

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

Sheet 1 of 10

SURVEY PLAN

Total Area of New Road
(SEE SHEETS 6 - 10)..... 1.76 ha

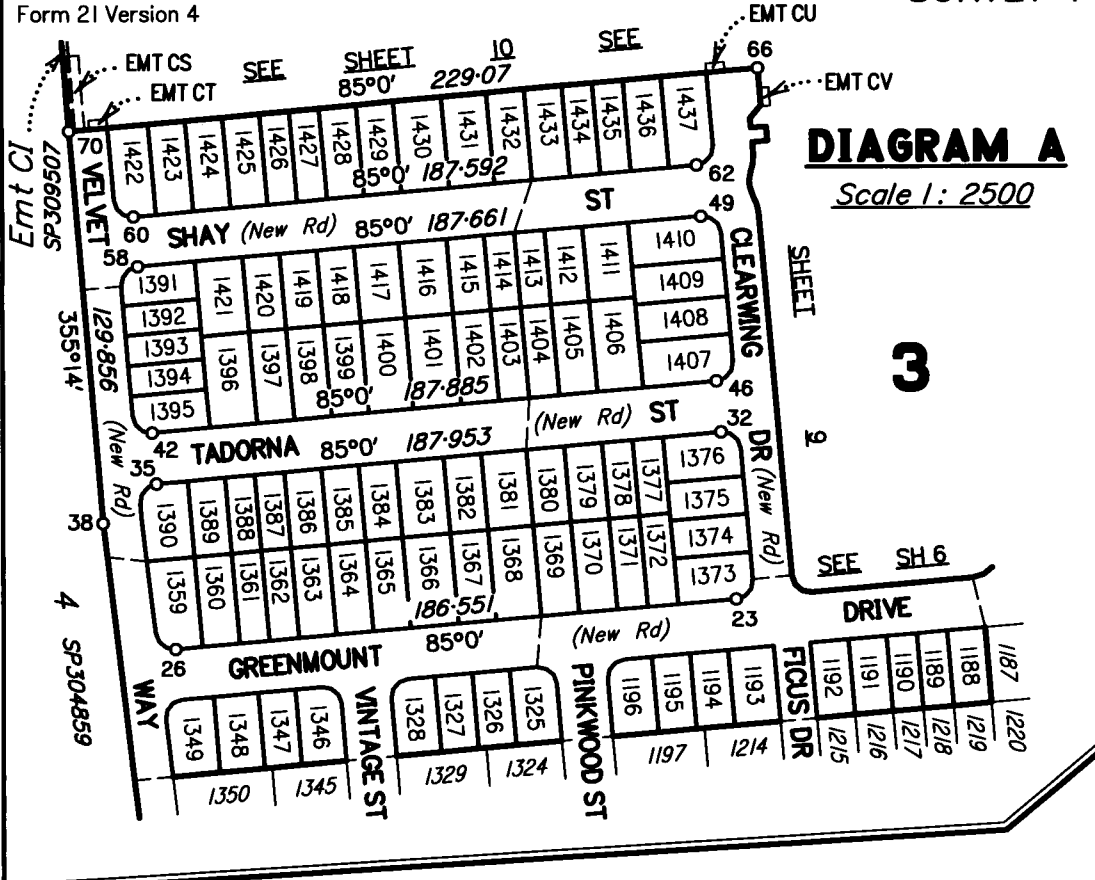
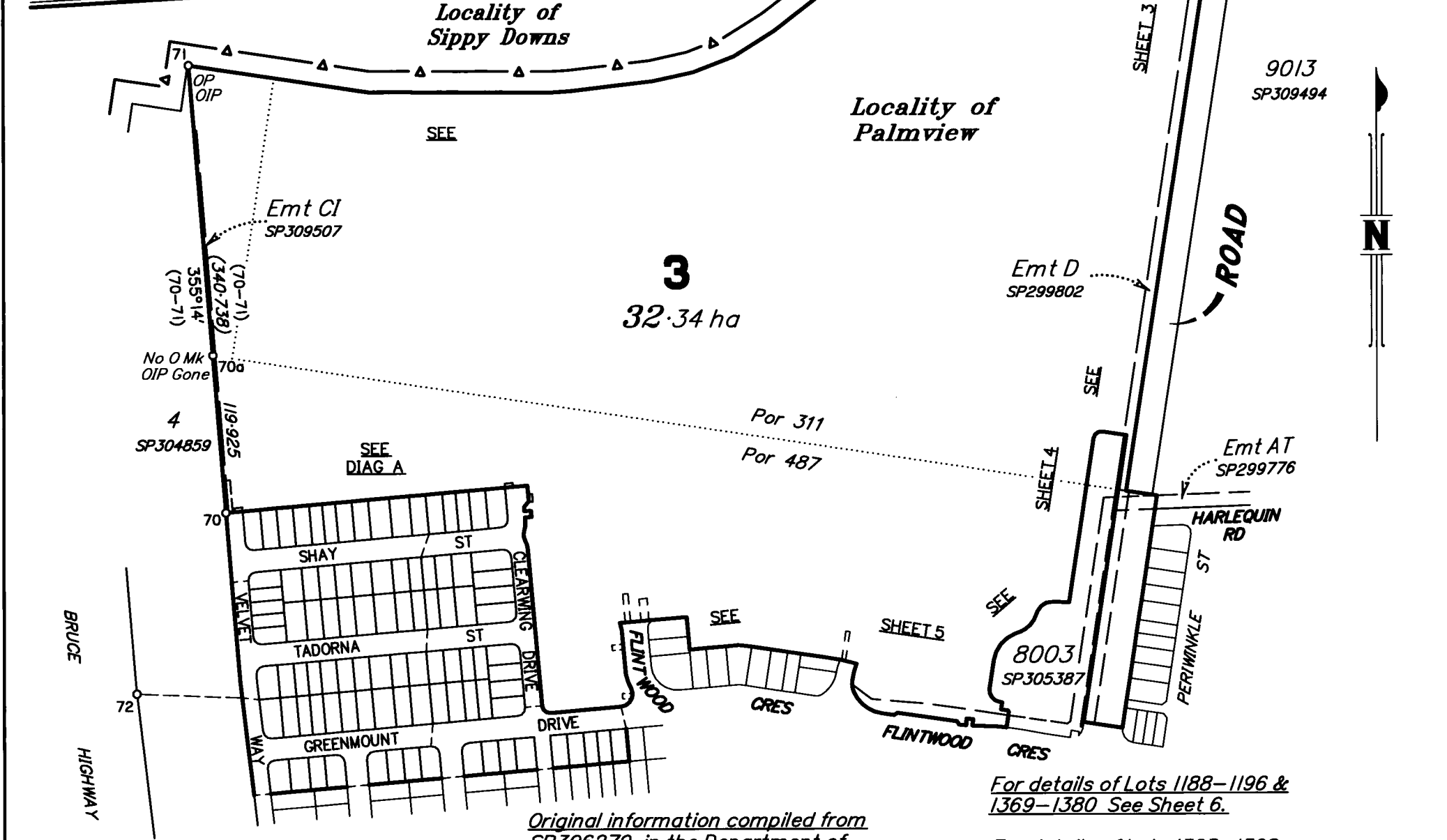


DIAGRAM A
Scale 1: 2500



Original information compiled from SP306279 in the Department of Natural Resources, Mines & Energy.

Peg placed at all new corners, unless otherwise stated.

For Reinstatement Report See Sheet 2.

For Reference Marks, Permanent Marks, MGA Coordinates & Traverses Tables See Sheet 5.

For details of Lots 1188-1196 & 1369-1380 See Sheet 6.

For details of Lots 1325-1328, 1346-1349 & 1359-1368 See Sheet 7.

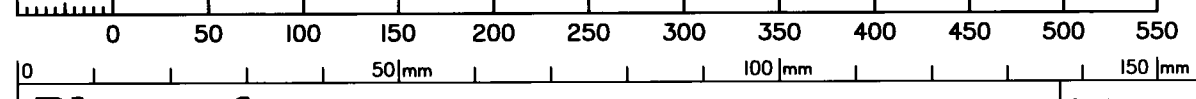
For details of Lots 1381-1390 & 1392-1403 See Sheet 8.

For details of Lots 1404-1413, 1433-1437 and Emts CU & CV See Sheet 9.

For details of Lots 1391, 1414-1432 and Emts CS & CT See Sheet 10.

ADDITIONAL REFERENCE MARKS TO BE PLACED FOLLOWING ROAD CONSTRUCTION (SEE IS287498).

Scale 1:4000 - Lengths are in Metres.



RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Robert Cameron GRIBBIN, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Andrew Raymond CRIDLAND, 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 23/01/2020.

ARibbald
Authorized Delegate

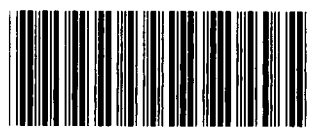
31/01/2020
Date

Plan of
Lots 3, 1188-1196, 1325-1328, 1346-1349, 1359-1437 and Easements CS-CV in Lot 3
 Cancelling Lot 3 on SP306279

LOCAL GOVERNMENT: **SUNSHINE COAST REGIONAL COUNCIL** LOCALITY: **PALMVIEW**

Meridian: **MGA (Zone 56) Vide GNSS** Survey Records: **No**

Scale: **1:4000**
 Format: **STANDARD**



SP314135

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

719942015

\$10292.00
06/03/2020 15:27

BE 400 NT

5. Lodged by

Cooper Grace Ward 131B
GPO Box 834, Brisbane Q 4001
T: 07 3231 2444 Ref: 10219530 NCS
nicole.smith@cgw.com.au
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

~~We~~ **AVID RESIDENTIAL GROUP PTY LTD**
A.C.N. 098 527 390

(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-

Executed by AVID RESIDENTIAL GROUP PTY LTD
ACN 098 527 390 by its duly constituted Attorneys under
power of attorney number 718135891 who declare they have
received no notice of revocation of the power of attorney.

Finance Manager of Avid Property Group
Pty Ltd ACN 607 963 093

MARK LYNAM

Name

General Manager of Avid Property Group
Pty Ltd ACN 607 963 093

BRUCE HARPER

Name

* Rule out whichever is inapplicable

2. Planning Body Approval.

* **SUNSHINE COAST REGIONAL COUNCIL**

hereby approves this plan in accordance with the:

% **PLANNING ACT 2016**

Dated this **TWENTY-SIXTH** day of **FEBRUARY, 2020**

DELEGATED OFFICER
RICHARD MACGILLIVRAY
COORDINATOR - ENGINEERING & ENVIRONMENT
ASSESSMENT UNIT
SUNSHINE COAST REGIONAL COUNCIL

* 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 : **RAL18/0148**
Local Govt : **POS20/0013**
OPW18/0576
Surveyor : **107461-19**

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51188689	Lot 3 on SP306279	3, 1188-1196, 1325-1328, 1346-1349 & 1359-1437	New Rd	Emts CS-CV

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716935593	3, 1188-1196, 1325-1328, 1346-1349 & 1359-1437	

Emt BZ on SP305387 (719363352), Emt BY on SP305387 (719363360), Emts CO & CP on SP306279 (719491285), Emt CN on SP306279 (719491310) & Emt CR on SP306956 (719540068) are fully absorbed by New Road.

Emt CI on SP309507 (719602085) is partially absorbed by New Road.

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
718405961 (Emts C & D on SP299802)	3
719363352 (Emts CA-CC on SP305387)	3
719363360 (Emts BW & BX on SP305387)	3
719363362 (Emts BU & BV on SP305387)	3
719602085 (Emt CI on SP309507)	3

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
710230220	3, 1188-1196, 1325-1328, 1346-1349 & 1359-1437

REINSTATEMENT REPORT

- This plan represents the 17th Subdivision Stage of a new Masterplanned Residential Estate and comprises of a 1 into 97 Lot Subdivision. It follows SP309494 and SP306279. The key plans used for this Survey include SP306279, IS282264, IS282265, SP305387, SP309507 and SP304859.
- This New Stage fixes onto the Alignments 1-2-3, 3-11 and 11-38-71.
- Greenmount Drive was fixed at Stns 1 & 2 by 0 Screws + OPs. The Alignment of 3-11 was fixed by the 0 Screws at Stns 5, 6, 7, 8, 9 & 10, supported by OIPs at Stns 7 & 10 and a string of OPs along this same Alignment. The 0 Screw at 11 has been visibly disturbed and was given a new reference. Deed Bearing & Distances were maintained along the Alignments of 1-3 and 3-11, based off SP306279 & SP305387.
- With Stn 11 fixed, the Alignment north to Stn 71 was fixed by the OIP at Stn 71. This revealed a 15mm excess in the distance. For confirmation, we sought to find the OIP off Stn 70a (Gone) and the OIP & 0 Spike at Stn 72 (OIP Gone). Stns 37 & 38(Bend) were fixed by adopting the bearings & distance from Stns 11 & 72, in accordance with SP309507 and SP306279.
- 15mm Excess was left in the line defined by Stns 38-71.

Notification issued to the Owners of Lot 3 on SP306279 and Lot 1187 on SP305387 on the 31/01/2020, in accordance with s.18 of the Survey and Mapping Infrastructure Regulation 2014.

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

3	Por 311 & Por 487
1188-1196, 1325-1328, 1346-1349 & 1359-1437	Por 487
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: **RPS Australia East Pty Ltd**
Date: **2/02/2020**
Signed: *Rhialad*
Designation: **Cadastral Surveyor**

10. Lodgement Fees :

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

11. Insert Plan Number
SP314135

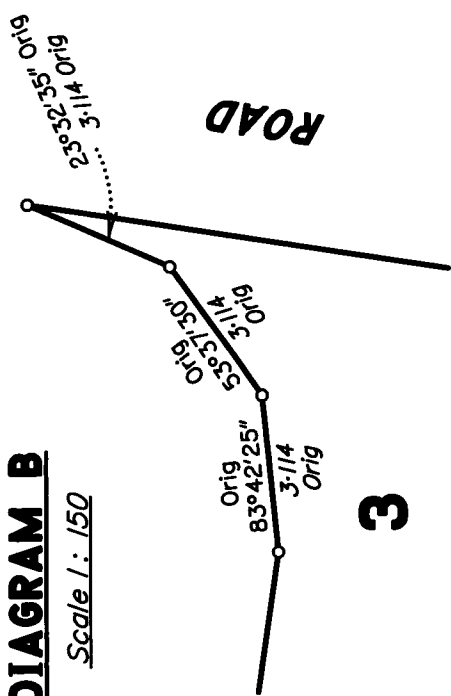
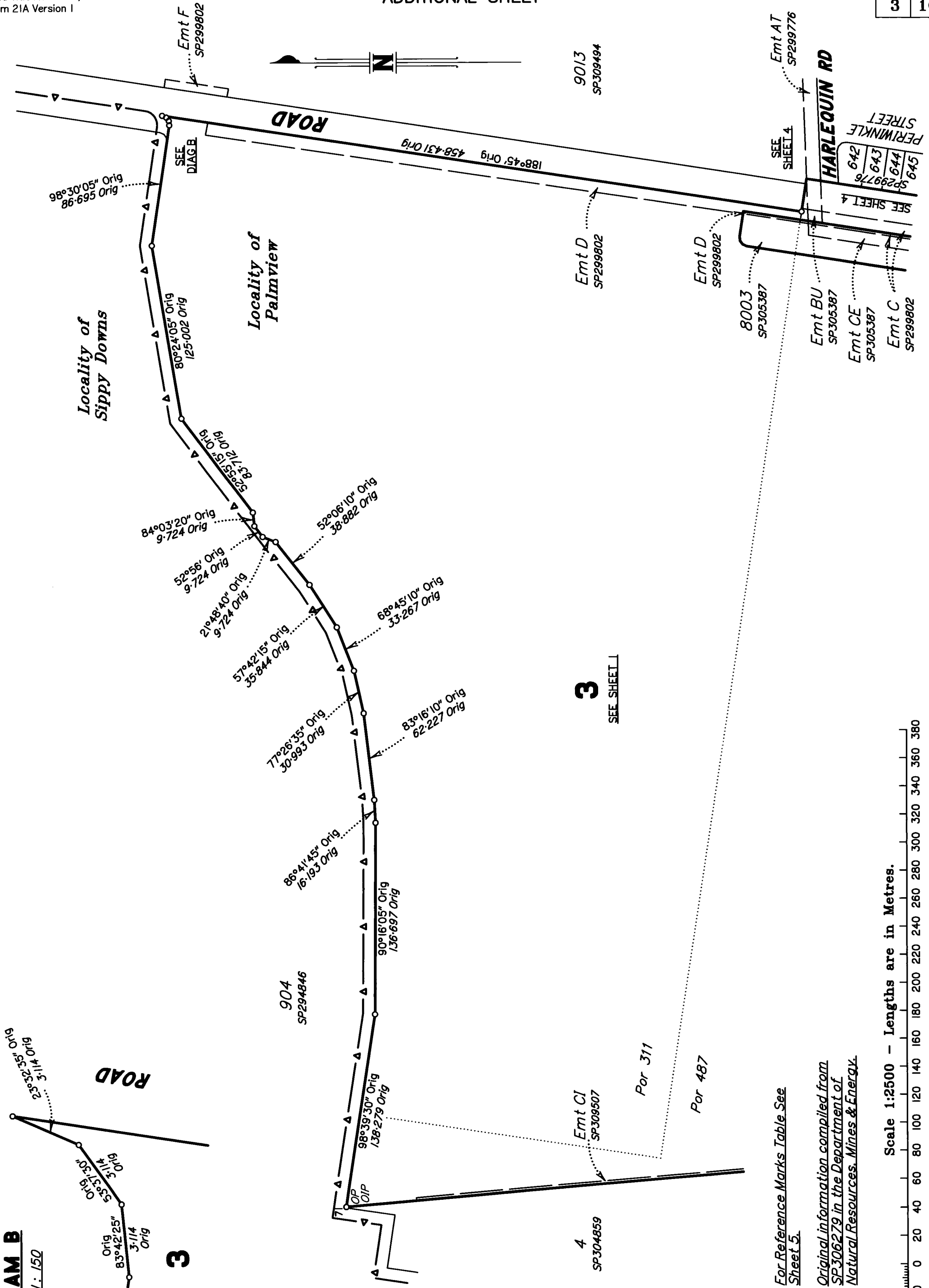


DIAGRAM B

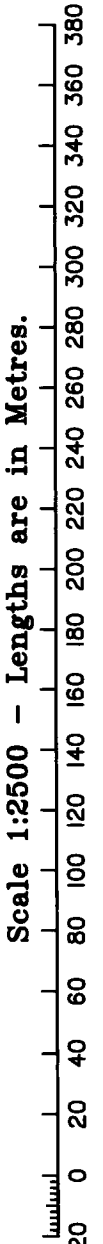
Scale 1:150

3



3

SEE SHEET 1



Scale 1:2500 - Lengths are in Metres.

For Reference Marks Table See Sheet 5.

Original information compiled from SP306279 in the Department of Natural Resources, Mines & Energy.

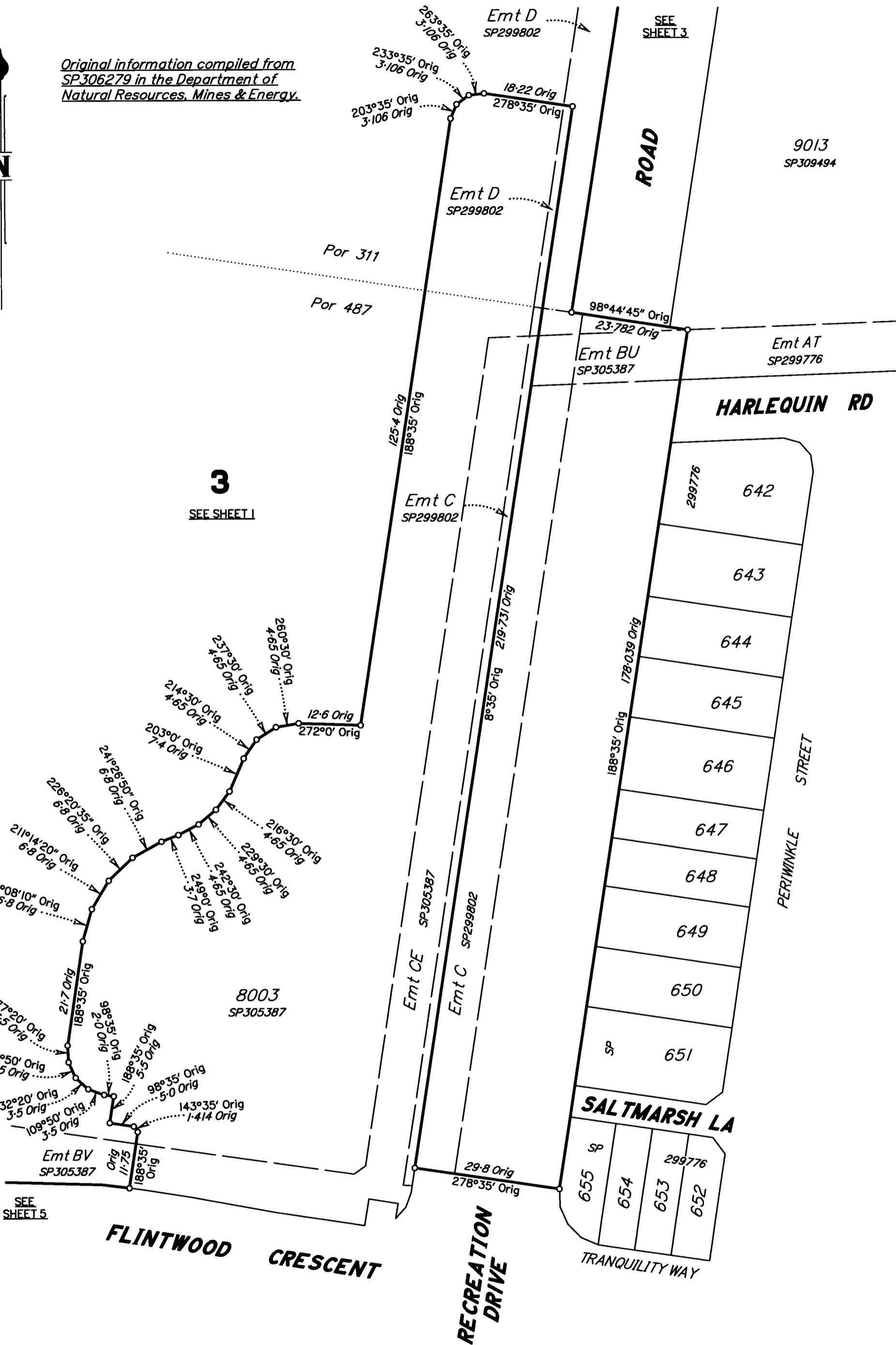
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Insert Plan Number **SP314135**

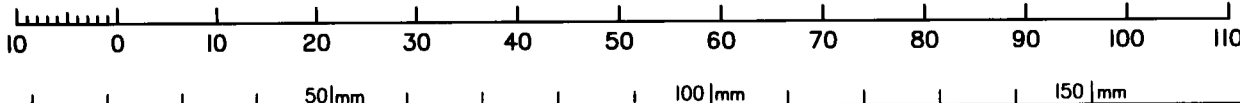


Original information compiled from
SP306279 in the Department of
Natural Resources, Mines & Energy.

3
SEE SHEET 1

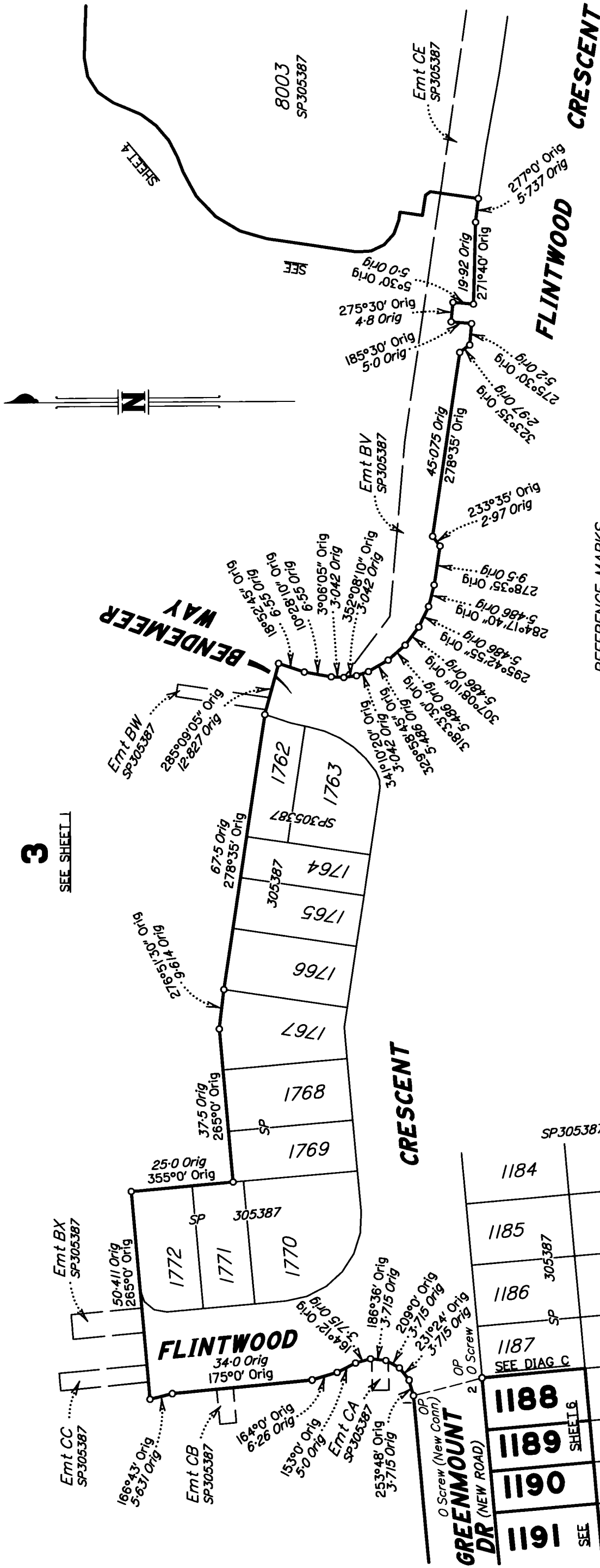


Scale 1:750 - Lengths are in Metres.



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Insert Plan Number **SP314135**



3
SEE SHEET J

TRAVERSES ETC

LINE	BEARING	DISTANCE
1-2	166°31'25"	17-086
4-5	265°0'	12-0
6-7	265°0'	16-8
8-9	265°0'	16-8
10-11	265°0'	12-807
16-25	5°03'45"	17-062
21-22	264°33'10"	12-8
28-37	275°58'45"	13-13
34-44	3°27'50"	16-985
37-72	272°09'20"	81-007
39-40	85°14'	12-8
53-61	19°03'25"	18-398

REFERENCE MARKS

STN	TO	BEARING	DIST	REMARKS
1	O Screw in Kerb (New Conn)	63°25'25"	28-604	84/1S282264
2	O Screw in Kerb	358°51'30"	5-169	20/1S282264
5	O Screw in Kerb	137°51'	5-529	20/1S282265
6	O Screw in Kerb	256°11'40"	3-864	18/1S282265
7	O Screw in Kerb	91°47'	5-154	17/1S282265
7	OIP	261°25'20"	28-907	17/SP306279
8	O Screw in Kerb	258°30'30"	3-854	15/1S282265
9	O Screw in Kerb	92°13'30"	5-197	14/1S282265
10	O Screw in Kerb	255°19'30"	5-145	12/1S282265
10	OIP	117°05'20"	49-752	12/SP306279
11	O Screw in Kerb Distd (New Ref)	121°46'	1-752	11/1S282265
28	Pin	87°24'20"	15-443	
34	Pin	178°55'50"	26-442	
40	Pin	106°39'40"	56-035	
49	Pin	234°40'40"	49-412	
69	Pin	78°16'30"	12-06	
70a	OIP Gone	170°17'	1-335	28/SP304859
71	OIP	338°42'10"	1-631	3/SP309507
72	OIP Gone	345°21'	1-438	5/SP294848

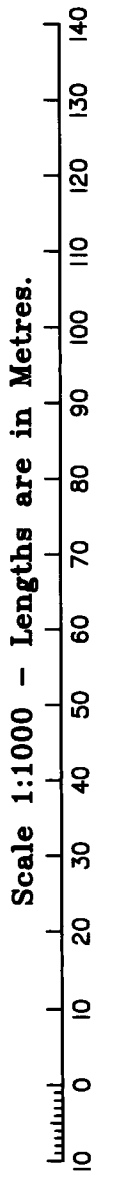
PERMANENT MARKS

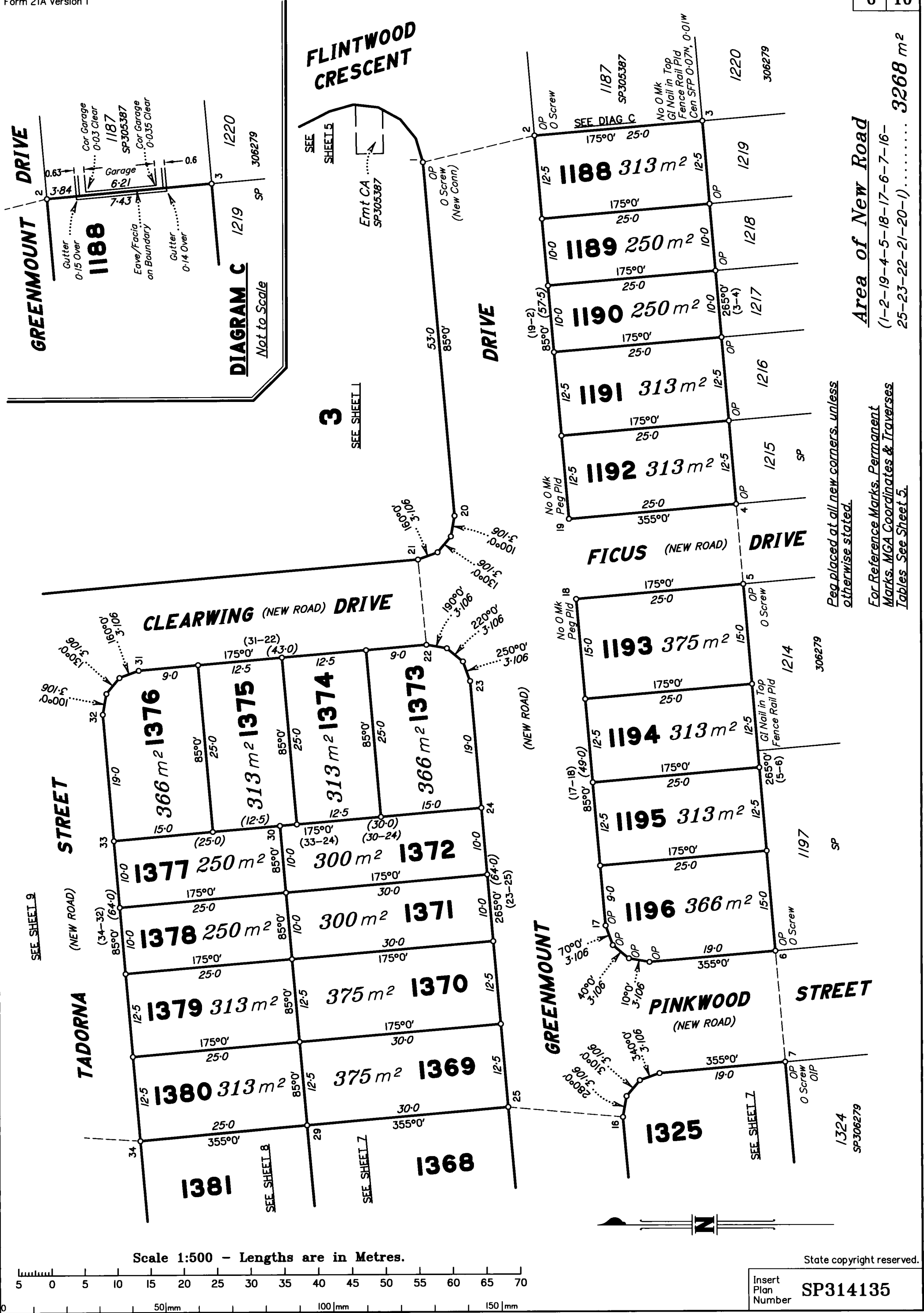
PM	BEARING	DIST	NO	REMARKS
19-PM	258°52'	3-528	204562	Mini Mark

MGA COORDINATES GDA - 94

STN	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS
19	505051-044	7042608-020	56	0-028	Derived	Network RTK	Peg
70	504806-339	7042777-655	56	0-029	Derived	Network RTK	Peg

Original information compiled from SP306279 in the Department of Natural Resources, Mines & Energy.

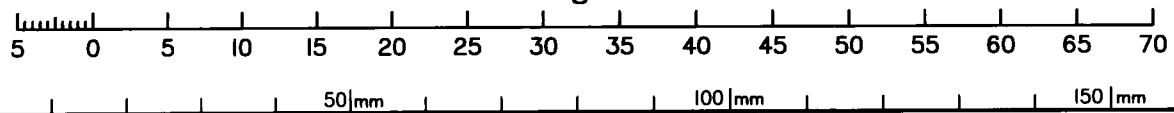




Area of New Road
(1-2-19-4-5-18-17-6-7-16-25-23-22-21-20-1)..... **3268 m²**

Peg placed at all new corners, unless otherwise stated.
For Reference Marks, Permanent Marks, MGA Coordinates & Traverses, Tables See Sheet 5.

Scale 1:500 - Lengths are in Metres.

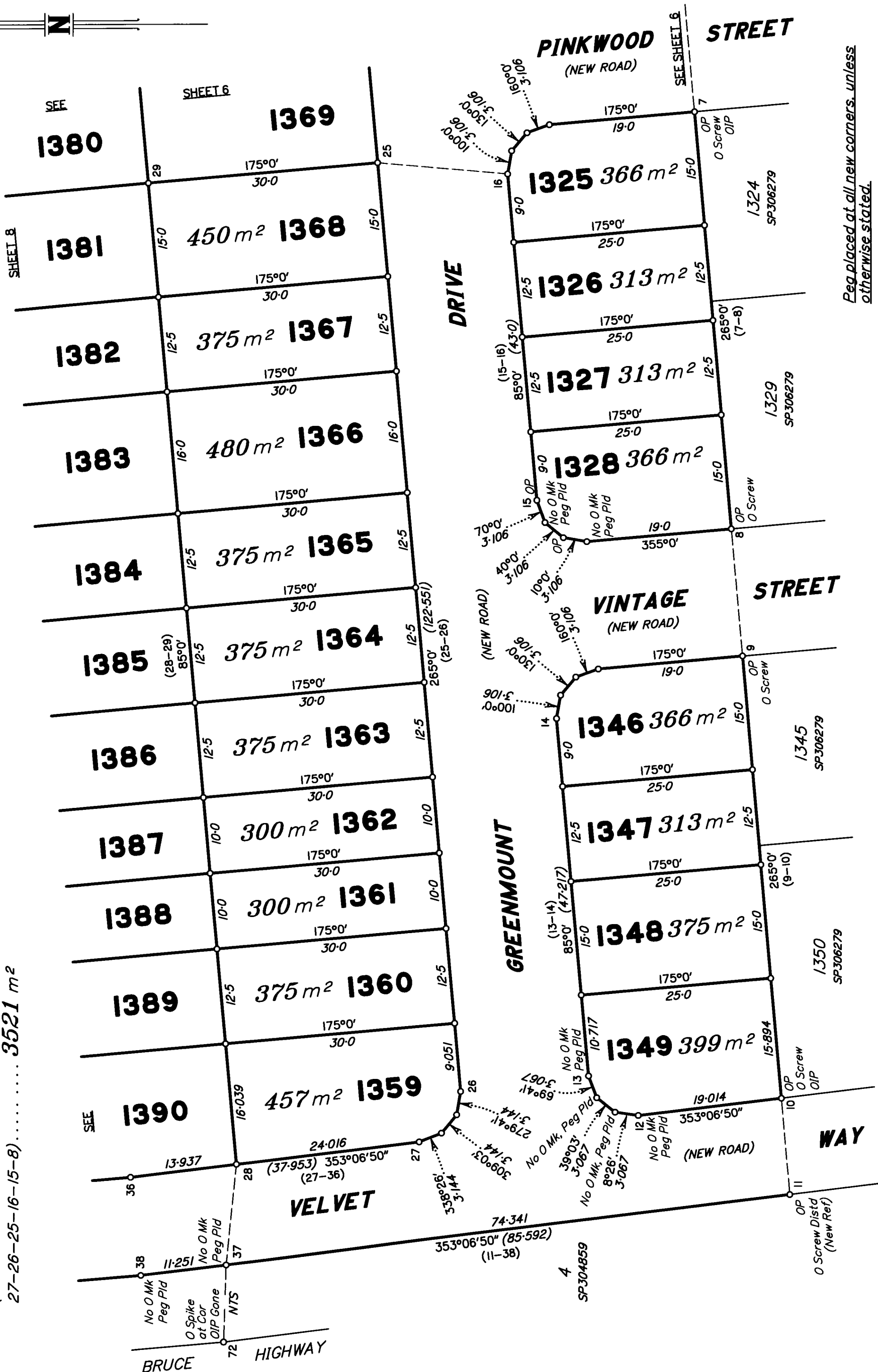


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Insert Plan Number **SP314135**

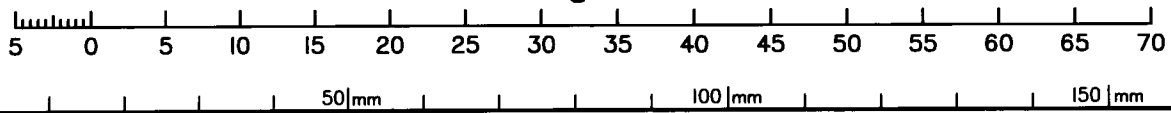


Area of New Road
(8-9-14-13-10-11-37-28-
27-26-25-16-15-8)..... 3521 m²



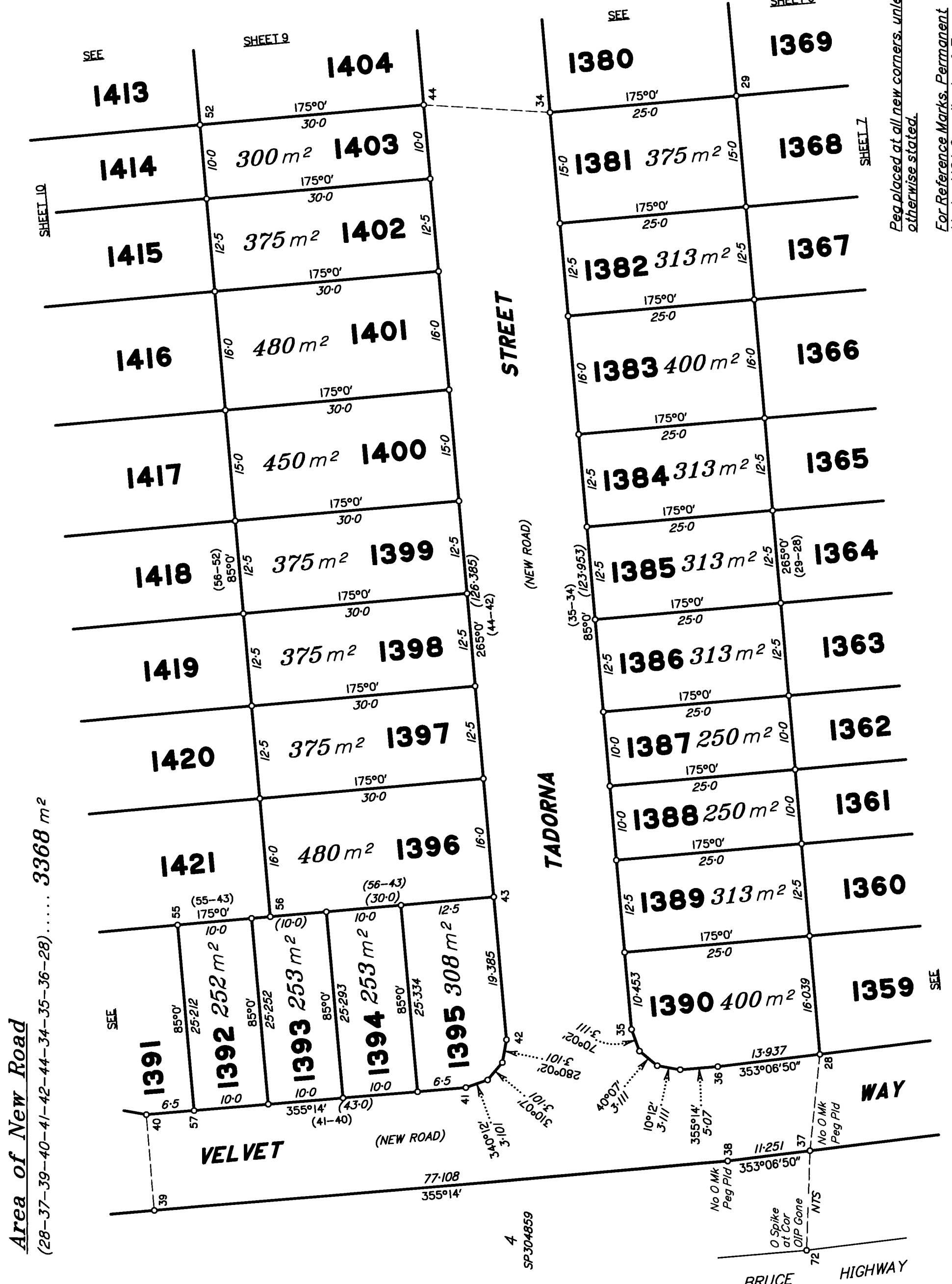
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Scale 1:500 - Lengths are in Metres.



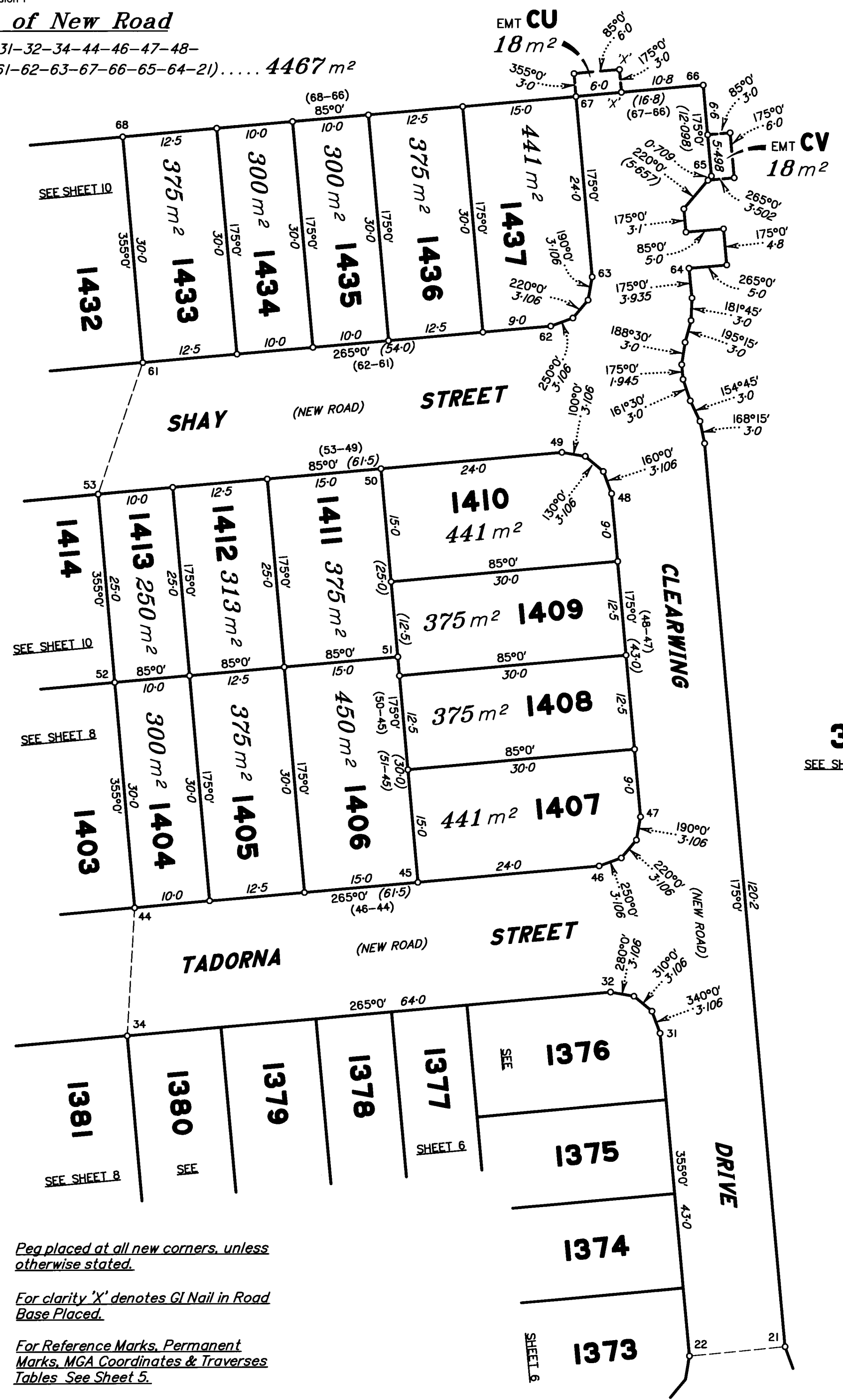
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Insert Plan Number **SP314135**



Area of New Road

(21-22-31-32-34-44-46-47-48-49-53-61-62-63-67-66-65-64-21)..... 4467 m²



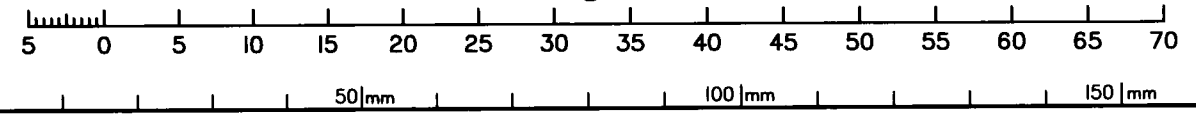
3
SEE SHEET 1

Peg placed at all new corners, unless otherwise stated.

For clarity 'X' denotes GI Nail in Road Base Placed.

For Reference Marks, Permanent Marks, MGA Coordinates & Traverses Tables See Sheet 5.

Scale 1:500 - Lengths are in Metres.



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Insert Plan Number **SP314135**



Area of New Road
(39-70-69-59-60-61-53-58-40-39)..... 2976 m²

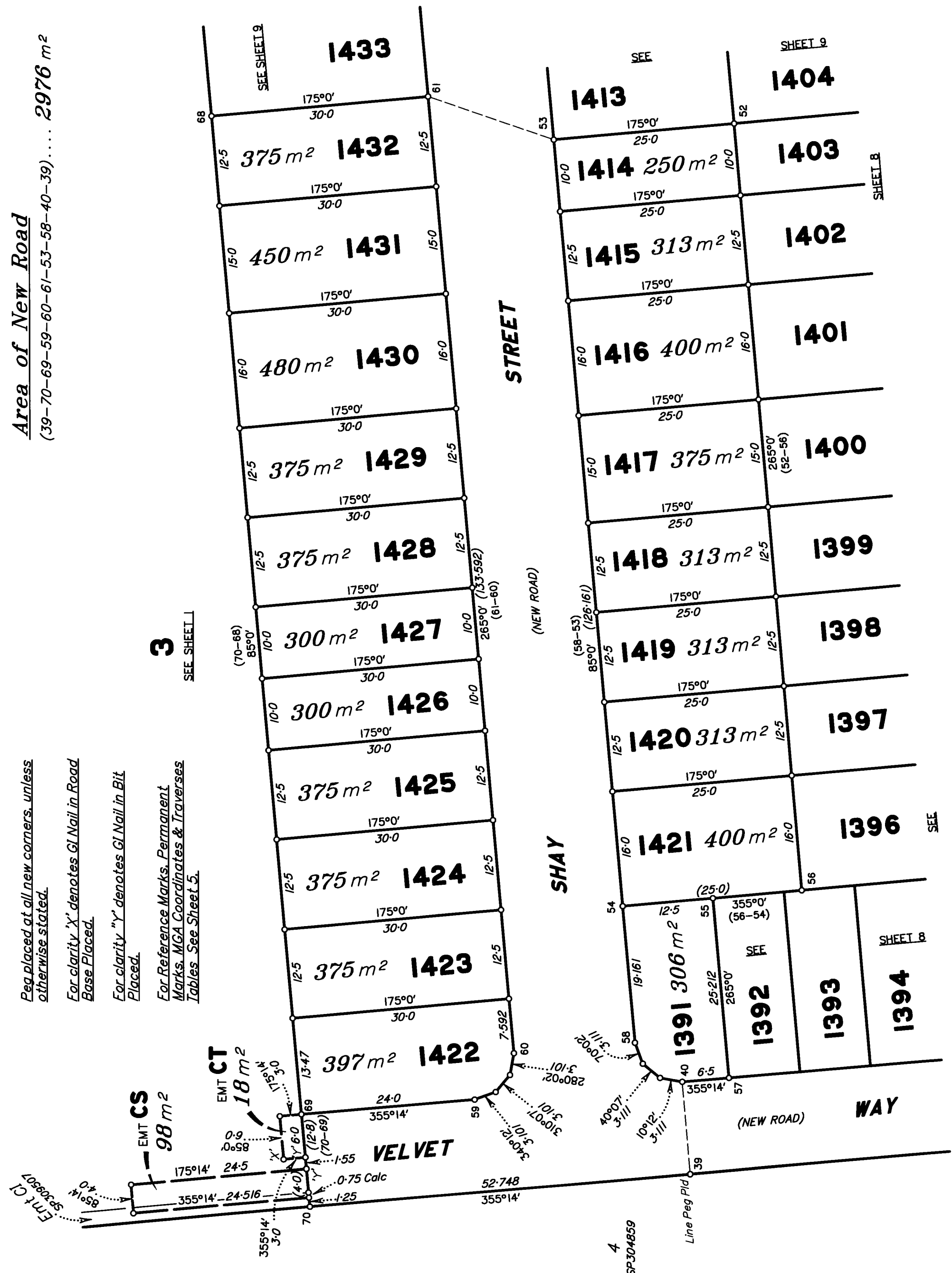
Peg placed at all new corners, unless otherwise stated.

For clarity 'X' denotes GI Nail in Road Base Placed.

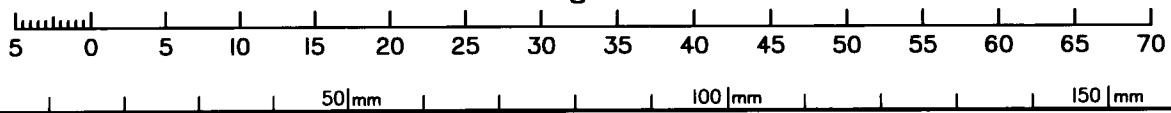
For clarity 'Y' denotes GI Nail in Bit Placed.

For Reference Marks, Permanent Marks, MGA Coordinates & Traverses Tables See Sheet 5.

3
SEE SHEET 1



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