

722796630

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09/10/2023 09:29:53

(Dealing No.)

**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

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

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51081847	Lot 237 on SP234830	1 to 3	New Road	Emt F and G
51081848	Lot 998 on SP234830	1 to 32	New Road	Emts E, G to I, L to Z and AA to AC

Emt D on SPI81853 (709292372) to be surrendered prior to registration of this plan.

Emt A on SP314529 (721009809) partially absorbed by new road.

Emt J on SPI31528 (704400430) partially absorbed by new road.

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
721009809 (Emt A on SP314529)	1
721009815 (Emt B on SP314529)	1
704400430 (Emt J on SPI31528)	7,9,13 and 14
704400430 (Emt K on SPI31528)	1 and 4

REINSTATEMENT REPORT

- Stations 1, 2, 5, 6, 7, 8, 18, 24, 33 and 38 fixed using original reference marks.
- Station 23 fixed using OP.
- Calculations between fixed stations 23-24-33-38-1-2-5-6 measure +9°02'35" and distances agree compared to IS285190. Intermediate stations between these corners fixed using dimensions from IS285190.
- Dimensions 23-24-29-30-31-32-34-35-37-38, 37-41-42-43-44-1-2-5-6 measure +9°02'35" and distances agree compared to IS285190.
- Line 5-6 measures +9°02'15" compared to SPI31528 and SP181853. Distance agrees with SP181853.
- Line 6-7 measures +9°00'55" and distance agrees compared to SP131528.
- Calculation 23-7 measures +9°02'30" and +0.061 compared to SP131528. This section of the boundary has extremely reactive soil, and a history of differences in measurement demonstrated between previous survey plans. As such, the excess has been proportioned from 7-23 to fix all original corners along this section of boundary.
- Station 7b fixed from 7 using dimensions on SP131528.
- Station 4 fixed from 5 using the calculated distance on SP181853.
- Calculation from 4-7b was made using SP234809, SP234830 & SP131528. This plan measures +9°01'10" and +0.003 compared to the calculation. The bend between 4 & 7b was fixed by proportioning calculated dimensions between these stations.
- The northern boundary of easements I, L, M and N are coincident with the southern boundary of easement J on SP131528. This boundary was fixed deed width from lines 23-20-18-16 and intersected with line 16-13.

Date of Development Approval:

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

SP316880

Lots 1 to 32

Lot 998 on CP907981

Lots

Orig

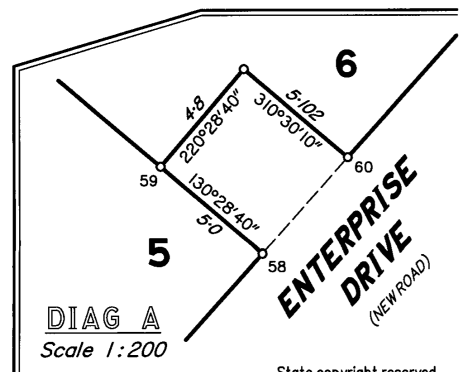
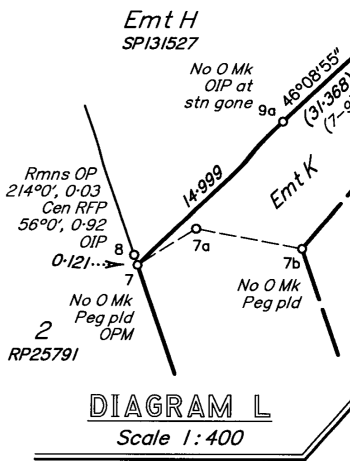
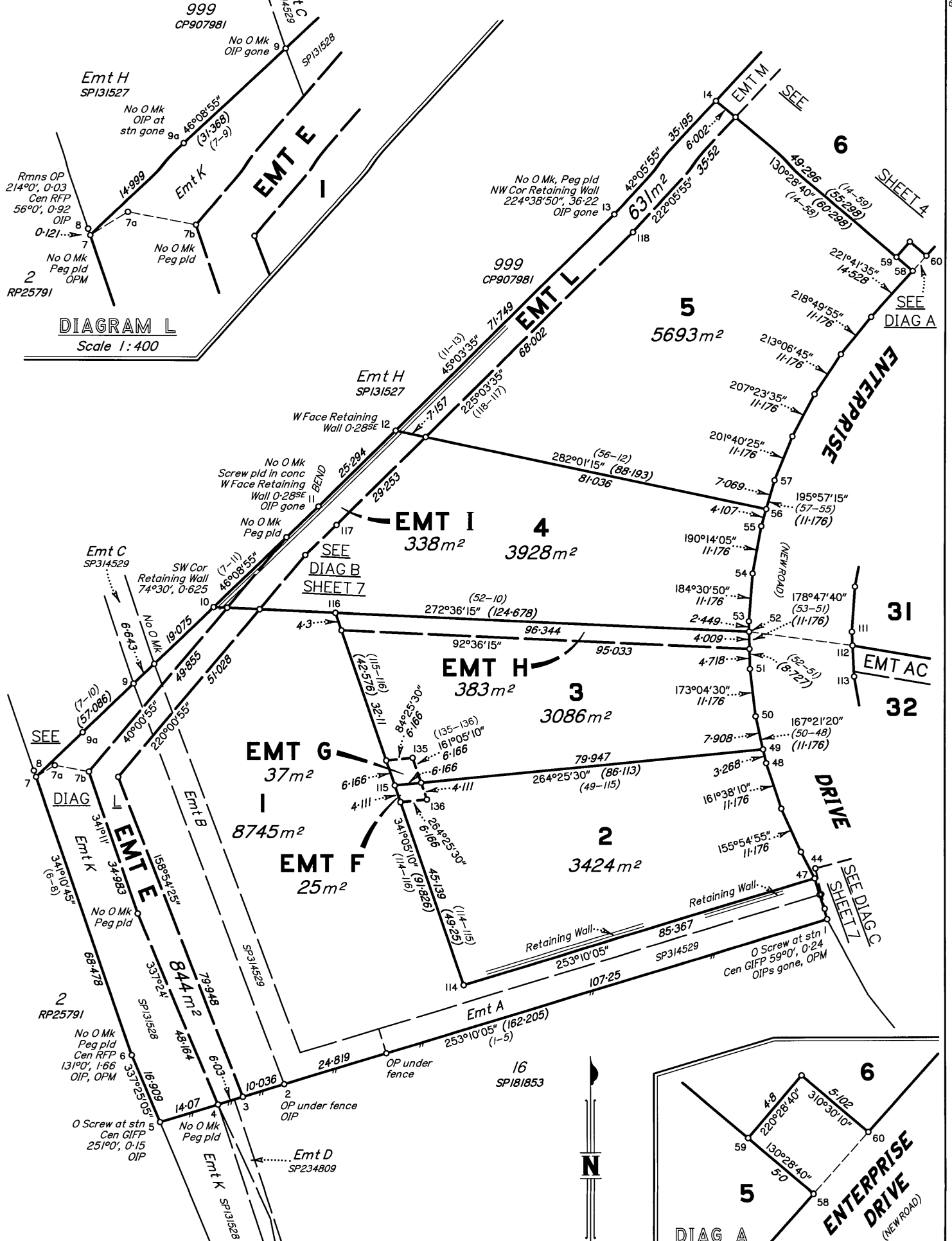
2. Orig Grant Allocation :

3. References :

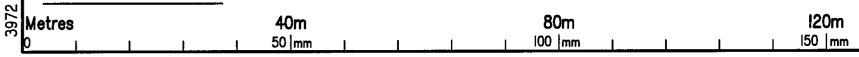
Dept File :
Local Govt :
Surveyor : **3972**

5. Passed & Endorsed :

By : T J KELLY SURVEYS PTY LTD
ACN 058 752 417
Date : 11.5.2023
Signed : *TJ Kelly*
Designation : Cadastral Surveyor



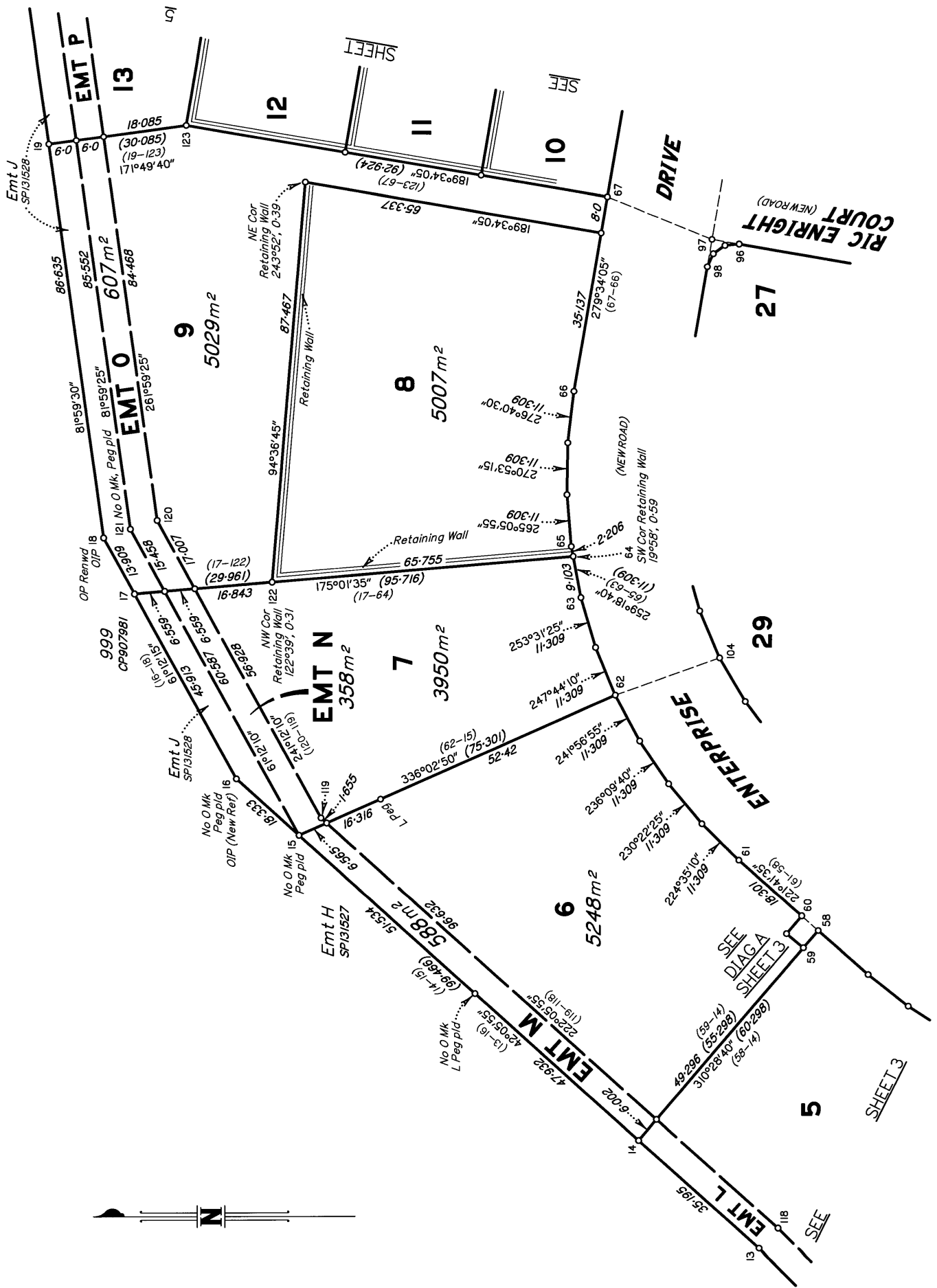
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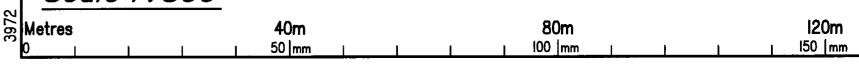
State copyright reserved.
Insert Plan Number **SP316880**

3972

8023025



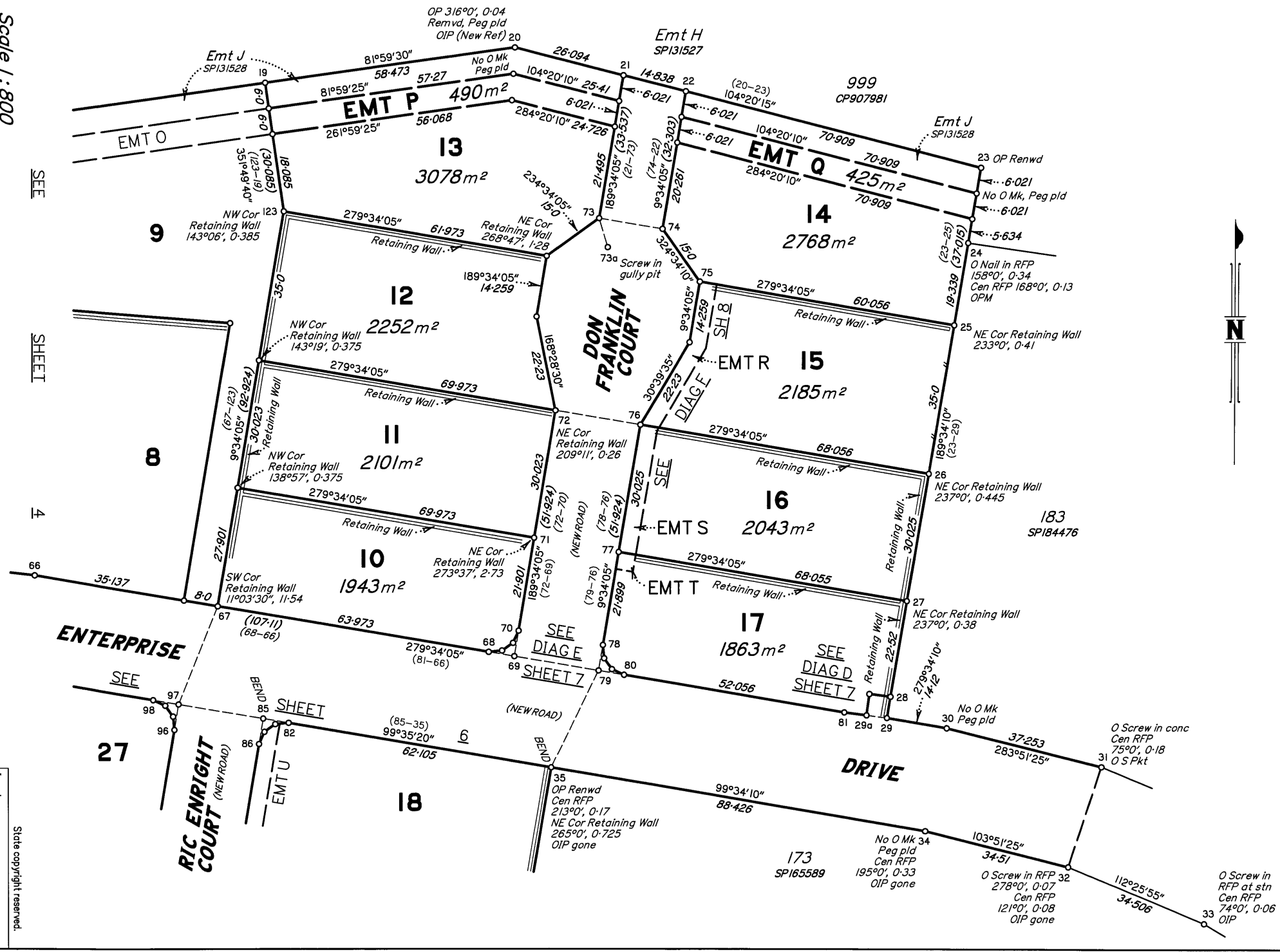
Scale 1:800



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SP316880

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Scale 1:800

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

Insert Plan Number
SP316880

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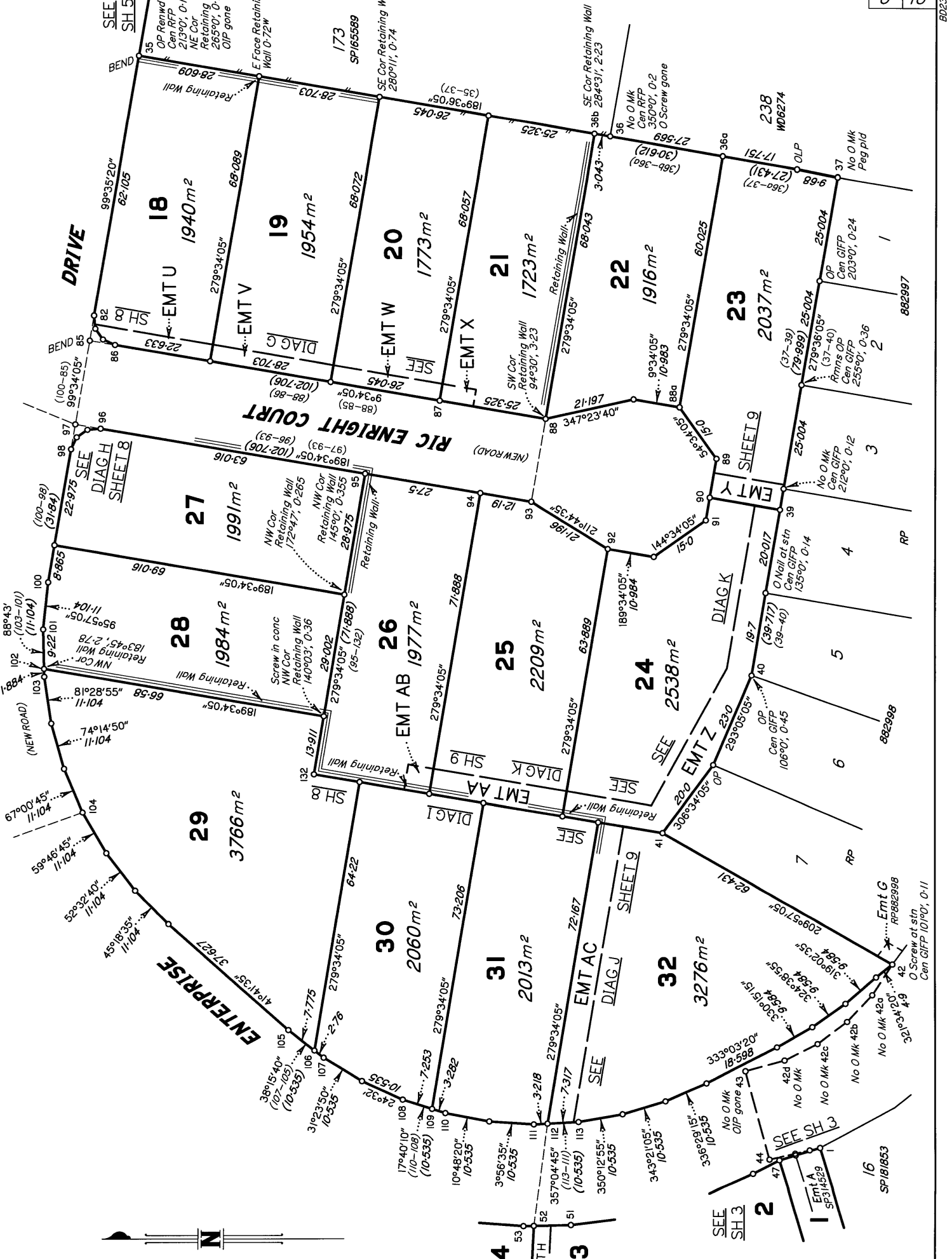
Metres

40m

80m

120m

160m



Scale 1:800



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SP316880

DIAGRAM C
Scale 1:150

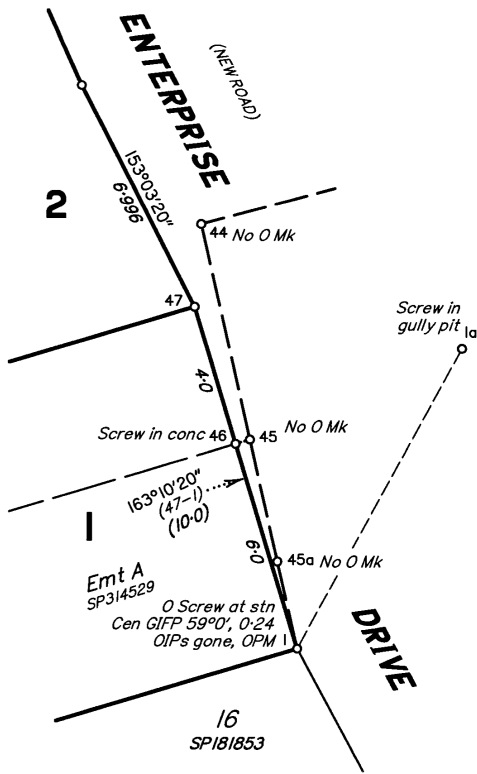


DIAGRAM E
Scale 1:300

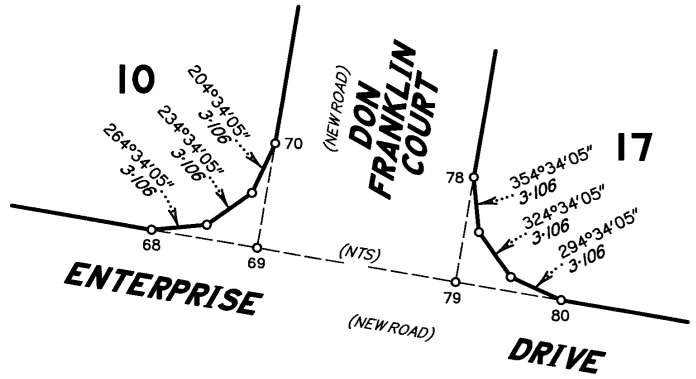


DIAGRAM D
Scale 1:200

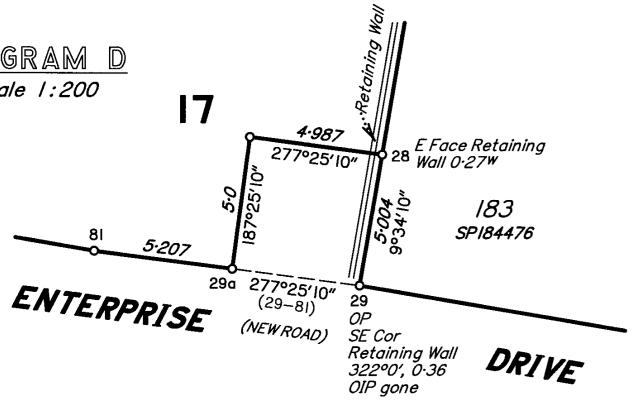
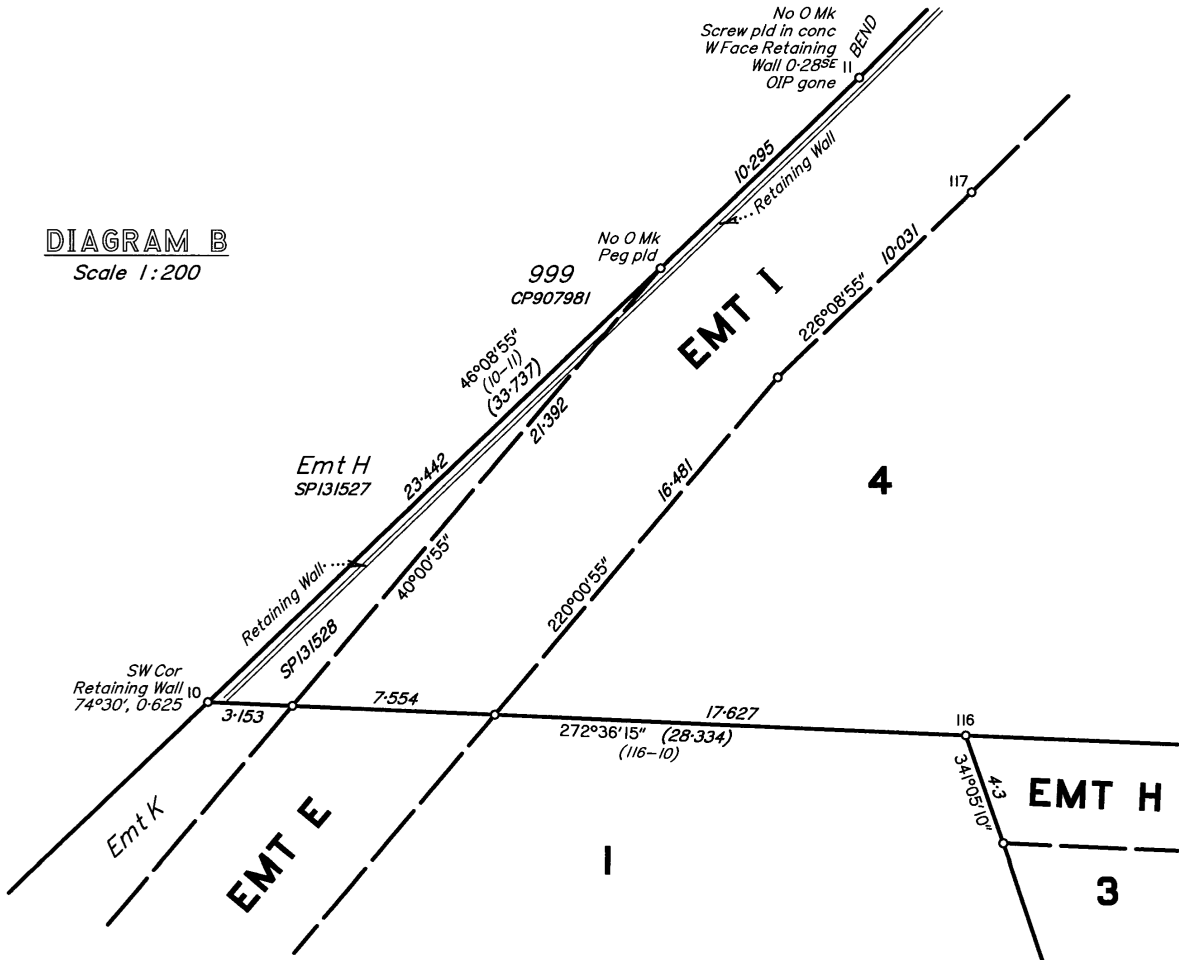


DIAGRAM B
Scale 1:200



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DIAGRAM G

Scale 1:300

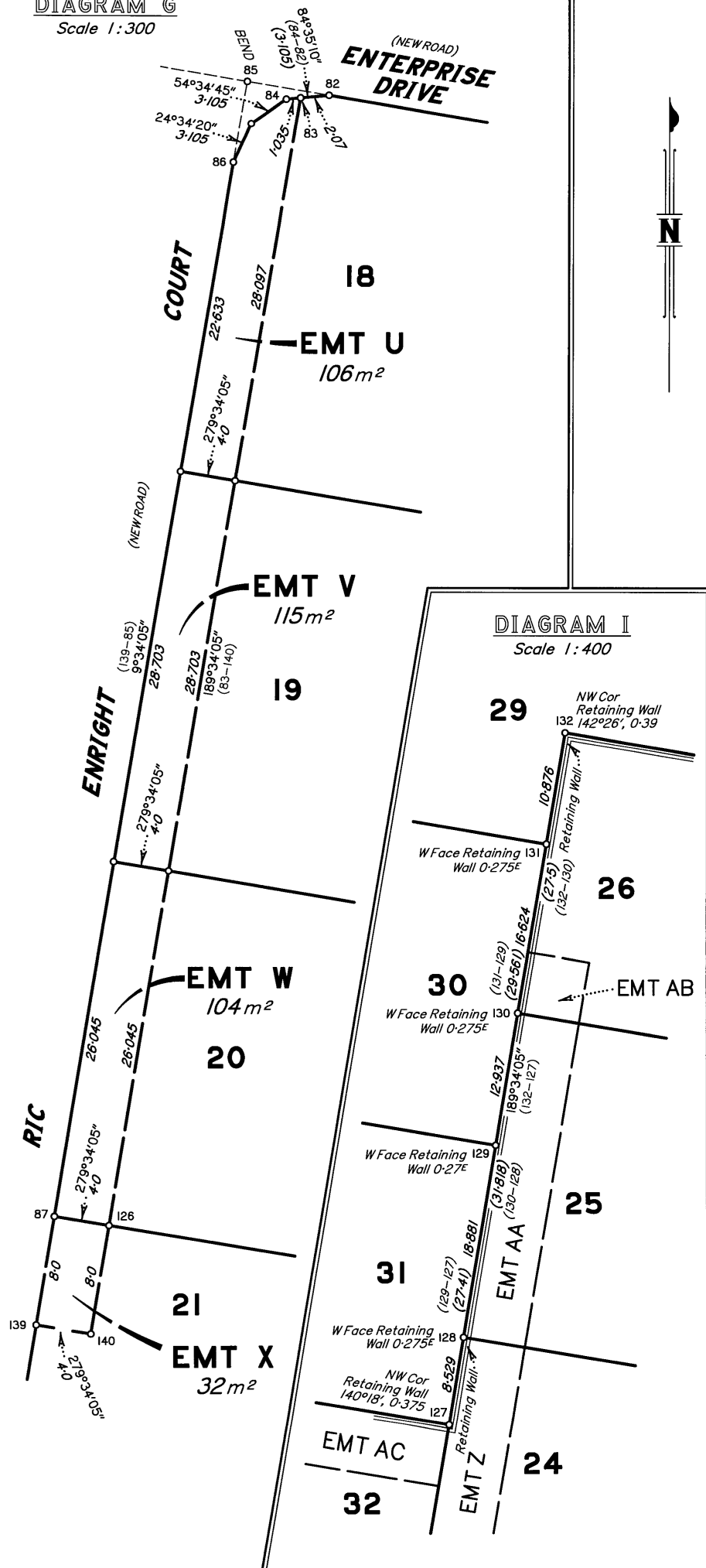


DIAGRAM F

Scale 1:400

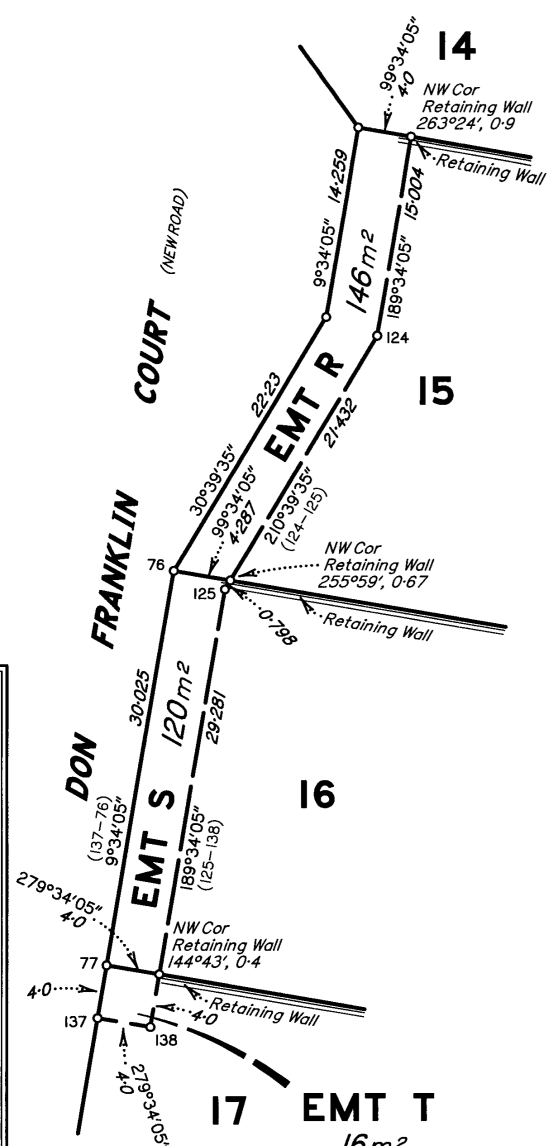


DIAGRAM I

Scale 1:400

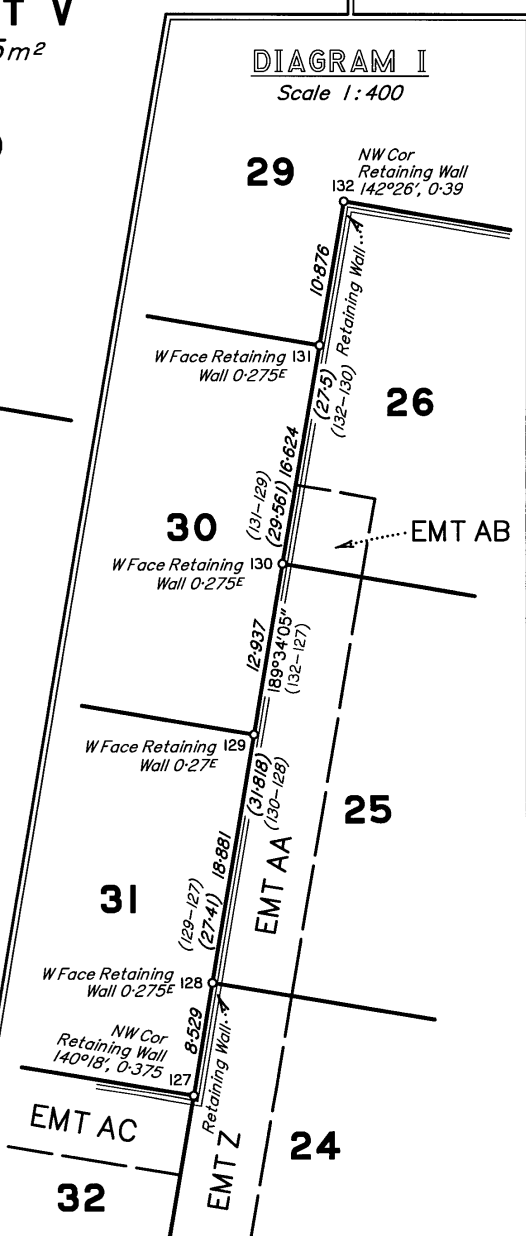
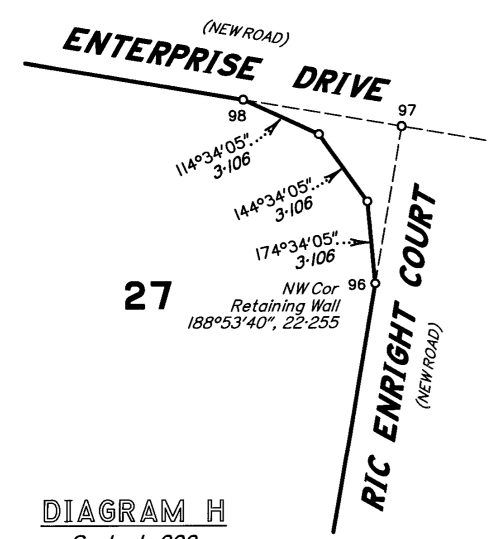


DIAGRAM H

Scale 1:200



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Insert Plan Number

SP316880

DIAGRAM J

Scale 1:400

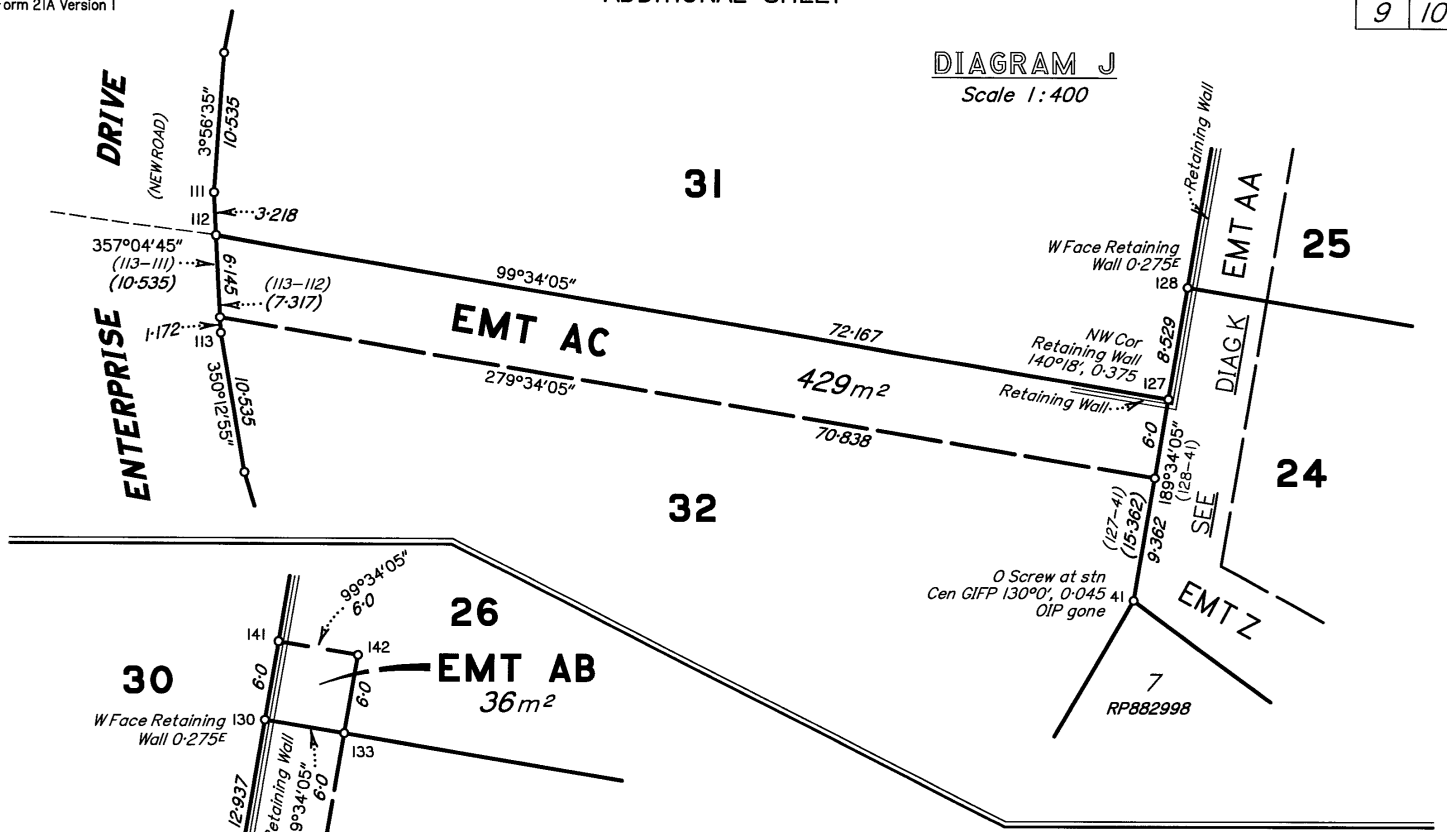
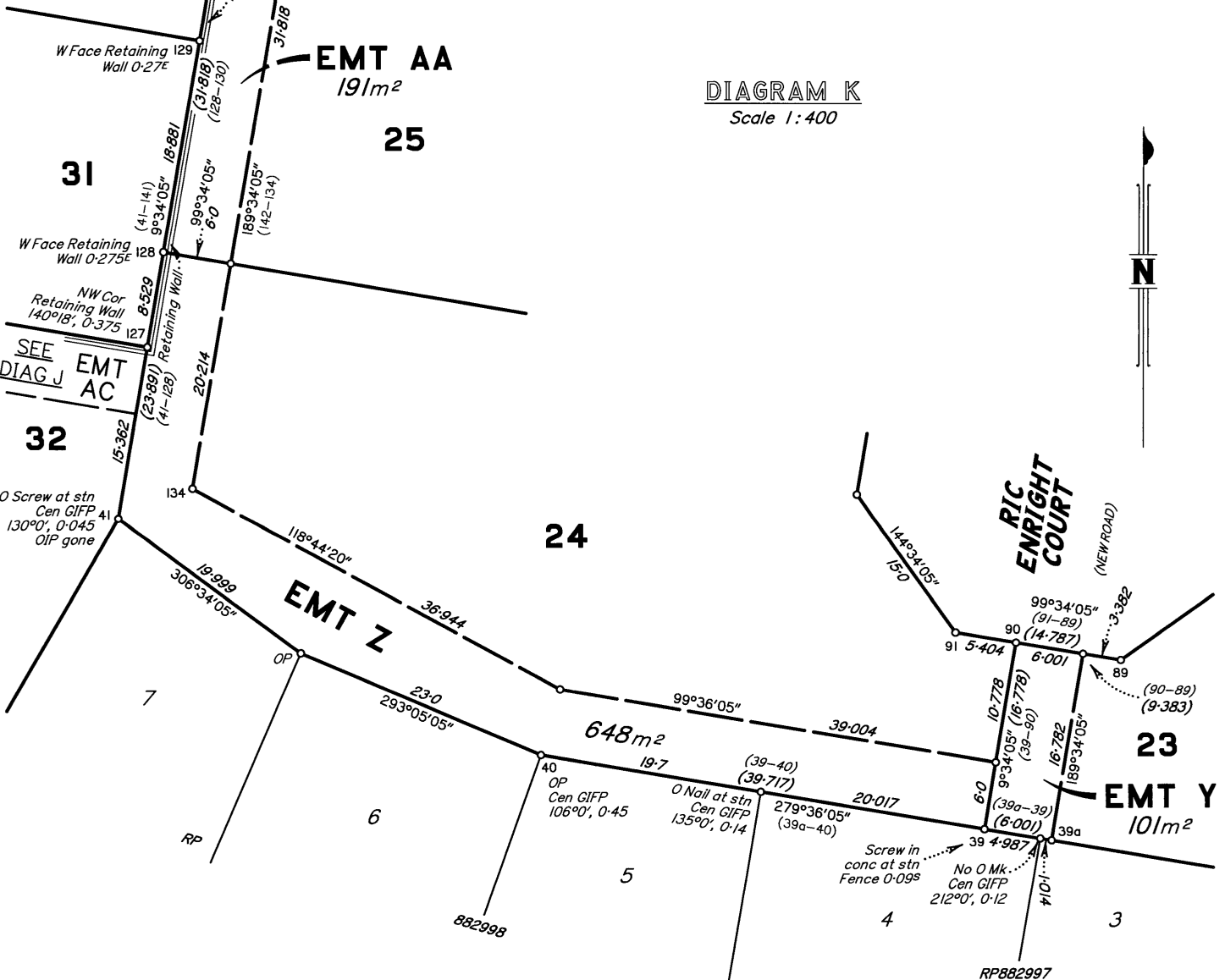


DIAGRAM K

Scale 1:400



Scale 1:400

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Insert Plan Number SP316880



3972

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP gone	IS285190	52°34'35"	0-986
1	Screw in gully pit		28°35'	9-587
1	OIP gone	SP314529	89°44'05"	12-969
2	OIP	SP314529	295°13'55"	4-983
5	OIP	IS285190	314°03'35"	0-889
5	Screw in M/H		54°14'30"	18-618
6	OIP	DP234809	133°00'15"	0-842
8	OIP	SP131527	21°42'55"	1-616
9	OIP gone	SP314529	234°53'10"	8-056
9a	OIP gone	SP131528	at	stn
11	OIP gone	CP907981	317°37'20"	1-0
13	OIP gone	CP907981	312°06'20"	1-03
13	Screw in M/H		135°26'	3-546
16	OIP (New Ref)	CP907981	38°49'	1-113
18	OIP	CP907981	264°17'10"	1-072
20	OIP (New Ref)	CP907981	287°40'	1-071
29	OIP gone	WD5462	189°34'10"	1-0
29	S Pkt		51°23'	6-564
29	Screw in footpath		130°52'	6-977
31	O S Pkt	IS150150	284°17'10"	0-976
32	OIP gone	SP165589	332°32'35"	1-014
33	OIP	SP165589	247°49'35"	0-972
34	Pin		280°52'	1-055
34	OIP gone	SP165589	22°34'35"	1-058
35	OIP gone	SP165589	24°28'35"	0-982
35	Screw in kerb		324°06'	8-49
36	O Screw in blaze gone	IS285190	193°08'35"	23-455
37	Pin		296°53'	6-432
38	O Screw	RP882997	195°47'25"	5-49
41	OIP gone	RP882998	342°55'25"	0-787
41	Screw in M/H		87°09'	2-403
43	OIP gone	SP234830	207°31'50"	0-972
54	Pin		100°35'	1-764
56	Screw in kerb		51°31'	10-263
62	S Pkt		80°04'	0-316
62	Screw in footpath		143°14'	4-673
69	Screw in footpath		232°40'	0-733
73	Screw in gully pit		136°30'	7-863
79	Screw in footpath		130°48'	8-028
86	Screw in gully pit		280°44'	4-164
88a	Screw in kerb		306°13'	5-891
90	Screw in gully pit		18°42'	4-712
95	Screw in M/H		150°31'	2-941
96	Screw in gully pit		123°32'	4-544
102	Screw in gully pit		4°06'	6-281
106	Pin		259°23'	3-191
112	Screw in M/H		270°36'	1-605

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	SP234809	119°36'55"	81-936	107946	Standard
6-OPM	DP234809	342°44'40"	68-621	139288	Standard
7-OPM	SP131527	67°41'55"	1-869	139288	Standard
24-OPM	WD5462	323°51'30"	2-045	76997	Standard

Same Mark

TRAVERSES ETC

LINE	BEARING	DISTANCE
1-1a	28°35'	9-587
7-7a	58°12'40"	5-131
7a-7b	100°36'40"	8-035
29-29a	277°25'10"	4-799
31-32	198°08'40"	24-468
35-79	26°10'25"	25-069
42-42a	303°07'40"	8-696
42a-42b	313°09'10"	8-696
42b-42c	323°11'05"	8-696
42c-42d	333°12'55"	8-696
42d-43	344°49'10"	9-557
43-44	254°52'10"	21-589
44-1	167°09'05"	12-21
44-45	167°09'05"	6-195
45-45a	167°09'05"	3-5
46-45	73°10'05"	0-417
60-58	221°41'35"	4-799
62-104	160°07'35"	24-131
67-97	202°00'50"	24-578
69-68	279°34'05"	6-0
70-69	189°34'05"	6-0
72-76	99°34'05"	20-0
73-73a	136°30'	7-863
74-73	279°34'05"	14-787
79-69	279°34'05"	20-0
79-78	9°34'05"	6-0
80-79	279°34'05"	6-0
85-82	99°35'20"	6-0
85-86	189°34'05"	6-0
88-93	279°34'05"	20-0
97-85	99°34'05"	20-0
97-96	189°34'05"	6-0
98-97	99°34'05"	6-0
112-52	277°36'35"	24-283