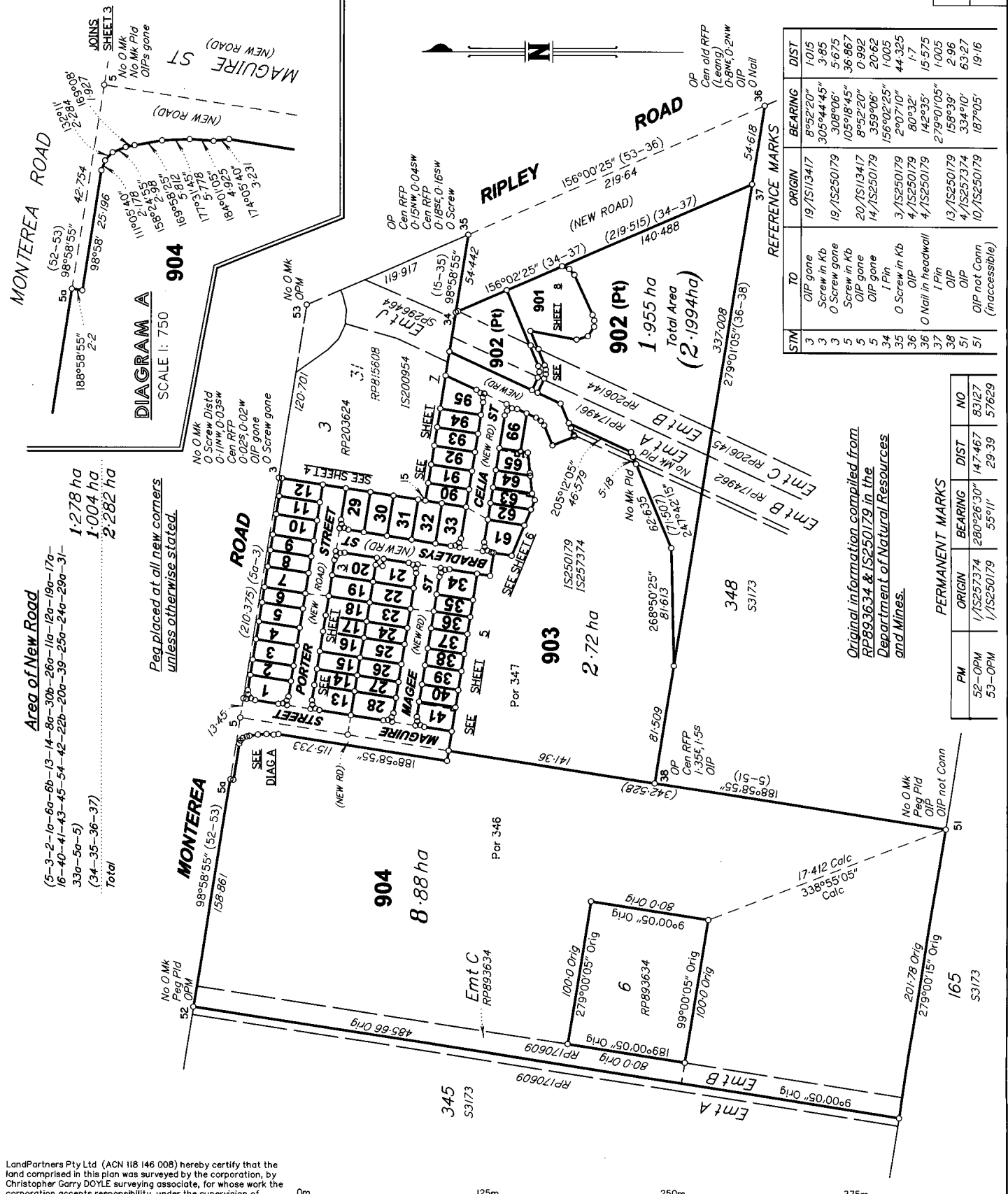


Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet **1** of **8**



Area of New Road
(5-3-2-1a-6a-6b-13-14-8a-30b-26a-11a-12a-19a-17a-16-40-41-43-45-54-42-22b-20a-39-25a-24a-29a-31-33a-5a-5)
1:278 ha
1:004 ha
2:282 ha
Total

Peg placed at all new corners unless otherwise stated.

Original information compiled from RP893634 & IS250179 in the Department of Natural Resources and Mines.

PM	ORIGIN	BEARING	DIST	NO
52-OPM	1/IS257374	280°26'30"	147.467	83127
53-OPM	1/IS250179	55°11'	29.39	57629

STN	TO	ORIGIN	BEARING	DIST
3	OIP gone	19/15/13417	8°52'20"	1.015
3	Screw in Kb	19/15/250179	305°44'45"	3.85
3	O Screw gone	19/15/250179	308°06'	5.675
5	Screw in Kb	20/15/13417	103°18'45"	36.867
5	OIP gone	14/15/250179	8°52'20"	0.992
5	OIP gone	3/15/250179	359°06'	20.62
34	1 Pin	156°02'25"	2°07'10"	1.005
35	O Screw in Kb	2°07'10"	80°32'	44.325
36	OIP	4/15/250179	142°35'	15.575
36	O Nail in headwall	4/15/250179	279°01'05"	1.005
37	1 Pin	13/15/250179	158°39'	2.96
38	OIP	4/15/257374	334°10'	63.27
51	OIP not Conn (Inaccessible)	10/15/250179	187°05'	19.16

LandPartners Pty Ltd (ACN 118 146 008) hereby certify that the land comprised in this plan was surveyed by the corporation, by Christopher Garry DOYLE surveying associate, for whose work the corporation accepts responsibility, under the supervision of Graham James LINDSAY, 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 19/07/2017.

[Signature]
Director
[Signature]
Director
28.7.2017
Date

0m 125m 250m 375m
50mm 100mm 150mm State copyright reserved.

Plan of Lots 1-41, 61-66, 90-95 & 901-904 and Easement C in Lot 41, Easement D in Lot 63 & Easement E in Lot 65
Cancelling Lot 2 on RP58173 & Lot 346 on RP893634
LOCAL GOVERNMENT: IPSWICH C.C. LOCALITY: RIPLEY
Meridian: MGA (Zone 56) vide Meridian Table Survey Records: No

Scale: **1:2500**
Format: **STANDARD**

SP291456

BRSS6944.001-00 IG 694401B4

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

718344865

BE 400 NT

\$5858.00
19/10/2017 15:50

5. Lodged by *Lodger Code*
HWL Ebsworth Lawyers
Level 19, 480 Queen Street,
Brisbane Q 4000
GPO Box 2033, Brisbane Q 4001
Ph: (07) 3169 4700 Fax: 1300 368 717
REF = JJE = MKF = 649369
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

1/We GERARD JOSEPH MCHALE
PATRICK JOHN MCHALE
MONTEREA LAND HOLDINGS PTY LTD
A.C.N. 605 621 609

(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.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
I2159059	Lot 2 on RP58173	1-41, 61-66, 90-95 & 901-903	New Rd	Emts C-E
50116903	Lot 346 on RP893634	904	New Rd	-

Signature of *Registered Owners *Lessees
Gerard Joseph Mc Hale by his attorney Jonathan James East, Partner of HWL Ebsworth Lawyers, under power of attorney No. 717961571

Patrick John Mc Hale by his attorney Jonathan James East, Partner of HWL Ebsworth Lawyers, under power of attorney No. 717961571

Monterea Land Holdings Pty Ltd ACN 605 621 609

Gerard Joseph Mc Hale
Director

u Skelton
Director

* Rule out whichever is inapplicable

2. Planning Body Approval.

* Ipswich City Council as delegate for Economic Development Queensland hereby approves this plan in accordance with the:

% *Economic Development Act 2012*

Dated this 18th day of October 2017

D. Dickson
SR. TECHNICAL SUPPORT OFFICER

Authorised Local Government Officer

* 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 : *6405/17/SPRIV*
Surveyor : BRSS6944.001

ENCUMBRANCE EASEMENT ALLOCATION

Easement	Lots To Be Encumbered
601868383 (Emt A on RP174961)	901-903
601868384 (Emt B on RP206144)	901-903
601868387 (Emt B on RP170609)	904
701187458 (Emt C on RP893634)	904

BENEFIT EASEMENT ALLOCATION

Easement	Lots Fully Benefited	Lots Partially Benefited
601868386 (Emt A on RP170609)	904	-

Easement A on RP174961 (601868383) & Easement B on RP206144 (601868384) partially absorbed by new road.

904	Por 346
1-41, 61-66, 90-95 & 901-903	Por 347
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: **LandPartners Pty Ltd**
Date: *28.7.2017*
Signed: *[Signature]*
Designation: **Manager Officer**

9. Building Format Plans only.

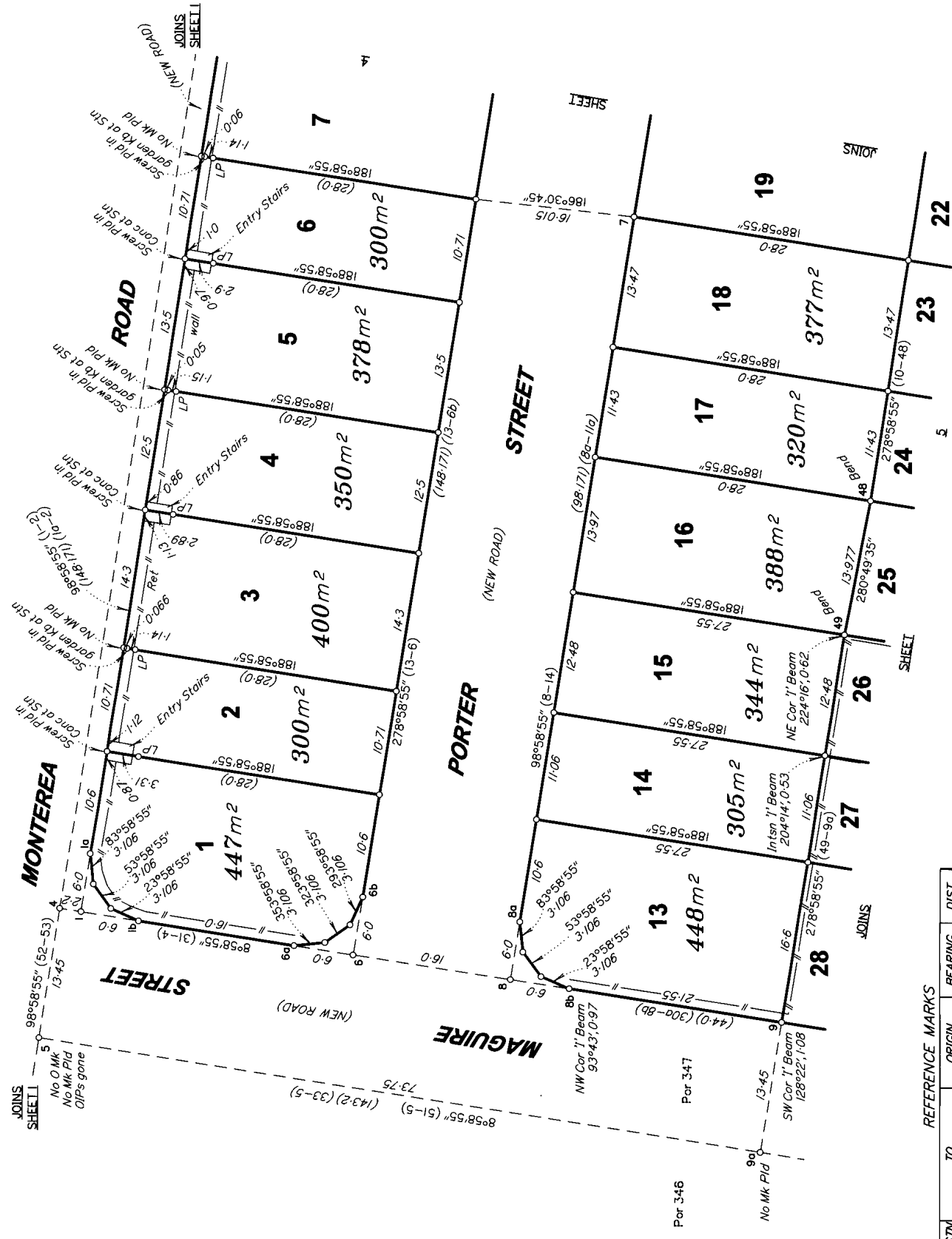
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.
* Part of the building shown on this plan encroaches onto adjoining *lots and road

Cadastral Surveyor/Director* Date
*delete words not required

10. Lodgement Fees :

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

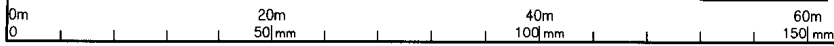
11. Insert Plan Number
SP291456



REFERENCE MARKS

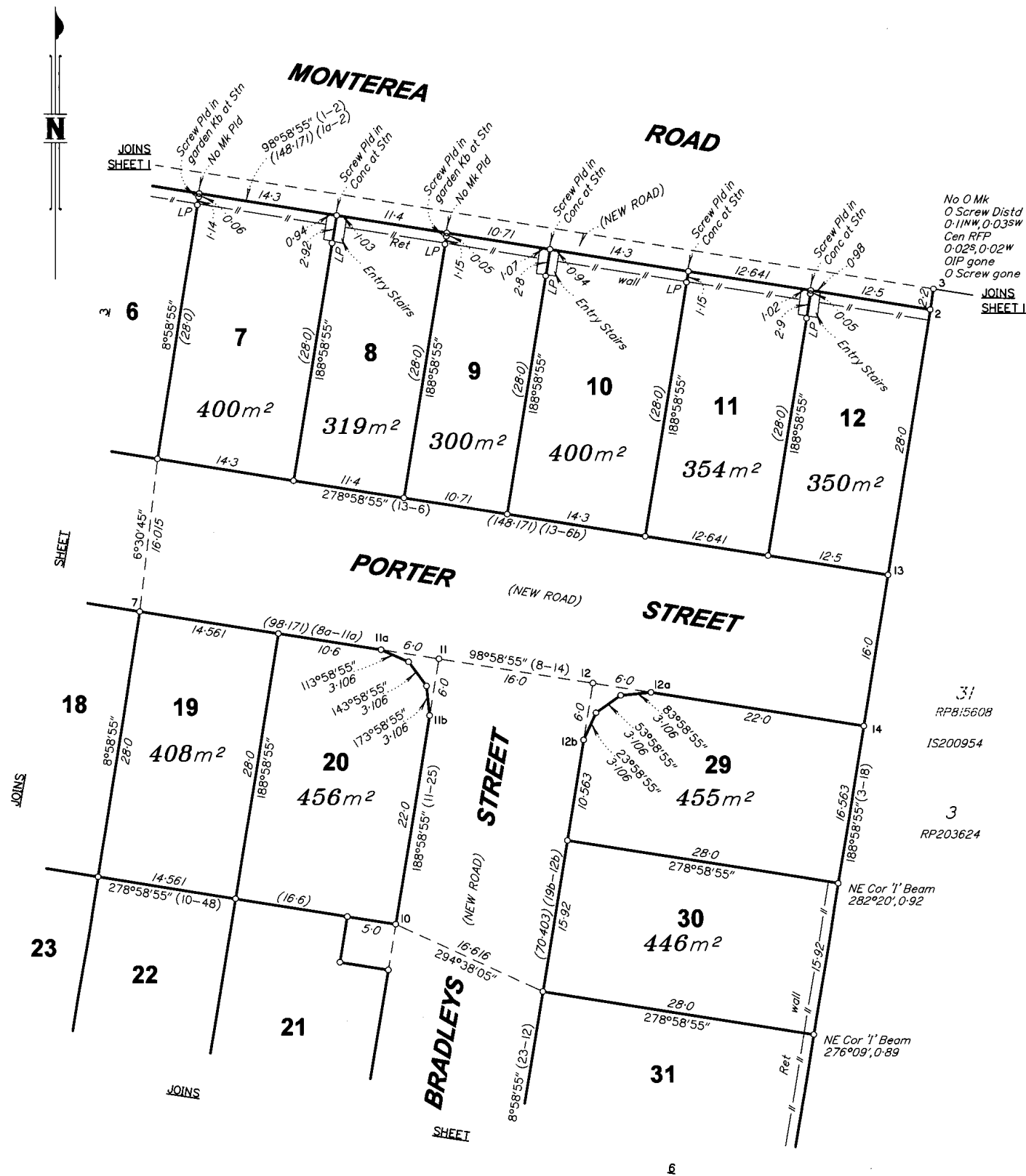
STM	TO	ORIGIN	BEARING	DIST
1	Screw in Kb	20/JS1/3417	15°23'40"	2.525
5	Screw in Kb	14/15250179	105°18'45"	36.867
5	OIP gone		8°52'20"	0.992
5	OIP gone		359°06'	20.62
6	Screw in Kb		305°20'10"	3.535
8	Screw in Kb		249°40'10"	3.755

SCALE 1: 400



State copyright reserved

Insert Plan Number **SP291456**



No O Mk
O Screw Distd
0-11NW, 0-03SW
Cen RFP
0-02S, 0-02W
OIP gone
O Screw gone

REFERENCE MARKS

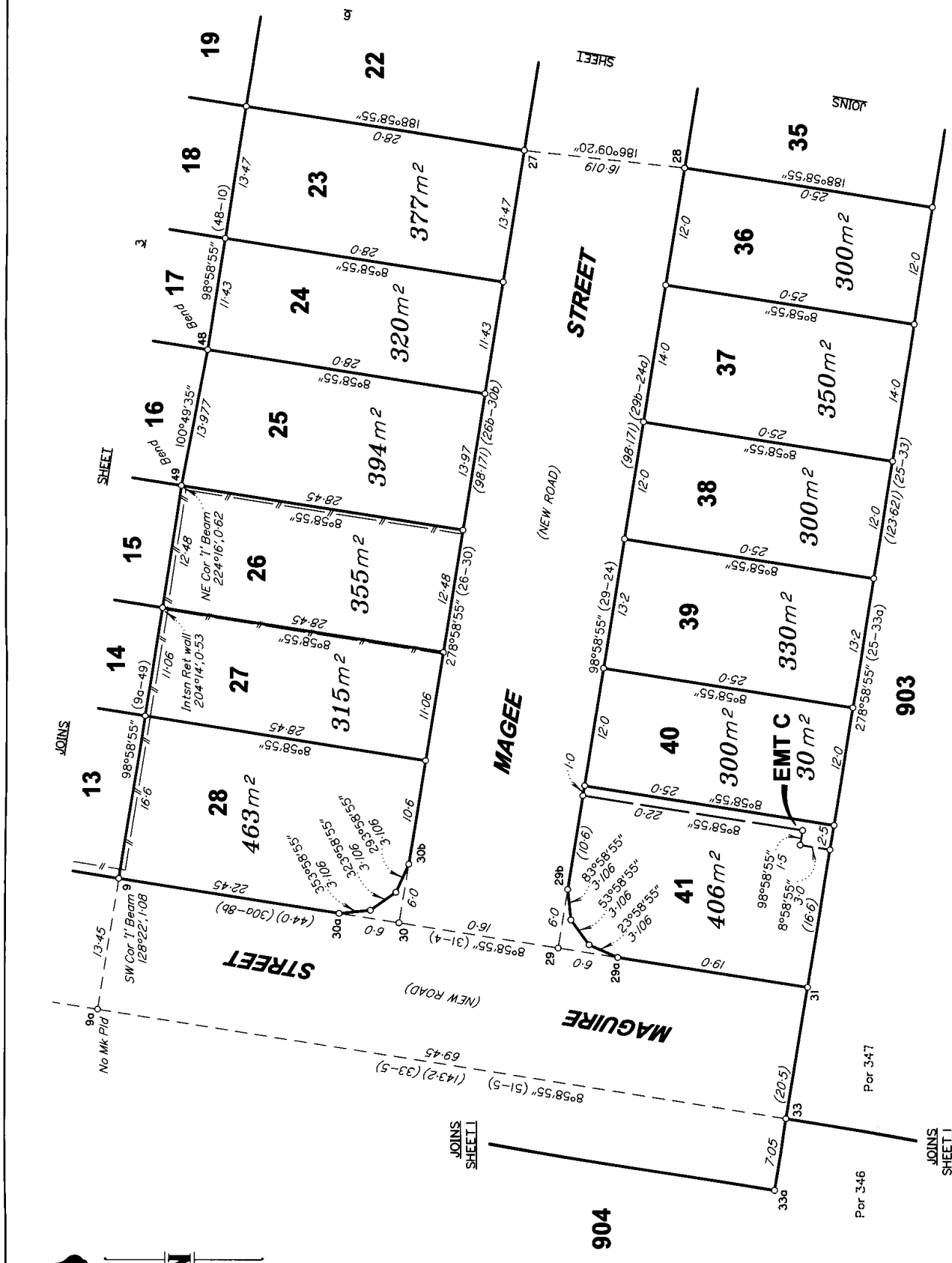
STM	TO	ORIGIN	BEARING	DIST
3	OIP gone	19/1S113417	8°52'20"	1-015
3	O Screw gone	19/1S250179	308°06'	5-675
3	Screw in Kb		305°44'45"	3-85
11	Screw in Kb		9°53'15"	2-27
12	Screw in Kb		21°45'05"	2-665
13	Screw in Kb		238°35'	6-34
14	Screw in Kb		319°27'30"	6-37

SCALE 1: 400



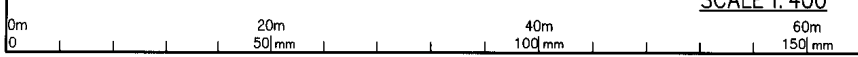
State copyright reserved

Insert Plan Number SP291456



REFERENCE MARKS

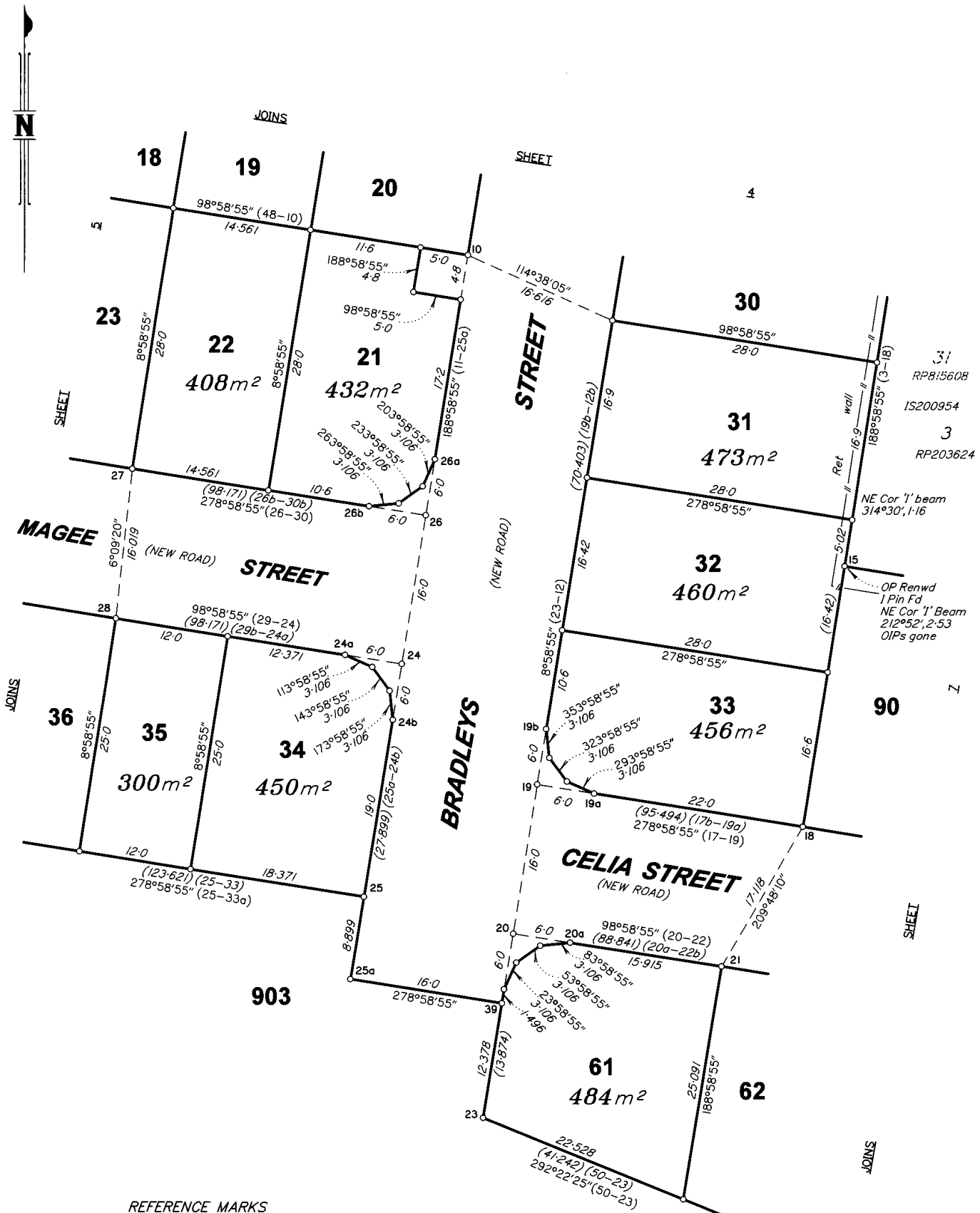
STM	TO	ORIGIN	BEARING	DIST
29	Screw in Kb		245°56'	4.155
30	Screw in Kb		176°05'30"	2.795
31	Screw in Kb		281°00'	4.12



SCALE 1: 400

State copyright reserved

Insert Plan Number **SP291456**



31
RP815608
IS200954
3
RP203624
NE Cor 'I' beam
314°30', 1.16
OP Renwd
1 Pin Fd
NE Cor 'I' Beam
212°52', 2.53
OIPs gone

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
15	1 Pin Fd		74°02'	1.0
15	OIP gone	10/IS200954	127°26'20"	4.001
15	OIP gone	8/IS257374	301°23'	23.01
19	Screw in Kb		172°25'30"	2.87
20	Screw in Kb		17°53'	2.59
24	Screw in Kb		57°35'45"	1.68
25a	Screw in Kb		98°49'15"	4.13
26	Screw in Kb		61°25'	4.32

SCALE 1: 400

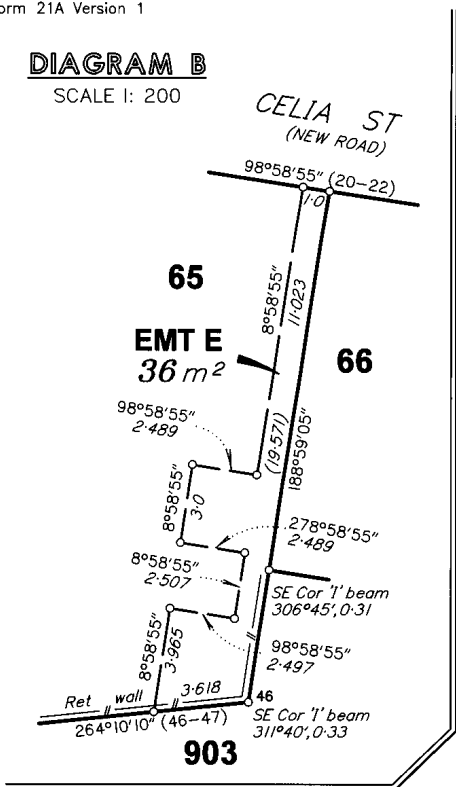
State copyright reserved

Insert Plan Number **SP291456**



DIAGRAM B

SCALE 1: 200

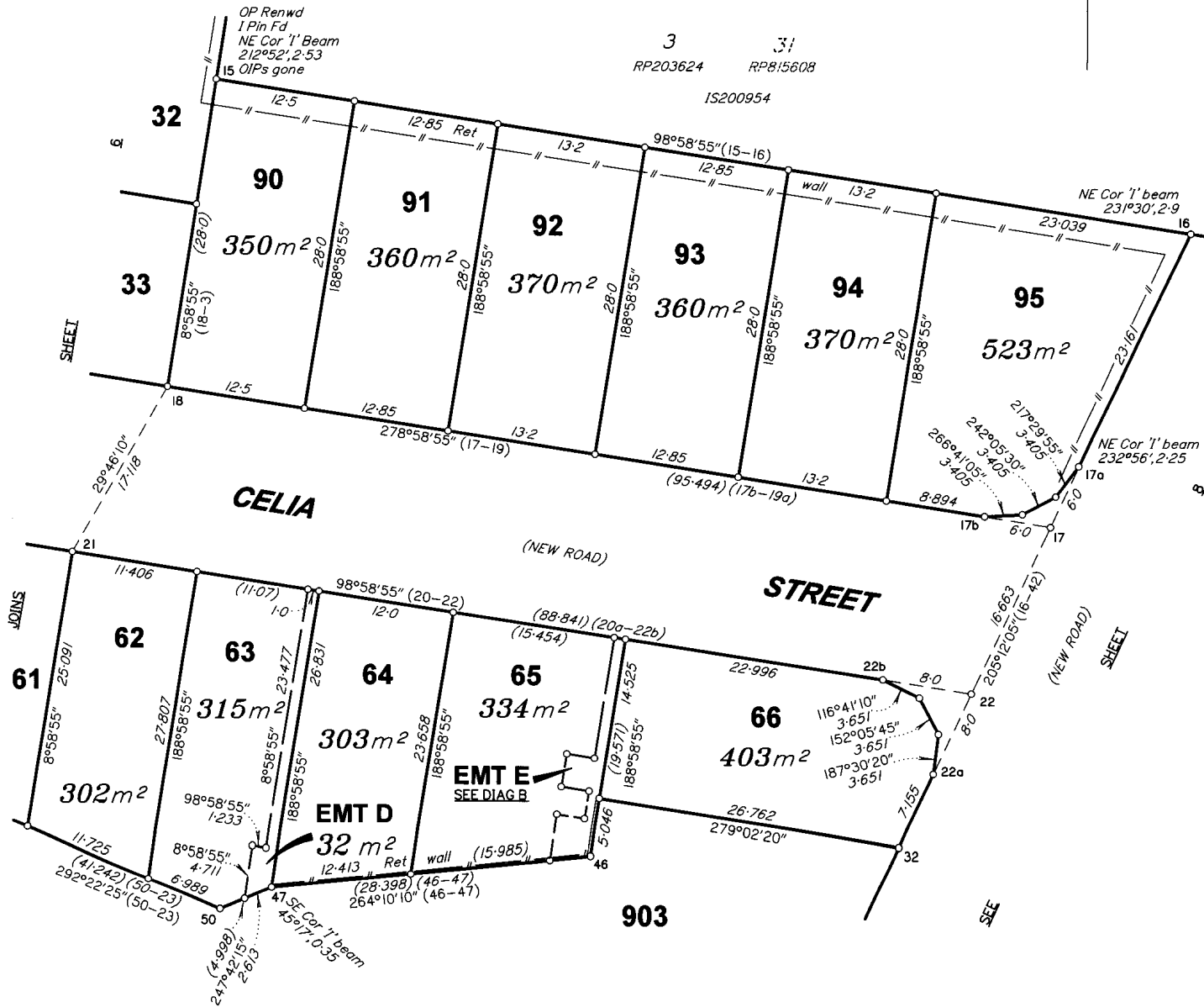


REINSTATEMENT REPORT

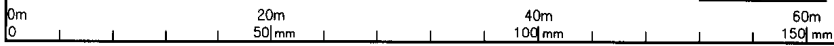
- Plans Searched – IS257374, IS250179, IS200954, IS113417, RP206144, RP203624, RP174961 and RP58173
- Reinstatement follows IS257374, which has fixed the underlying reinstatement
- Station 5 and 3 survey marks and occupation are gone or disturbed due to road widening construction on Monterea Road
- OPM 57629 measured and fixed off Station 53 to reinstate original northern boundary. Good agreement found with IS257374
- Original marks along western side of Ripley Road, Southern boundary and western boundary of Lot 2 on RP58173 found to be in good agreement with reinstatement on IS257374
- Connection to datum and meridian confirmation fixed with 4 hour AUSPOS measurement on OPM83127 and new pin referenced off Station 37

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
15	1 Pin Fd		74°02'	1.0
15	OIP gone	10/IS200954	127°26'20"	4.001
15	OIP gone	8/IS257374	301°23'	23.01
16	Screw in Kb		168°00'40"	6.785
17	Screw in Kb		163°03'	2.737
22	Screw in Kb		6°14'	0.45



SCALE 1: 400



State copyright reserved

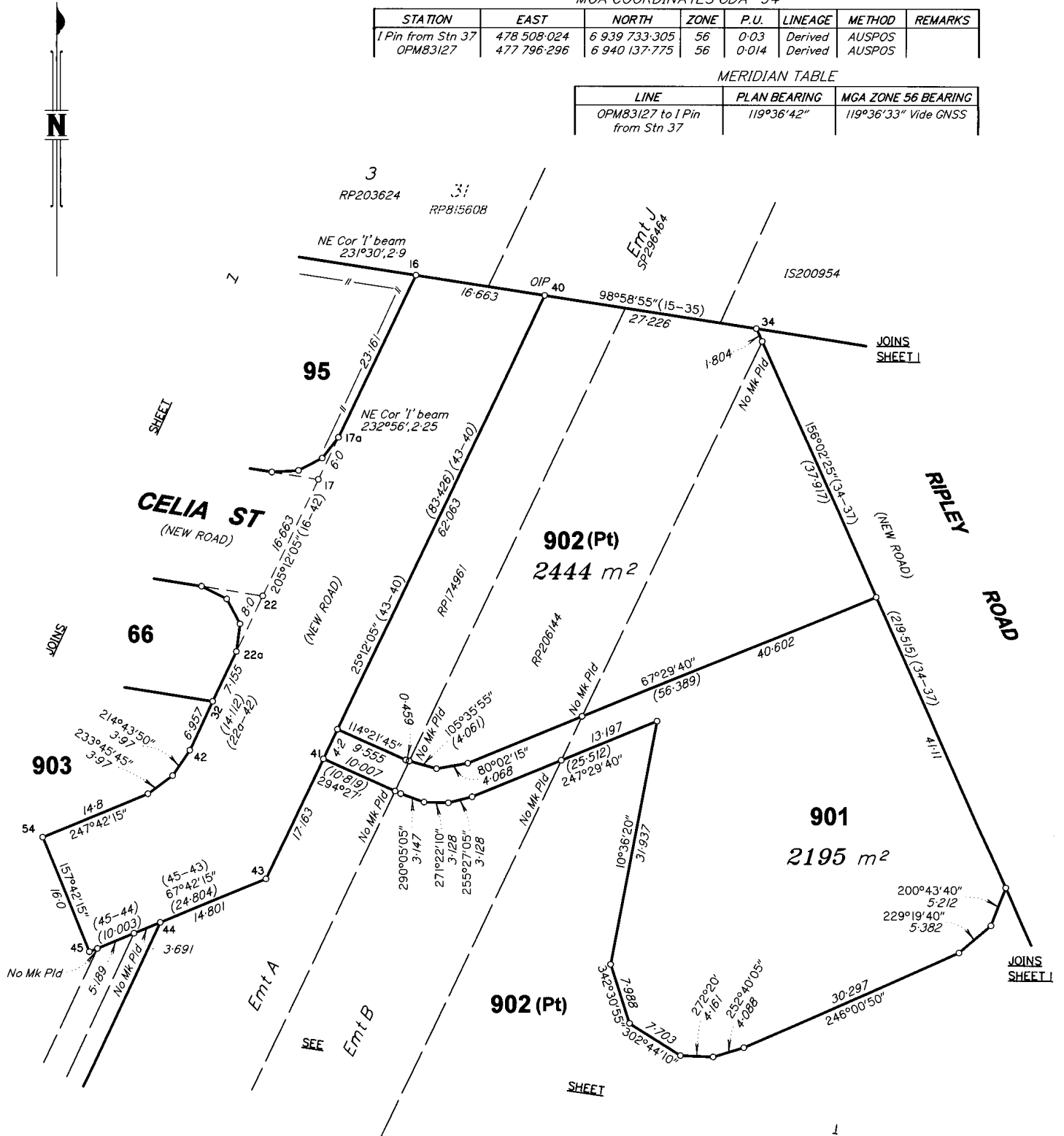
Insert Plan Number **SP291456**

MGA COORDINATES GDA-94

STATION	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS
1 Pin from Stn 37	478 508 024	6 939 733 305	56	0-03	Derived	AUSPOS	
OPM83127	477 796 296	6 940 137 775	56	0-014	Derived	AUSPOS	

MERIDIAN TABLE

LINE	PLAN BEARING	MGA ZONE 56 BEARING
OPM83127 to 1 Pin from Stn 37	119°36'42"	119°36'33" Vide GNSS



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
16	Screw in Kb		168°00'40"	6.785
17	Screw in Kb		163°03'	2.737
22	Screw in Kb		6°14'	0.45
24	Screw in Kb		57°35'45"	1.68
25a	Screw in Kb		98°49'15"	4.13
26	Screw in Kb		61°25'	4.32
29	Screw in Kb		245°56'	4.155
30	Screw in Kb		176°05'30"	2.795
31	Screw in Kb		281°0'	4.12
34	1 Pin		156°02'25"	1.005
40	OIP	2/RP206144	98°58'55"	7.81
41	Screw in Kb		279°57'	4.29
43	1 Pin		116°16'	14.11
45	Screw in Kb		316°18'40"	6.7
54	Screw in Kb		101°39'30"	6.69

New Conn

SCALE 1:500



State copyright reserved

Insert Plan Number **SP291456**