

Sheet 1 of 19

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

SURVEY PLAN

(Pt)
9023

For details of Lots 2157 & 2171-2179
See Sheet 11.

For details of Lots 2142-2153 &
2241-2246 See Sheet 17.

For details of Lots 2180-2187 &
2195-2202 See Sheet 12.

For details of Lots 2278-2287 and
Emt FA See Sheet 18.

For details of Lots 2209-2221 and
Emt FF See Sheet 13.

For details of Lots 2272-2277 &
2288-2293 and Emfs FB & FC See
Sheet 19.

For details of Lots 2222-2240 See
Sheet 14.

For Reinstatement Report See Sheet
2.

For details of Lots 2263-2271 and
Emt FD See Sheet 15.

For details of Lots 2247-2262 See
Sheet 16.

DIAGRAM A

Scale 1: 2500

Total Area of New Road

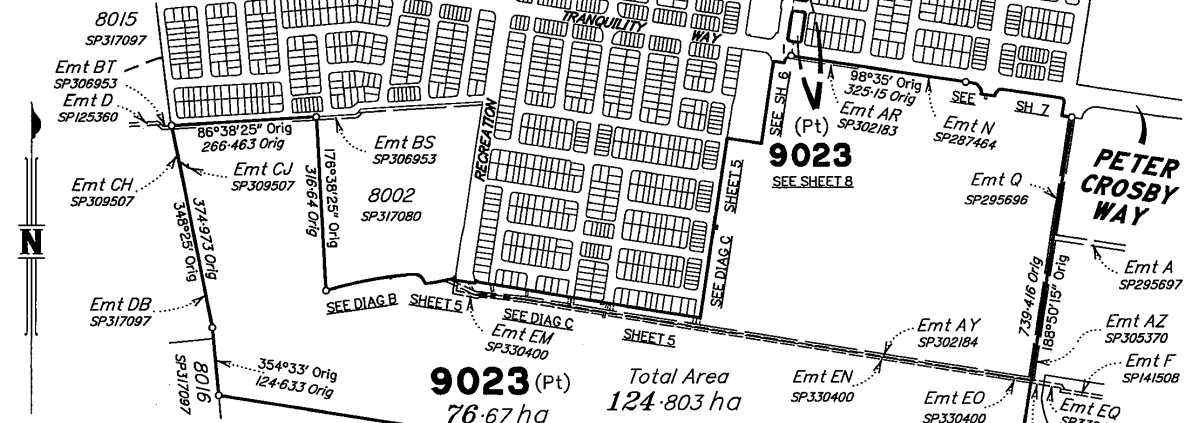
(SEE SHEETS 11-19)..... 2.6129 ha

Peg placed at all new corners unless otherwise stated.

Subsequent New Plan of Survey under section 113 of the
Survey and Mapping Infrastructure Act 2003.

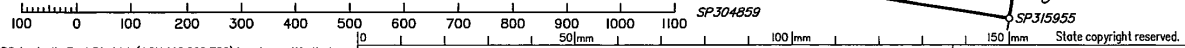
Original information compiled from CG1687, SP294850 &
SP327060 in the Department of Resources.

For Reference Marks, MGA Coordinates & Traverses Tables
See Sheet 8.



ADDITIONAL REFERENCE MARKS TO BE PLACED
FOLLOWING ROAD CONSTRUCTION (SEE IS298527).

Scale 1:8000 - Lengths are in Metres.



RPS Australia East Pty Ltd (ACN 140 292 782) hereby certify that
the land comprised in this plan was surveyed by the corporation, by
Zachary Edward CRISPE, Surveying Associate, for whose work the
corporation accepts responsibility, under the supervision of Jeremy
Matthew SCRIVEN, 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 18/03/2022.

Authorised Delegate
18-3-22
Date

Plan of
Lots 2142-2153, 2157, 2171-2187,
2195-2202, 2209-2293 & 9023 and
Emfs FA-FE in Lot 9023

Cancelling Lot 9022 on SP327060

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

Meridian: **MGA (Zone 56) Vide GNSS**

Survey Records: **No**

Scale: **1:8000**

Format: **STANDARD**



SP327471

721642731
EC 400 \$13,435.00
26/04/2022 14:51:04

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
131B
(Include address, phone number, reference, and Lodger Code)

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51275089	Lot 9022 on SP327060	2142-2153, 2157, 2171-2187, 2195-2202, 2209-2293 & 9023	New Rd	Emts FA-FE

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716935593	2142-2153, 2157, 2171-2187, 2195-2202, 2209-2293 & 9023	

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
710230220	2142-2153, 2157, 2171-2187, 2195-2202, 2209-2293 & 9023

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
717879434 (Emt N on SP287464)	9023
717879439 (Emt O on SP287464)	9023
718055105 (Emt Q on SP295696)	9023
718055236 (Emts L & M on SP290978)	9023
718055243 (Emt Z on SP290978)	9023
718055251 (Emts Y & AA-AC on SP290978)	9023
718405961 (Emt F on SP299802)	9023
718562397 (Emt AR on SP302183)	9023
718782706 (Emt AY on SP302184)	9023
718782746 (Emt BD on SP302201)	9023
719026061 (Emt BH on SP303518)	9023
719076916 (Emt BS on SP306953)	9023
719101912 (Emt BO on SP303528)	9023
719101914 (Emts BM & BN on SP303528)	9023
719126138 (Emts BI-BK on SP303526)	9023
719219632 (Emt CD on SP308144)	9023
719602085 (Emt CJ on SP309507)	9023
720224747 (Emt CW on SP317079)	9023
720268032 (Emts CY & CZ on SP317080)	9023
720268034 (Emt DA on SP317080)	9023
720848570 (Emts EB & EC on SP322790)	9023
721160089 (Emt EV on SP322785)	9023
721363906 (Emts EM-EO on SP330400)	9023
721448415 (Emts ED-EH on SP327060)	9023

Reinstatement Report

- Datum was established by measurement between OMks & ORef Mks at on the eastern side of Bliss Drive (Stns 127 - 15 - 128, as shown on Sheet 11), with deed dimensions measured.
- Deed measurement east of Stn 127, to a series of OPs and closing off onto OMks & ORef Mks at Stns 129 & 41 (Sheet 13) verified our meridian.
- All new corners to the east and north of this alignment, with new lots and road excised from the base parcel, have been surveyed in the usual manner, with appropriate checks employed.
- At the northern extent of this stage, connections to OMks & ORef Mks at Stns 119, 93 & 130 (Sheet 18) further validated our survey.
- With respect to the Sippy Creek boundary, this plan is the 26th 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.

2142-2153, 2157, 2171-2187, 2195-2202, 2209-2293 & 9023	Por 487
Lots	Orig

2. Orig Grant Allocation :
3. References :
Dept File :
Local Govt : POS22/0039
Surveyor : PRI07461-39

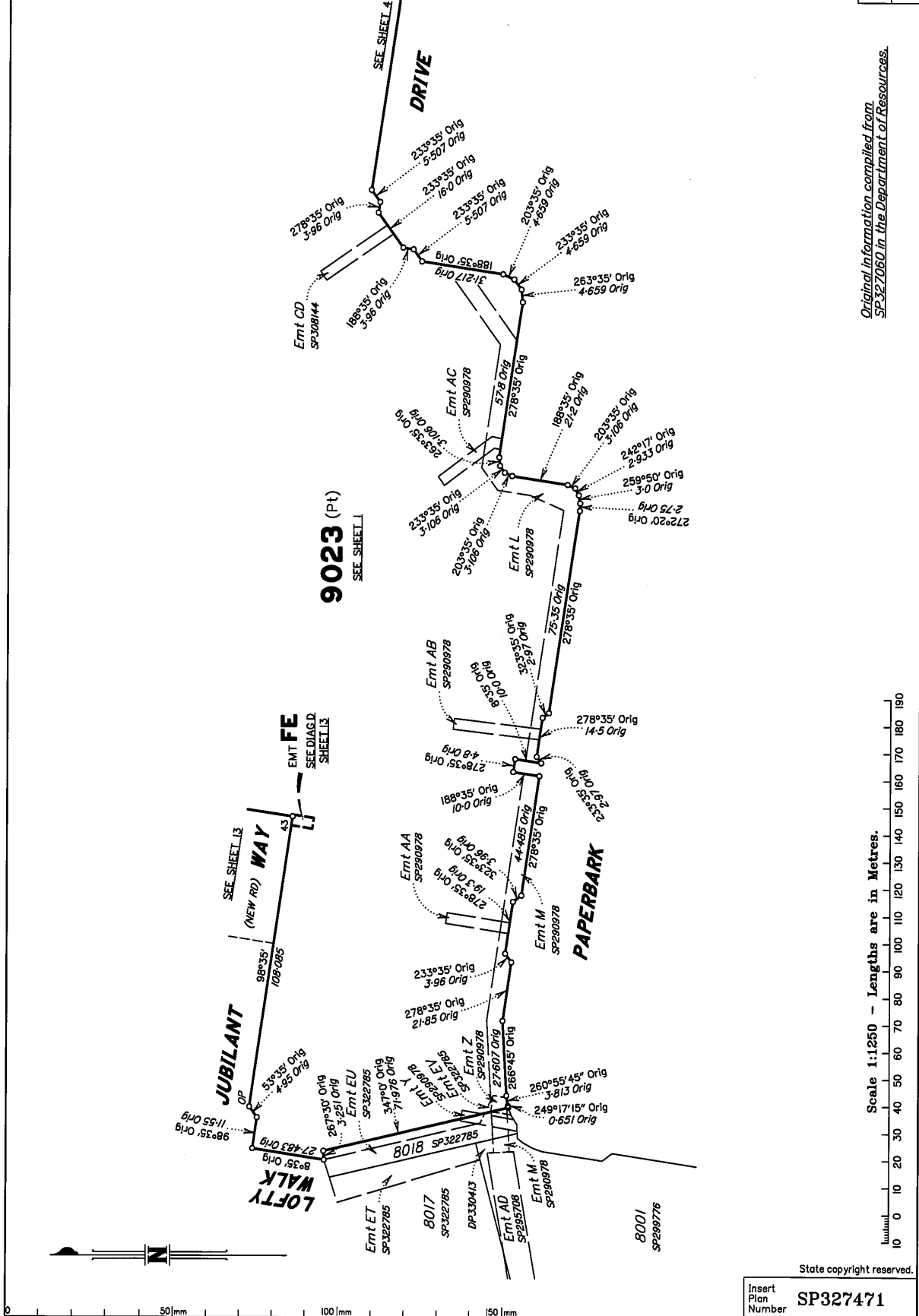
5. Passed & Endorsed :
By : RPS AUSTRALIA EAST PTY LTD
ACN 140 292 762
Date : 18.5.22
Signed : [Signature]
Designation : Cadastral Surveyor

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

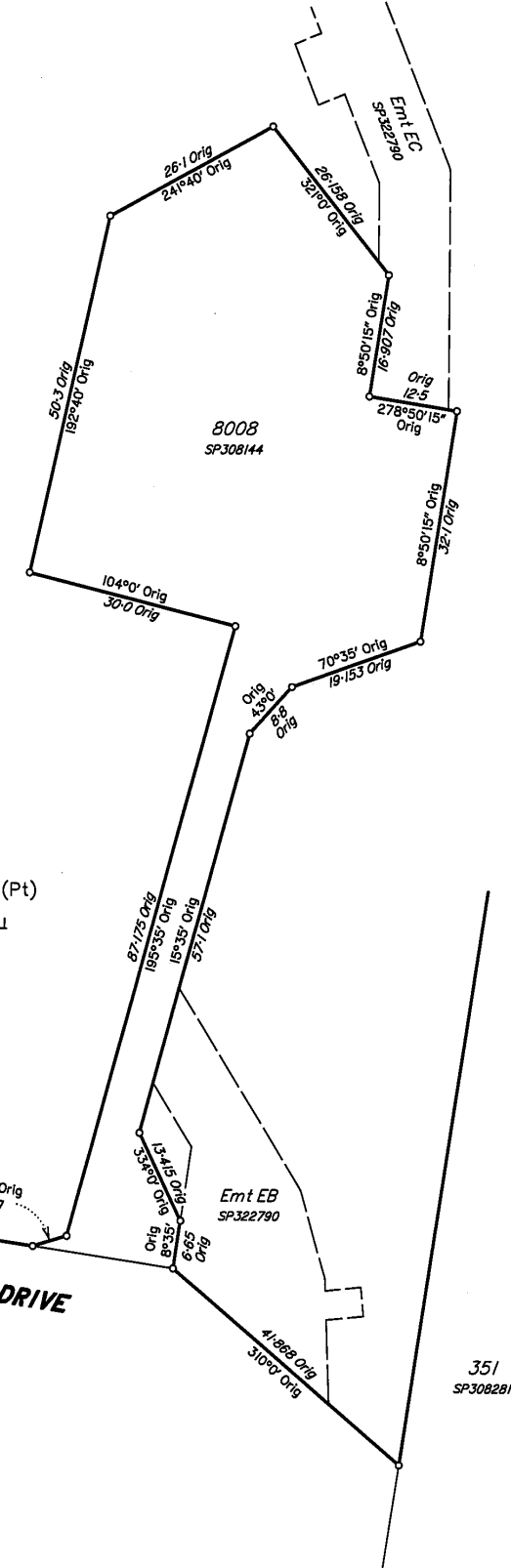
7. Lodgement Fees :
Survey Deposit \$
Lodgement \$
.....New Titles \$
Photocopy \$
Postage \$
TOTAL \$

8. Insert Plan Number **SP327471**



CREEK POINTS	
BEARING	DISTANCE
A 40°41'30" Orig	18-241 Orig
121°20'45" Orig	17-305 Orig
121°53'25" Orig	24-556 Orig
40°19' Orig	13-495 Orig
B 127°08'20" Orig	16-218 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
32°10'7" Orig	6-747 Orig
72°02'25" Orig	16-374 Orig
24°33' Orig	4-024 Orig
314°31'50" Orig	11-723 Orig
60°05'15" Orig	17-305 Orig
357°58' 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	26-167 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
290°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°58'40" Orig	10-88 Orig
25°22'15" Orig	3-626 Orig
102°14'25" Orig	8-594 Orig

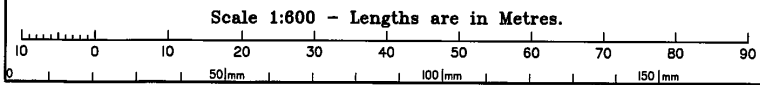
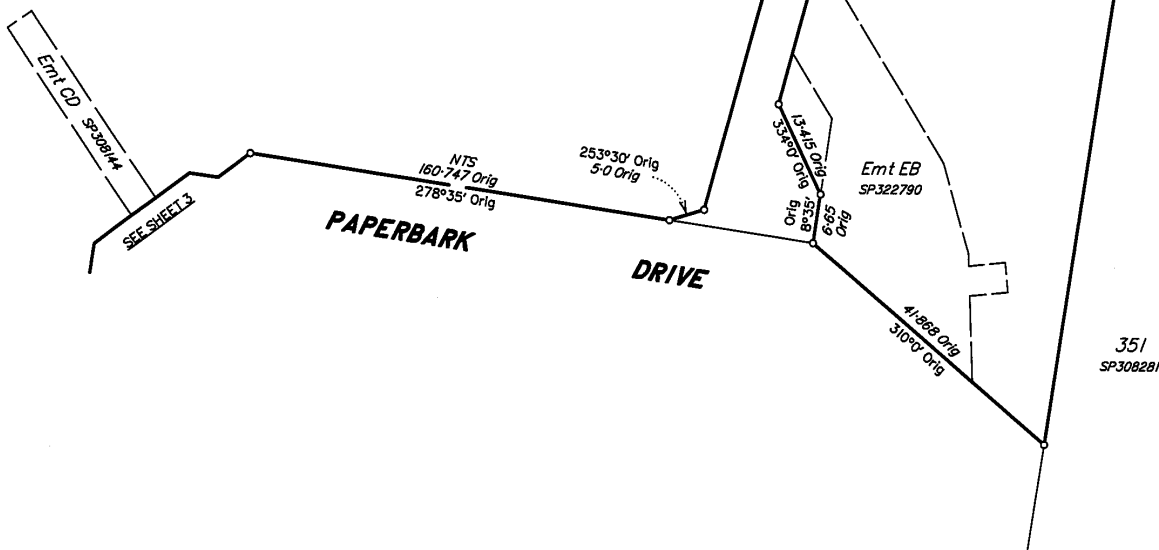
CREEK POINTS CONT	
BEARING	DISTANCE
112°38'50" Orig	23-46 Orig
100°07'05" Orig	19-084 Orig
44°48'45" Orig	30-175 Orig
5-69 Orig	5-69 Orig
103°29' Orig	10-833 Orig
114°25'05" Orig	33-481 Orig
88°48'30" Orig	16-219 Orig
84°32'50" Orig	20-142 Orig
100°04'35" Orig	13-216 Orig
166°15'25" Orig	21-313 Orig
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	33-322 Orig
66°41'35" Orig	21-78 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°48' 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
118°06'10" Orig	11-73 Orig
149°04' Orig	20-117 Orig
154°48'40" Orig	20-217 Orig
178°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
153°27' Orig	10-058 Orig
121°24' Orig	5-487 Orig



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

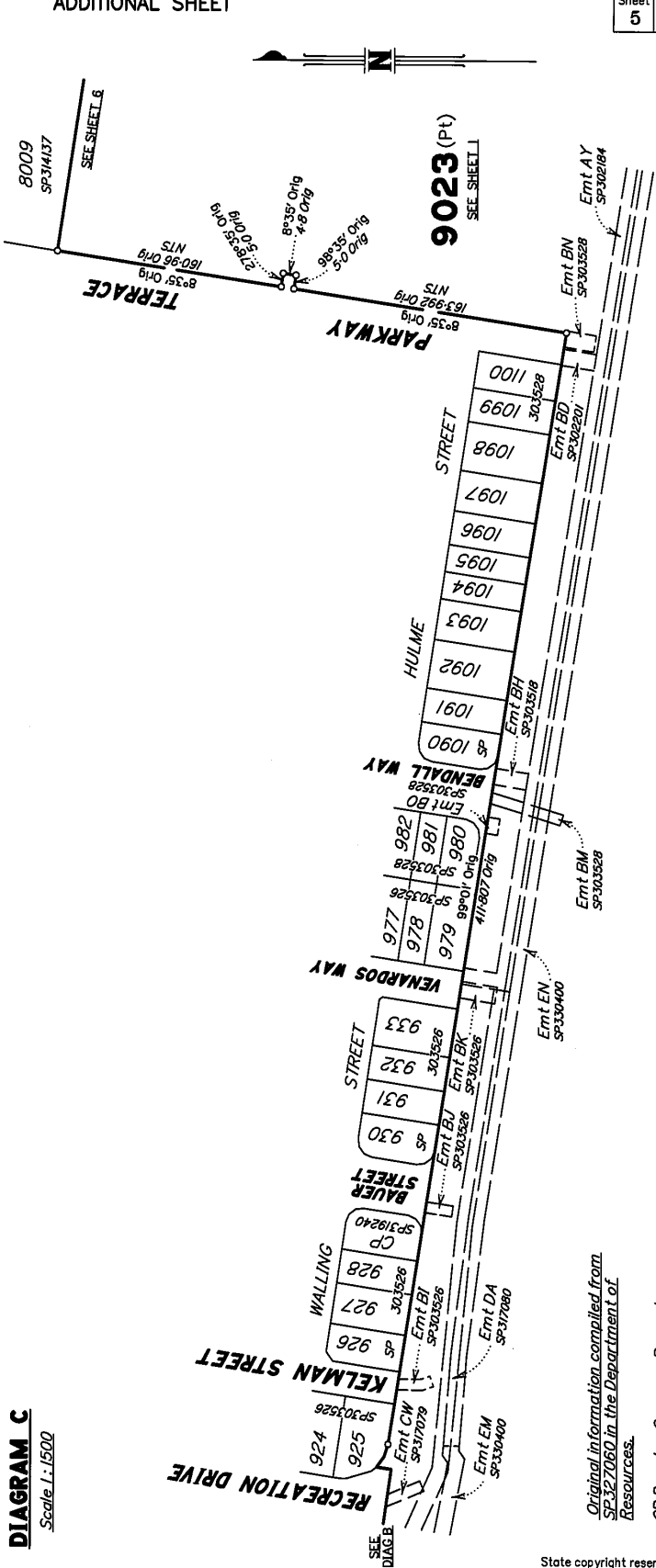
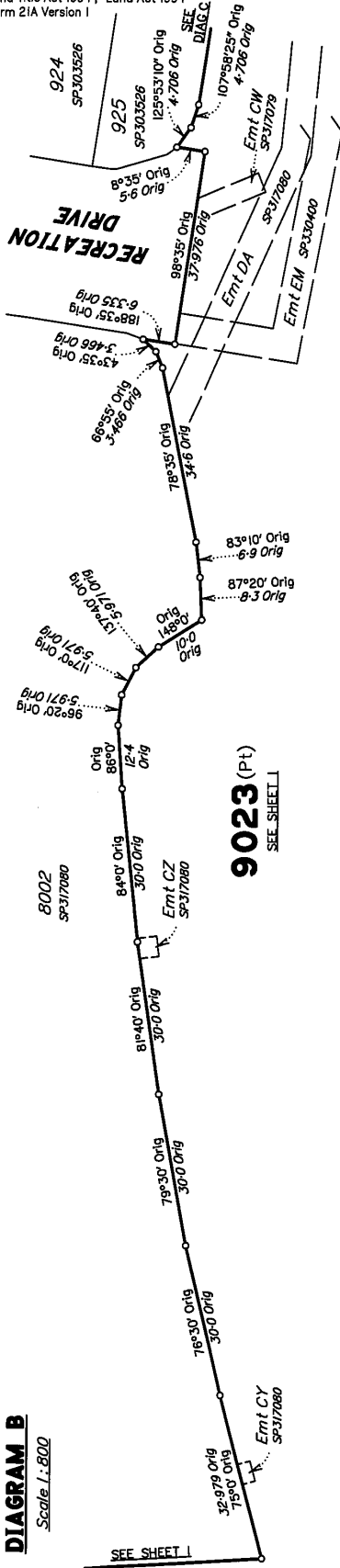
Creek Points B-C have been compiled from field notes of CG1687.

Original information compiled from CG1687 & SP327060 in the Department of Resources.



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Insert Plan Number **SP327471**



Original information compiled from
SP-327060 in the Department of
Resources.
CP Denotes Common Property.

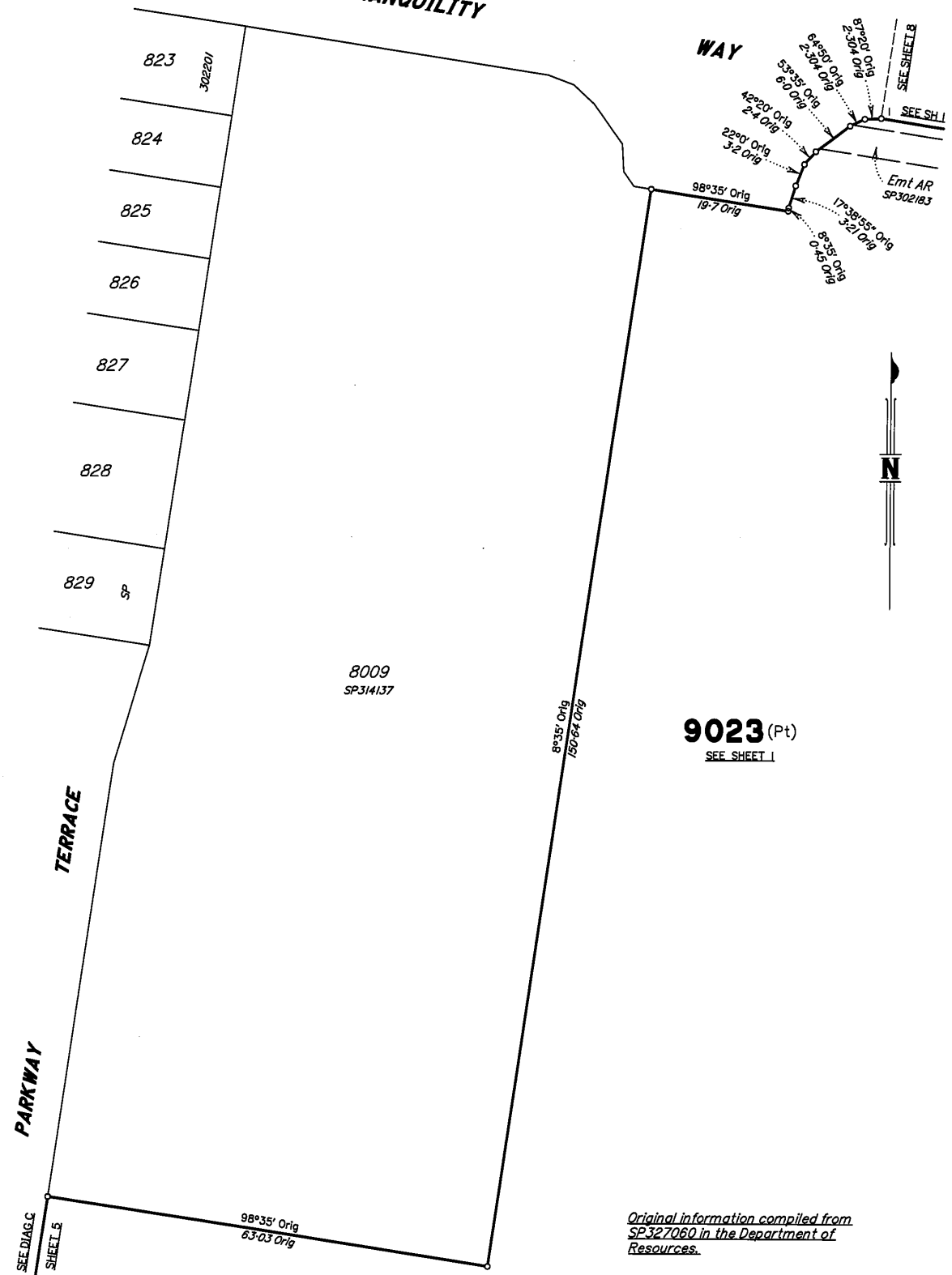
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SP327471

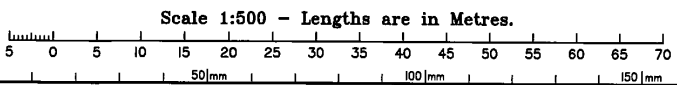


TRANQUILITY

WAY

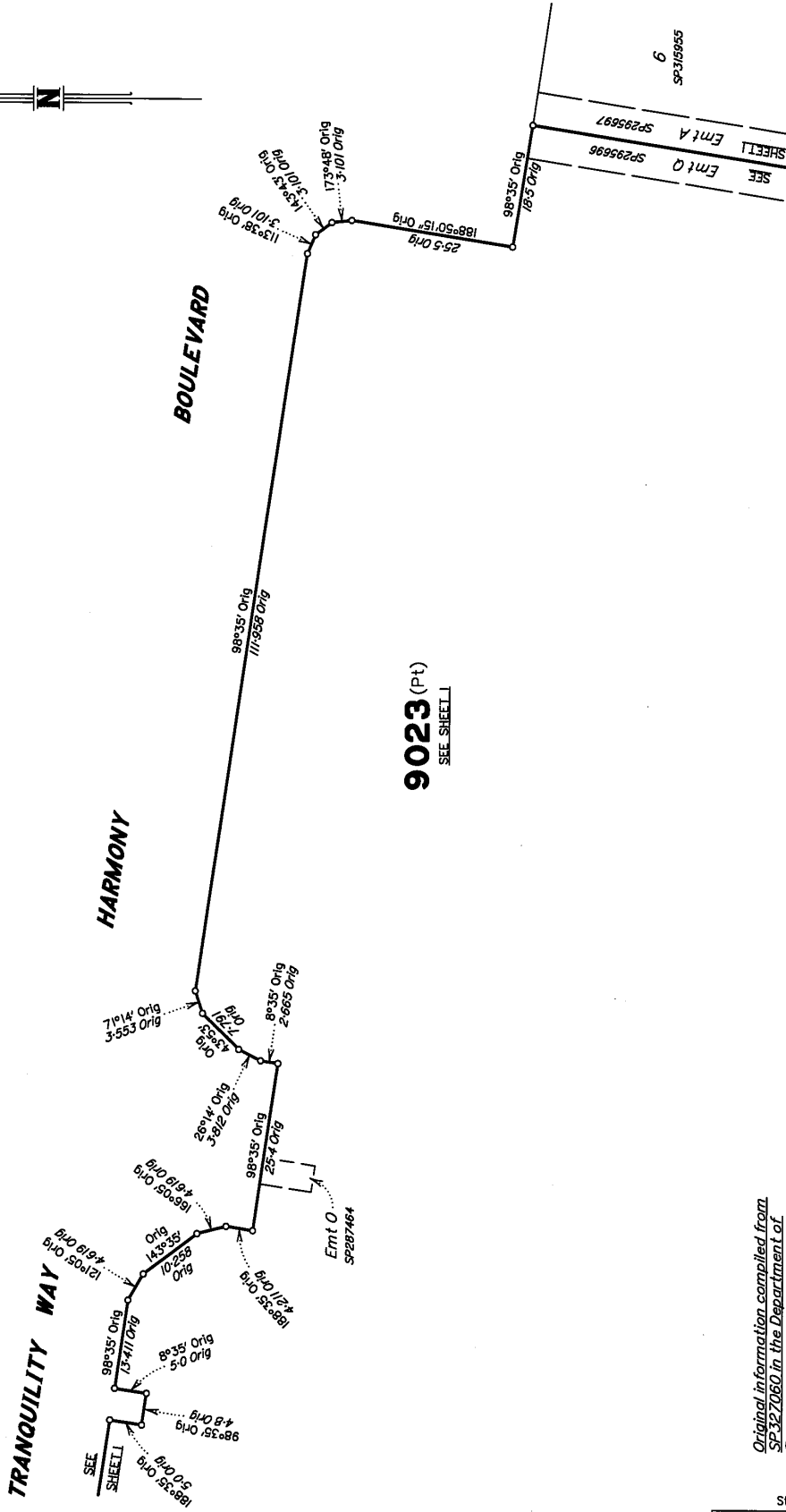


*Original information compiled from
SP327060 in the Department of
Resources.*

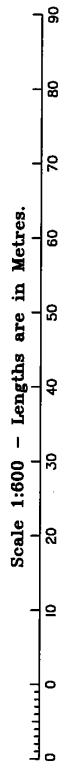


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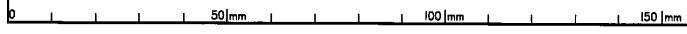
9023 (Pt)
SEE SHEET I



Original information compiled from
SP327060 in the Department of
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Insert Plan Number **SP327471**



MGA COORDINATES GDA-94

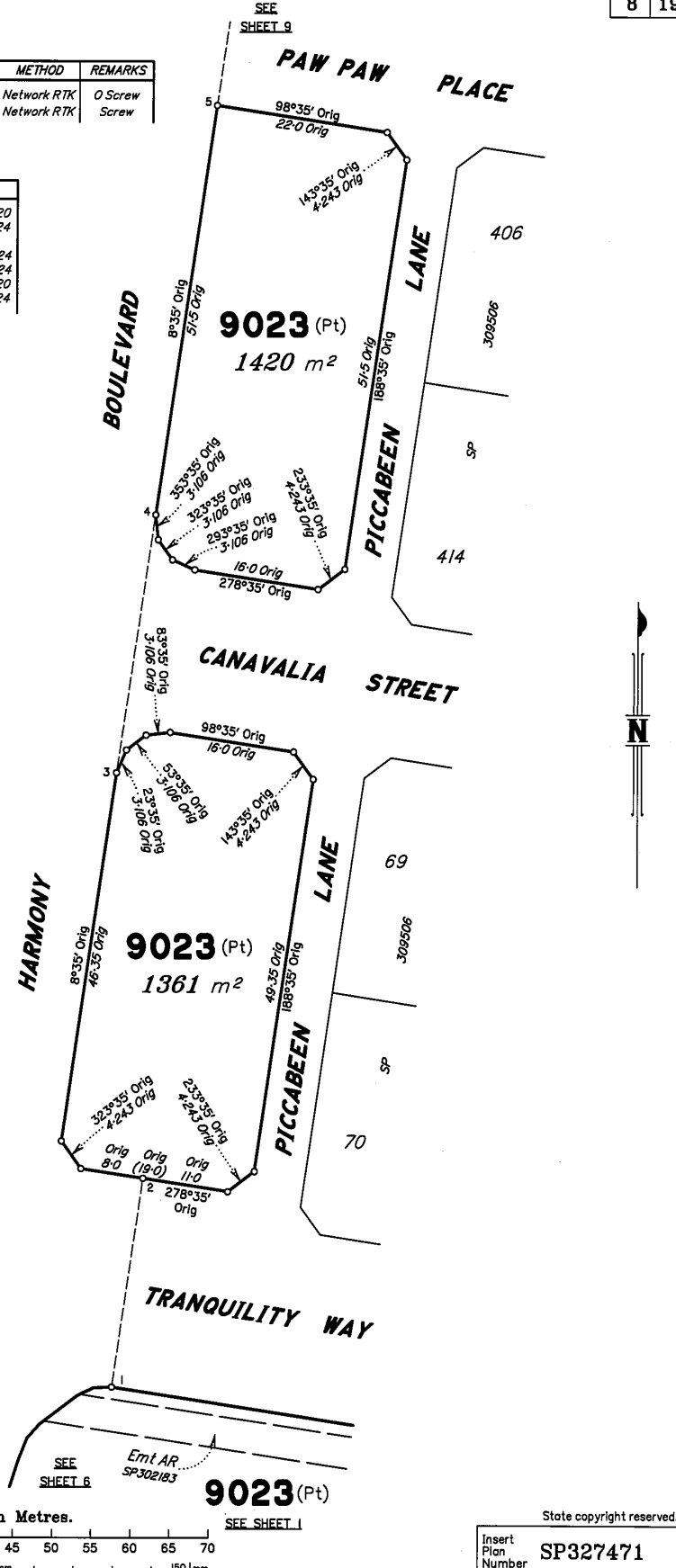
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41	516100.389	7042994.46	56	0.033	Derived	Network RTK	O Screw
126	506193.442	7043345.771	56	0.033	Derived	Network RTK	Screw

REFERENCE MARKS

STN	TO	BEARING	DIST	REMARKS
41	O Screw in Kerb	182°33'30"	7.435	37/1S298520
119	O Screw in Conc	228°01'	22.725	93/1S298524
126	Screw in Kerb	222°38'	12.32	
127	O Screw in Conc	272°33'	5.15	106/1S298524
128	O Screw in Kerb	331°46'	7.485	109/1S298524
129	O Screw in Conc	259°14'	10.075	33/1S298520
130	O Screw in Kerb	278°37'	9.6	101/1S298524

TRAVERSES ETC

LINE	BEARING	DISTANCE
1-2	8°35' Orig	26.3 Orig
3-4	8°35' Orig	32.45 Orig
5-6	8°35' Orig	16.8 Orig
8-101	8°35'	16.8
10-16	106°07'55"	30.459
18-46	110°10'55"	28.043
24-13	278°35'	16.8
27-34	87°42'55"	12.728
31-20	278°35'	16.8
32-55	8°35'	29.8
35-45	67°50'15"	14.893
42-41	8°35'	21.9
46-86	2°44'35"	16.888
48-58	98°35'	12.5
48-75	320°49'35"	24.99
59-65	97°17'15"	18.805
68-70	83°0'	22.288
82-66	83°0'	31.041
93-119	9°42'10"	30.658
95-80	85°21'30"	27.973
115-82	155°20'05"	17.631
121-108	173°0'	12.8



Original information compiled from
SP327060 in the Department of
Resources.

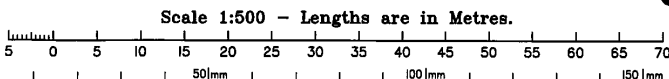
SEE SHEET 6

Emt AR SP302183

9023 (Pt)

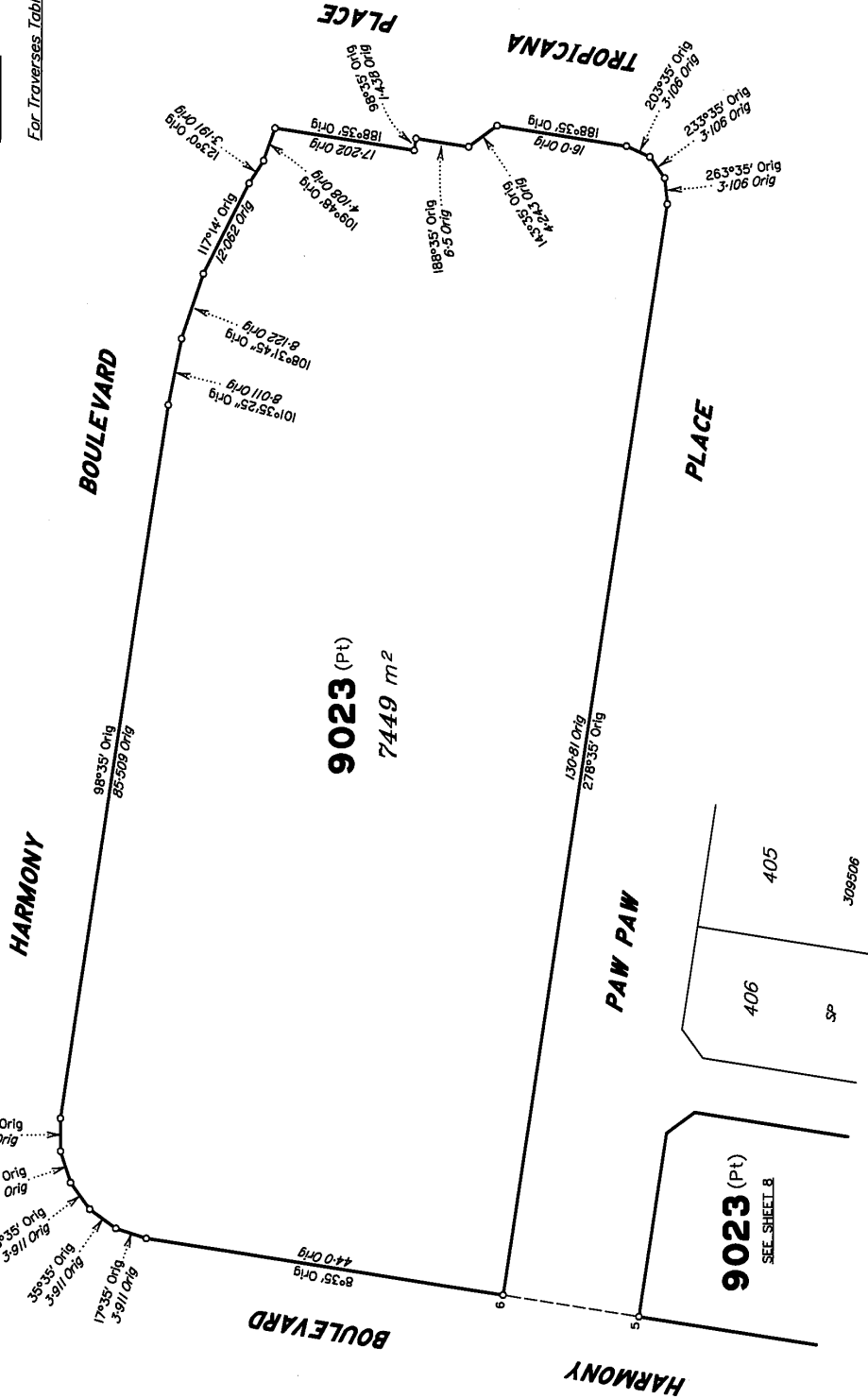
SEE SHEET 1

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Insert Plan Number
SP327471

Original information compiled from
SP327060 in the Department of
Resources.
For Traverses Table See Sheet B.



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Insert Plan Number
SP327471

0 50mm 100mm 150mm



Original information compiled from
SP327060 in the Department of Resources.

9023 (Pt)
SEE SHEET 1

Slip Road
Creek

ROAD

ASCOT (NEW ROAD) CCT
SEE SHEET 18
OP 0 Screw

2142
2141
2140
2139
SP327060

BLISS DR
2138
2137
2097
2096
SP327060

FELICITY WAY
2095
2094
2080
2079
SP327060

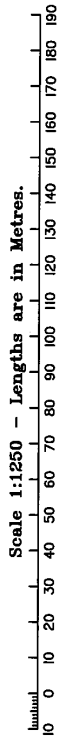
CHARM STREET
2078
2077
2055
2054
SP327060
398.98 Orig
257.35 50' Orig

MERRY STREET
2053
2052
2033
2032
SP327060
Emt EE
SP327060

FELICITY
2031
2030
2029
SP327060
Emt F
SP299002
Emt ED
SP327060
278.35 Orig
2.451 Orig

84.5' Orig
212.121 CK Orig

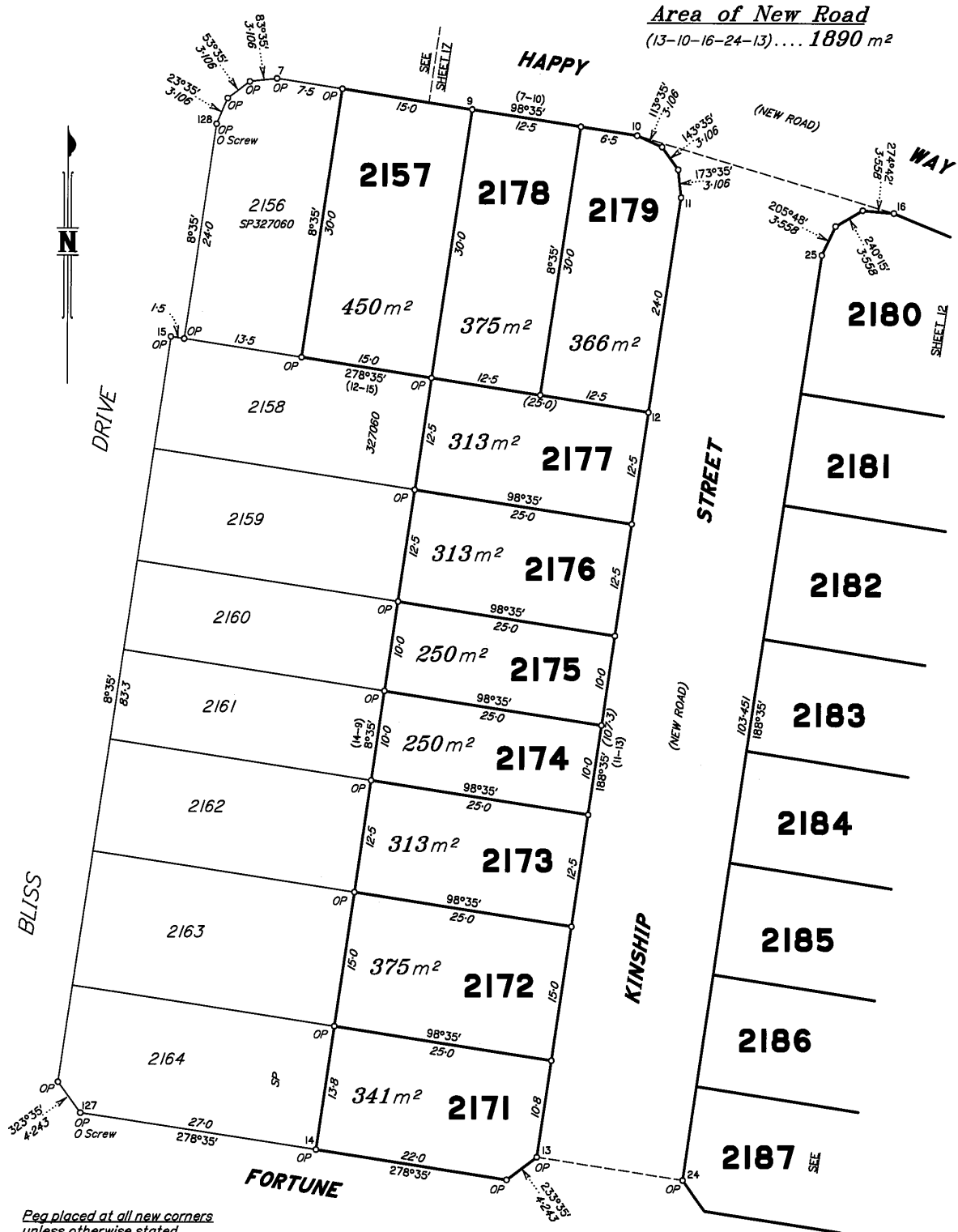
8.35' Orig
5.05' Orig



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SP327471

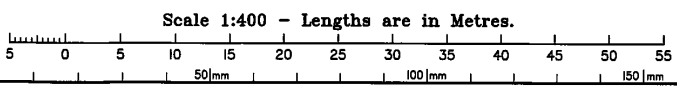




Area of New Road
(13-10-16-24-13).... 1890 m²

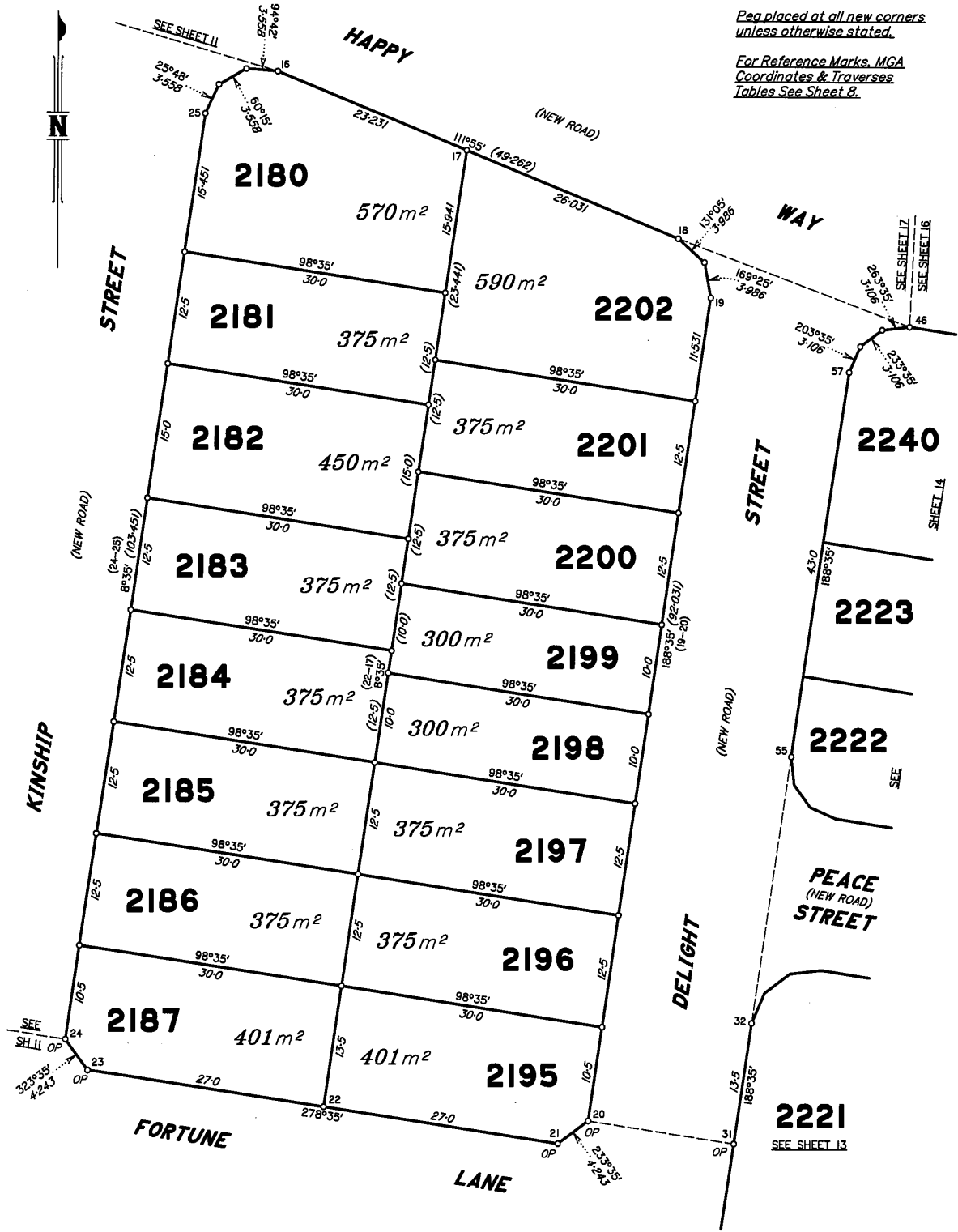
*Peg placed at all new corners
unless otherwise stated.*

*For Reference Marks. MGA
Coordinates & Traverses
Tables See Sheet 8.*



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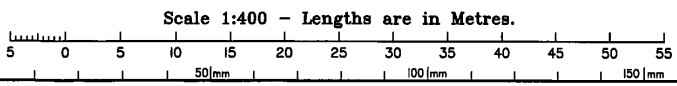
Insert Plan Number **SP327471**



Peg placed at all new corners unless otherwise stated.

For Reference Marks, MGA Coordinates & Traverses Tables See Sheet 8.

Area of New Road
(20-18-46-55-32-31-20).... 1620 m²



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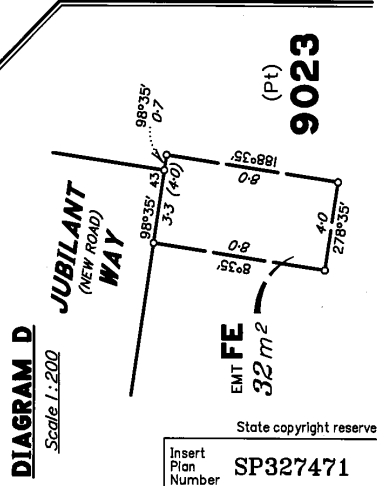
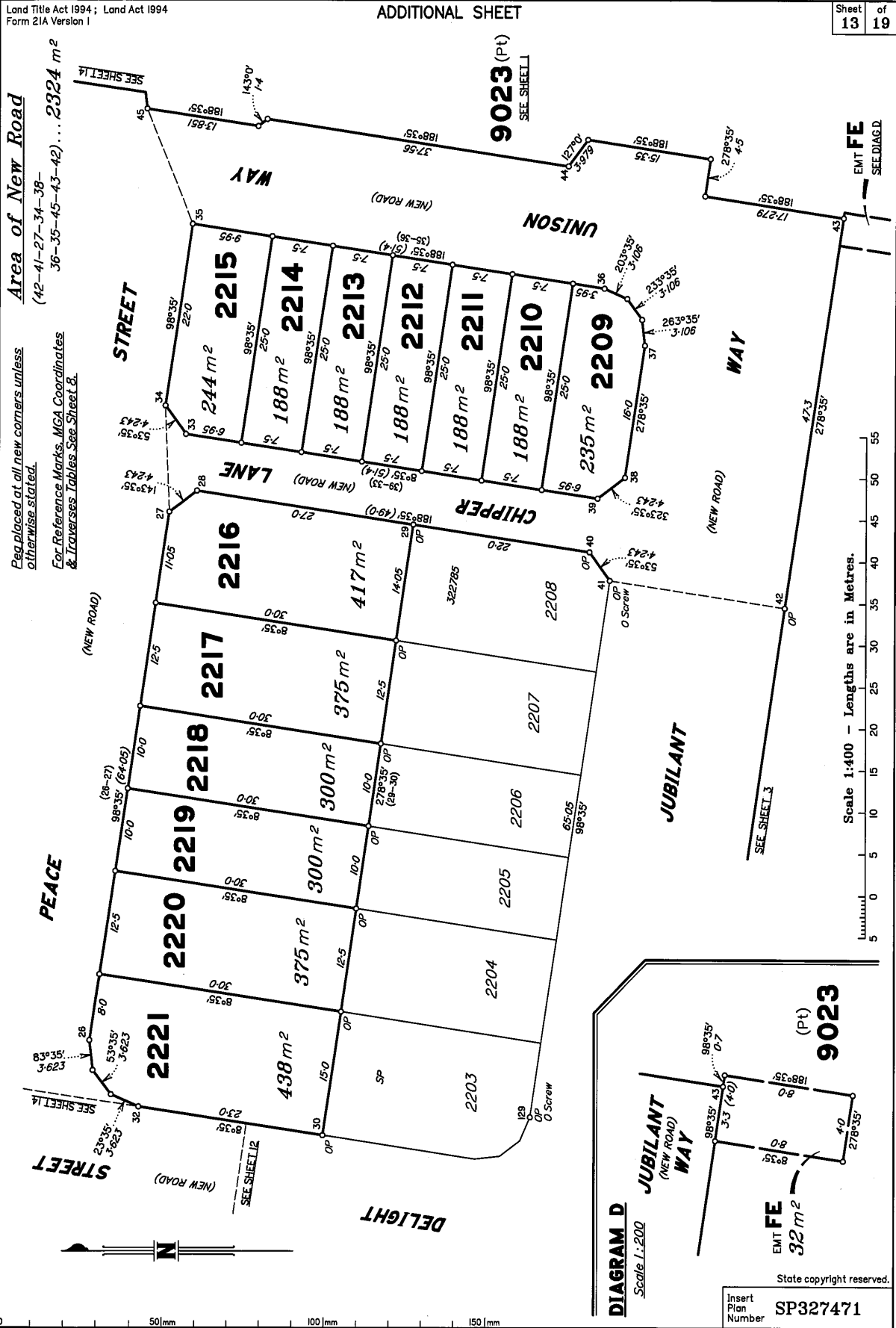
Insert Plan Number **SP327471**

Area of New Road

(42-41-27-34-38-36-35-45-43-42) ... 2324 m²

Replaced at all new corners unless otherwise stated.

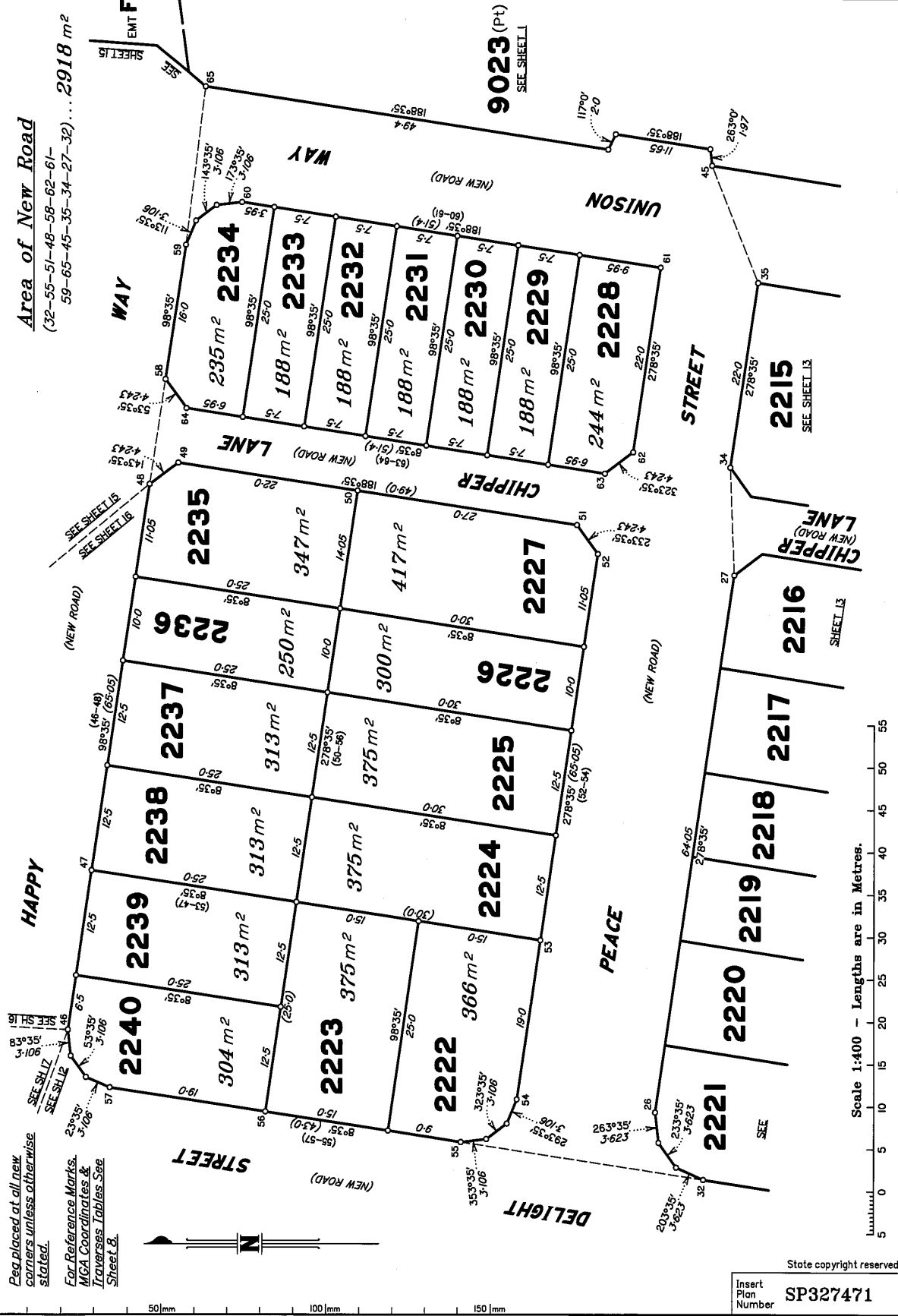
For Reference Marks, MGA Coordinates & Traverses Tables See Sheet 6.



Scale 1:400 - Lengths are in Metres.

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Insert Plan Number SP327471

Area of New Road
(32-55-51-48-58-62-61-59-65-45-35-34-27-32)... 2918 m²



Replaced at all new corners unless otherwise stated.
For Reference Marks, MGA Coordinates & Traverses Tables See Sheet 12.



Scale 1:400 - Lengths are in Metres.

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Insert Plan Number SP327471

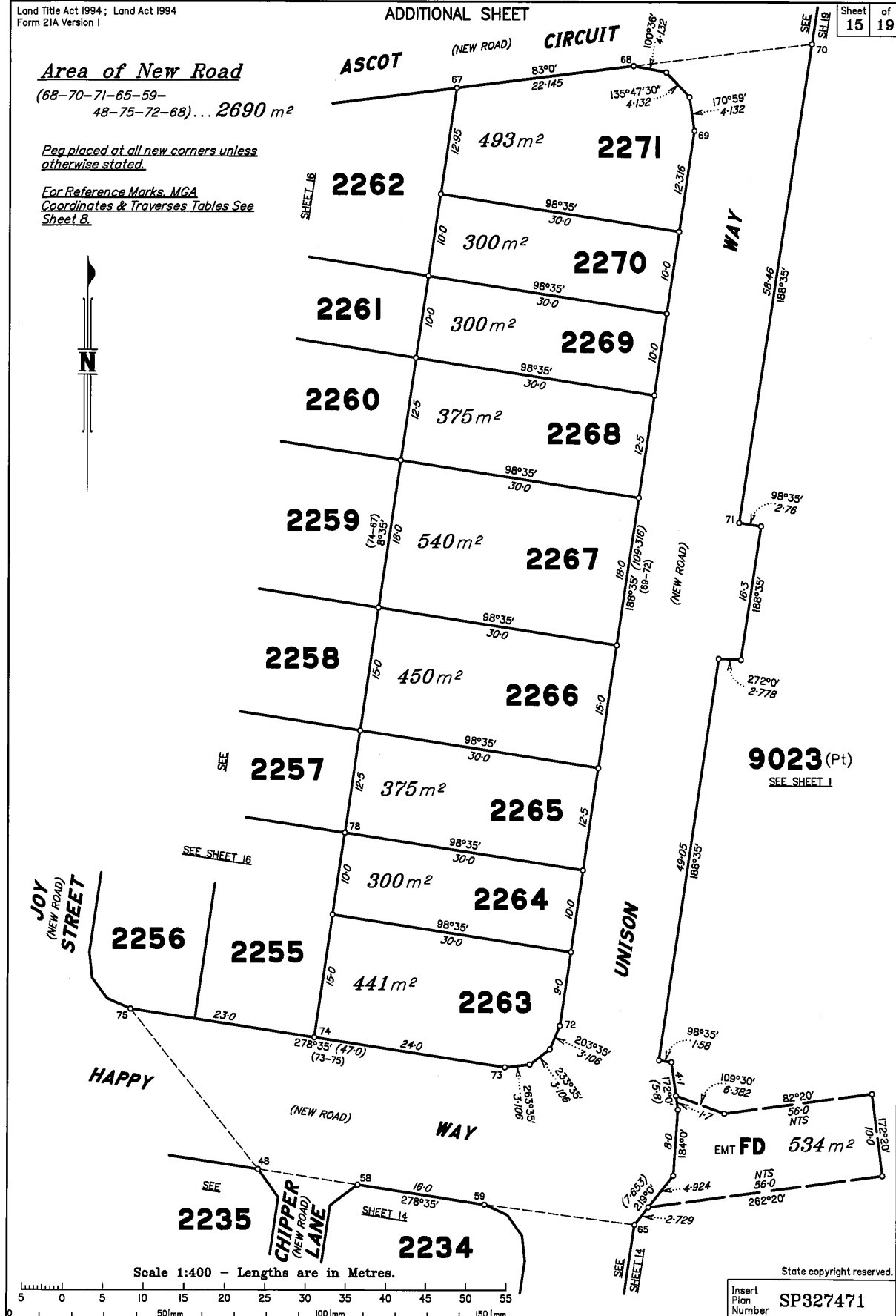
50mm 100mm 150mm

Area of New Road

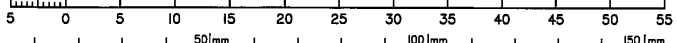
(68-70-71-65-59-
48-75-72-68)... 2690 m²

Peg placed at all new corners unless otherwise stated.

For Reference Marks, MGA Coordinates & Traverses Tables See Sheet 8.



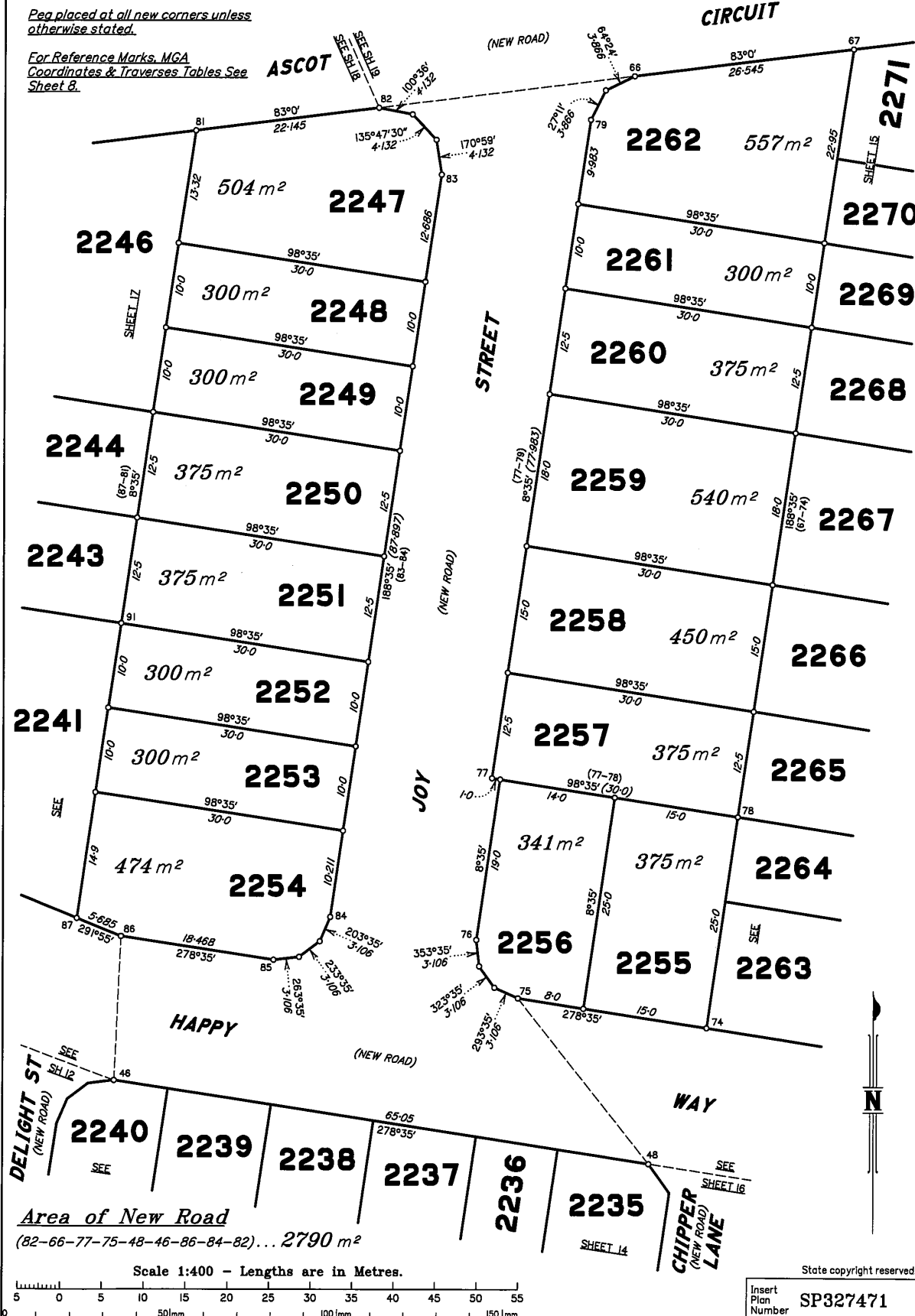
Scale 1:400 - Lengths are in Metres.



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Insert Plan Number **SP327471**

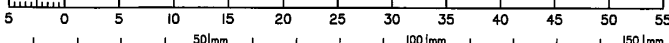
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For Reference Marks, MGA Coordinates & Traverses Tables See Sheet 8.



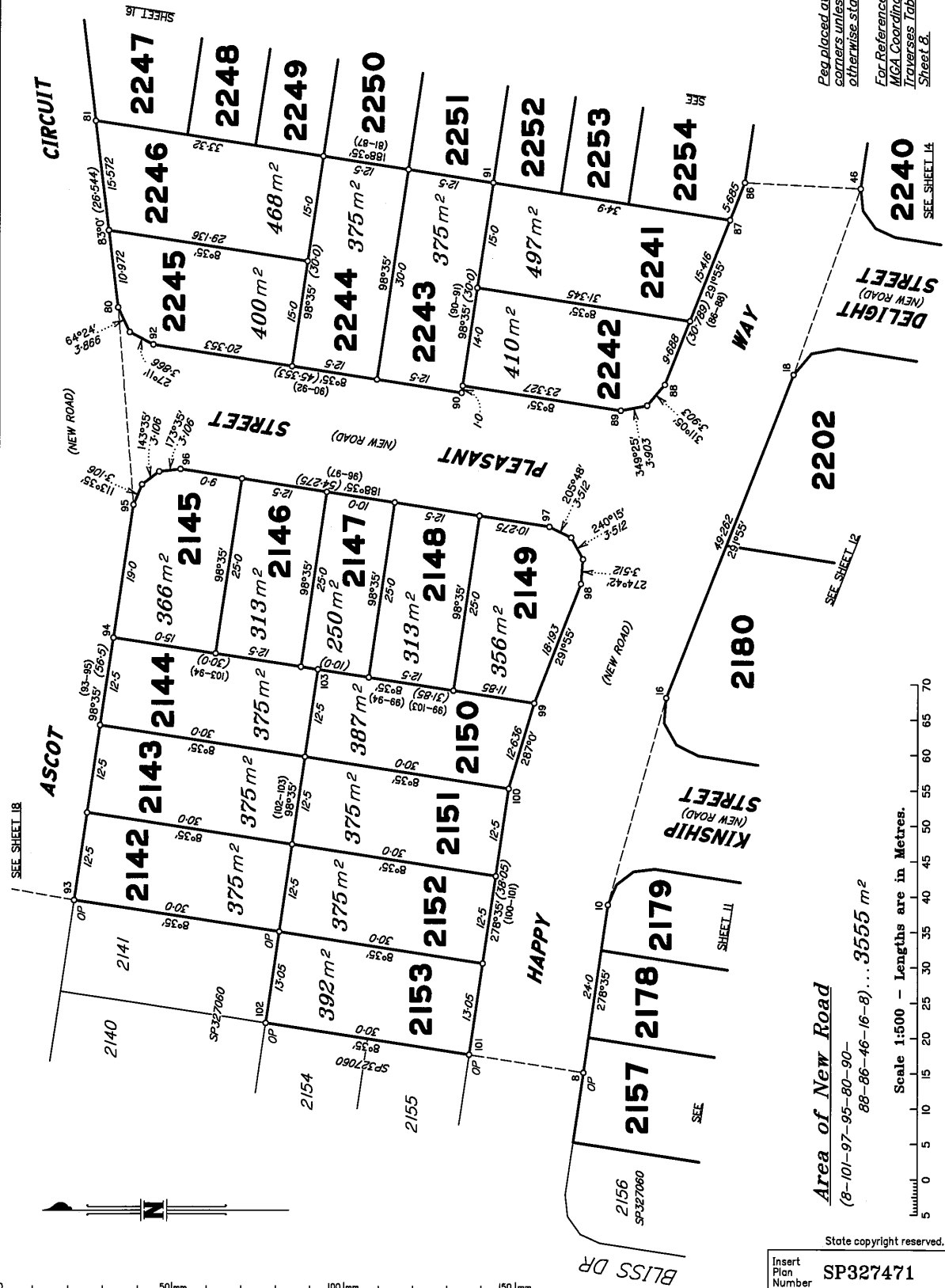
Area of New Road
(82-66-77-75-48-46-86-84-82)... 2790 m²

Scale 1:400 - Lengths are in Metres.



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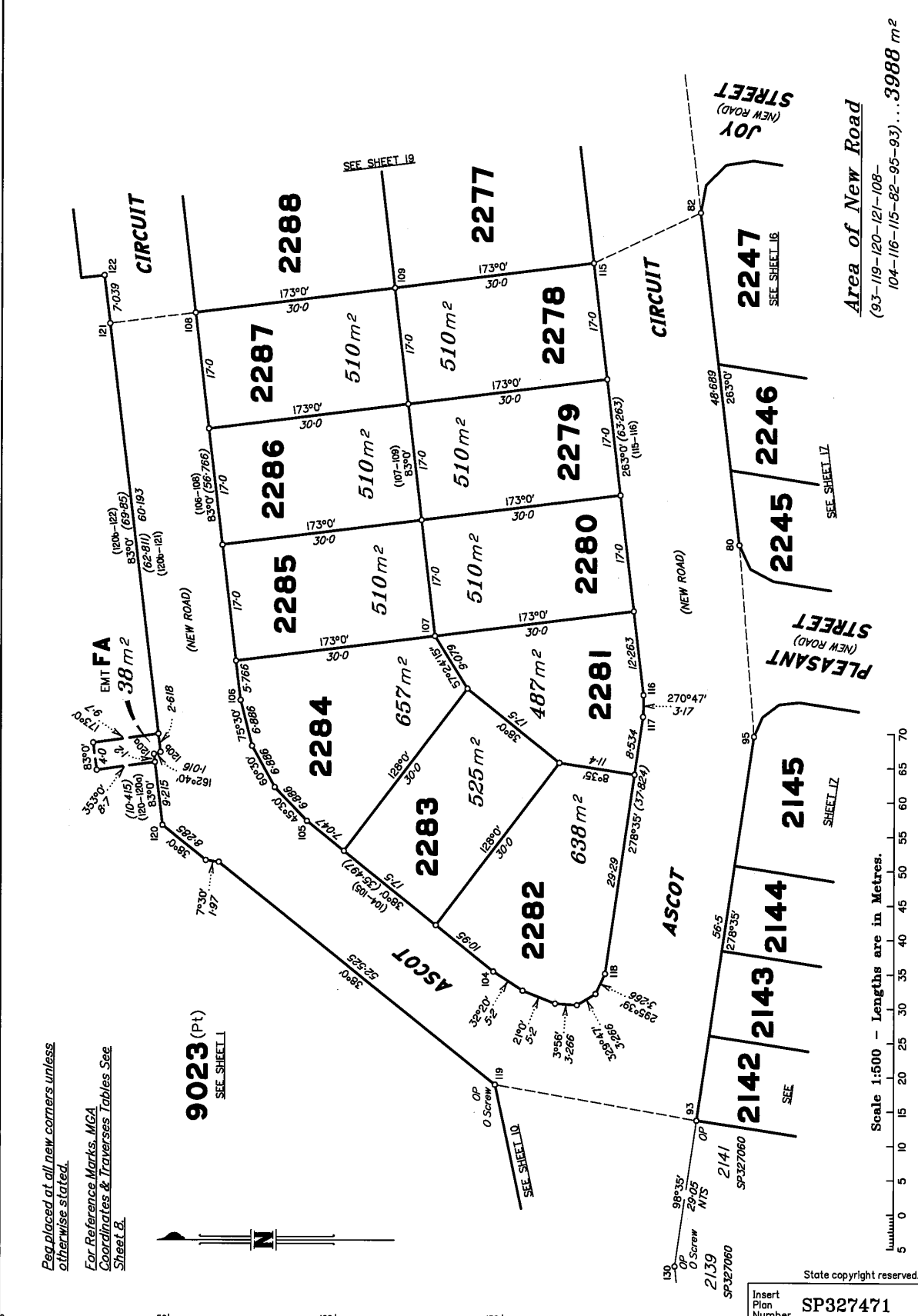
Pea placed at all new corners unless otherwise stated.
For Reference Marks, MGA Coordinates & Traverses Tables See Sheet 8.

Area of New Road
(8-101-97-95-80-90-88-86-46-16-8)... 3555 m²

Scale 1:500 - Lengths are in Metres.

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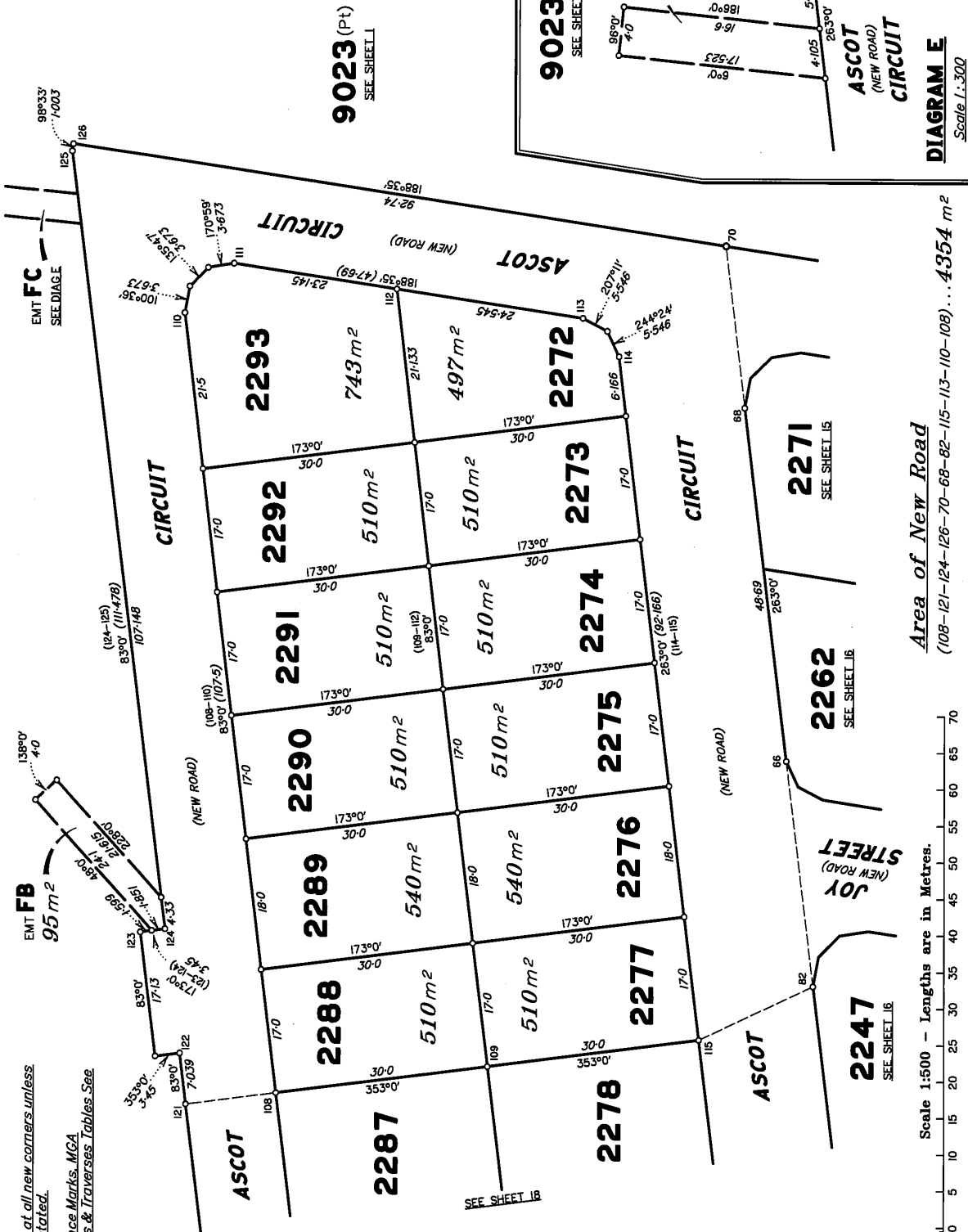
Peg placed at all new corners unless otherwise stated.
For Reference Marks, MGA Coordinates & Traverses Tables See Sheet B.

9023 (Pt)
SEE SHEET 11

Area of New Road
(93-119-120-21-108-104-116-115-82-95-93)... 3988 m²

Insert Plan Number
SP327471

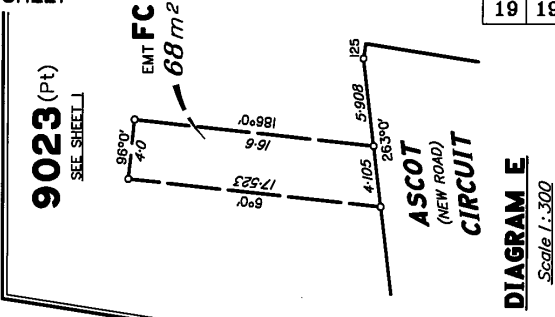
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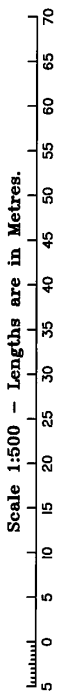
Be placed at all new corners unless otherwise stated.
For Reference Marks, MGA Coordinates & Traverses Tables See Sheet 8.



50 mm 100 mm 150 mm



Area of New Road
(108-121-124-126-70-68-82-115-113-110-108) ... 4354 m²



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