	At	Stn
31	OIP	SP 169272	74°25'	2.165
32	Pin		321°20'	3.563
33	Pin		303°38'30"	9.805
34	Pin		201°56'	5.19
35	Screw in Kerb		74°50'	4.62
36	Screw in Kerb		29°47'30"	11.917
37	Screw in Kerb		202°11'	4.828
38	Screw in Kerb		353°07'	13.485
39	Screw in Kerb		351°46'	14.565
45c	O.D.Hole in Conc gone	SP 241721	54°56'	33.389

Reinstatement Note:

External boundaries fixed at deed dimensions by original marks at stations 1,14-16,18, 29 & 31.

Christensen Road South alignment fixed as per SP193431 with original marks at stations 2-5,8,13a,14,16,19,20a,21-27,29 & 29a.

Stations 2a, 3b, 17, 20, 20a, 22a and 26 have not been marked, as the corner is positioned inside the corner occupation. Stations 4, 5 & 30a have not been marked as the corner cannot be accessed due to the fence position. The corner occupation is referenced to the corner.

Original creek boundary has been compiled from SP169272.