

**AREA OF NEW ROAD
CRYSTAL CRESCENT**

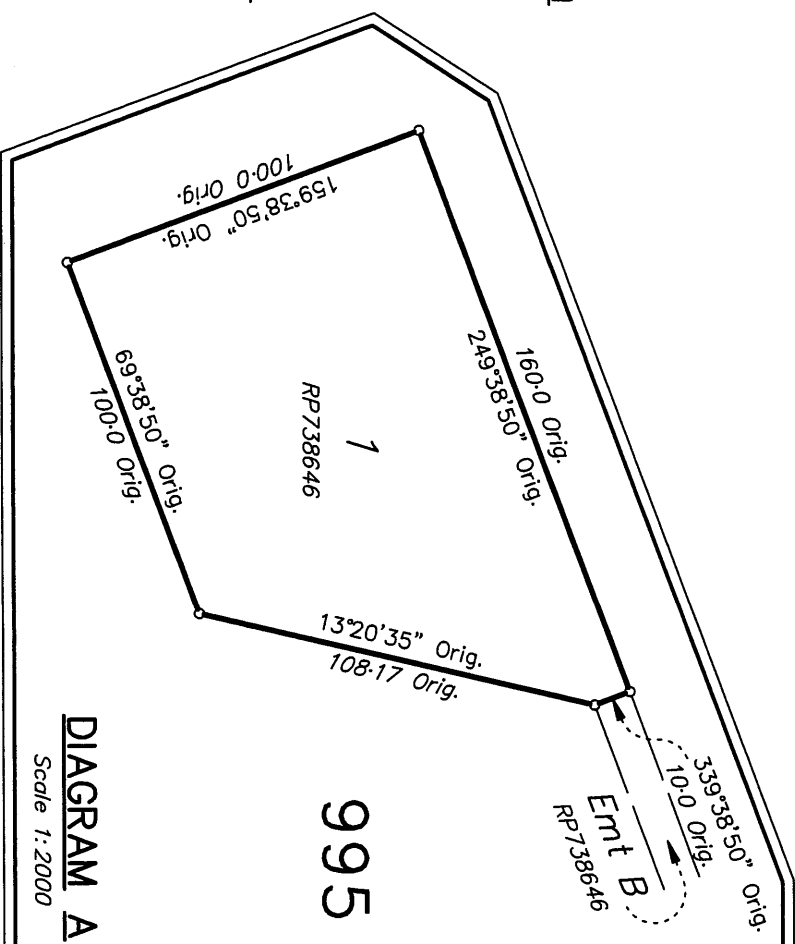
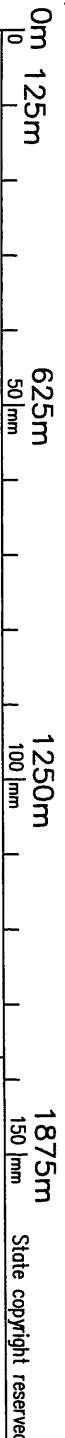
(7-8-22-23b-23c-23d-23e-24a-24b-15-15a-15b-16-18-19-20-21-7) **1.335 ha**

**FOR REFERENCE MARKS TABULATION, PERMANENT MARKS TABULATION
AND MGA COORDINATES TABULATION - SEE SHEET SEVEN**

**SUBSEQUENT
NEW PLAN OF SURVEY**
under section 113 of the
*Survey and Mapping
Infrastructure Act 2003*

Rowlands Surveys Pty. Ltd (ACN 010 025 260).
hereby certify that the land comprised in this plan was
surveyed by the corporation, by
Benjamin James Earnes, (Registered Surveying Associate)
for whose work the corporation accepts responsibility,
under the supervision of
Laurence John Nolan (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 plan was completed on 18/12/2015.

Original information compiled
from SP271045 in the
Department of Natural
Resources and Mines.



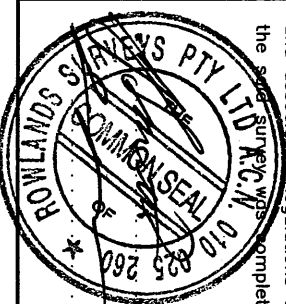
PLAN OF

**Lots 98 to 120, 800, 801, 995, 995,
Emt A in Lot 105, Emt B in
Lot 106, Emt C in Lot 111
and Emt D in Lot 112
Cancelling Lot 995 on SP271045**

Scale: 1 : 12 500
Format: **STANDARD**



SP278576



Kerry John Smith
Director/
Laurence John Nolan
Director/
Date: 18/12/2015

LOCAL GOVERNMENT : Townsville City Council
LOCALITY : Alice River
Meridian: MGA (Zone 55) wide SP271045
Survey Records: NO

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

5. Lodged by

(Dealing No.)

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

1. Certificate of Registered Owners or Lessees.

We ~~STEVEN ROBERT MONCRIEFF~~
~~DAPHNE JEAN MONCRIEFF~~

(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

Roderick George Hobson as attorney for Daphne Jean Moncrieff under Power of Attorney No. 714912966 who has received no notice of revocation of such Power of Attorney.



Roderick George Hobson as attorney for Steven Robert Moncrieff under Power of Attorney No. 714912980 who has received no notice of revocation of such Power of Attorney.



* Rule out whichever is inapplicable


2. Planning Body Approval.

* hereby approves this plan in accordance with the **TOWNSVILLE CITY COUNCIL**

%

SUSTAINABLE PLANNING ACT 2009

Dated this 17th day of February 2016


DIRECTOR # AS DULY AUTHORISED
PLANNING AND DEVELOPMENT # REPRESENTATIVE OF
TOWNSVILLE CITY COUNCIL

* Insert the name of the Planning Body. % Insert applicable approving legislation.
Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt Ref: 14/0050.04
Surveyor : 43359/08

5. Lodged by

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

6. Existing Created

Title Reference	Description	New Lots	Road	Secondary Interests
51005265	Lot 995 on SP271045	98 to 120, 800 801 and 995	New Rd	Easements A, B, C and D

*Easement M on SP271045 (716754795)
and Easement N on SP271045 (716754796)
to be surrendered prior to registration.*

**ENCUMBRANCE
EASEMENT ALLOCATION**

Easement	Lots to be Encumbered
601502026	995
715386246	995
715386279	995
715929633	995
715929650	995
715929655	995
715929663	995
715929672	995
716754800	995
716754803	995

**BENEFIT
EASEMENT ALLOCATION**

Easement	Lots Fully Benefited	Lots Partially Benefited
716754755	98 to 120, 800, 801 and 995	
716754758	98 to 120, 800, 801 and 995	

ADMINISTRATIVE ADVICE ALLOCATION

Administrative Advice	Lots Fully Encumbered	Lots Partially Encumbered
715560239	98 to 120, 800, 801 and 995	

MORTGAGE ALLOCATION

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
715096782	98 to 120 and 995	

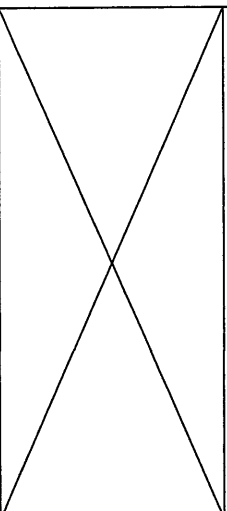
Notification issued to owner(s) of Lot 423 on RP858348 on 18/12/2015, in accordance with s18 of the Survey and Mapping Infrastructure Regulation 2014.

98 to 120,
800, 801
and 995 } DOG 20097139

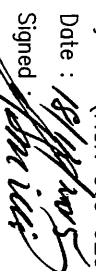
7. Orig Grant Allocation :

Lots Orig

8. Map Reference :
8259-34213, 8259-34224,
8259-34231 and 8259-34242



11. Passed & Endorsed :

By : Rowlands Surveys Pty Ltd
(ACN 010 025 260)
Date : 18/11/2015
Signed : 
Designation : Cadastral Surveyor

12. 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

13. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
Photocopy	\$
Postage	\$
TOTAL	\$

14. Insert Plan Number **SP278576**

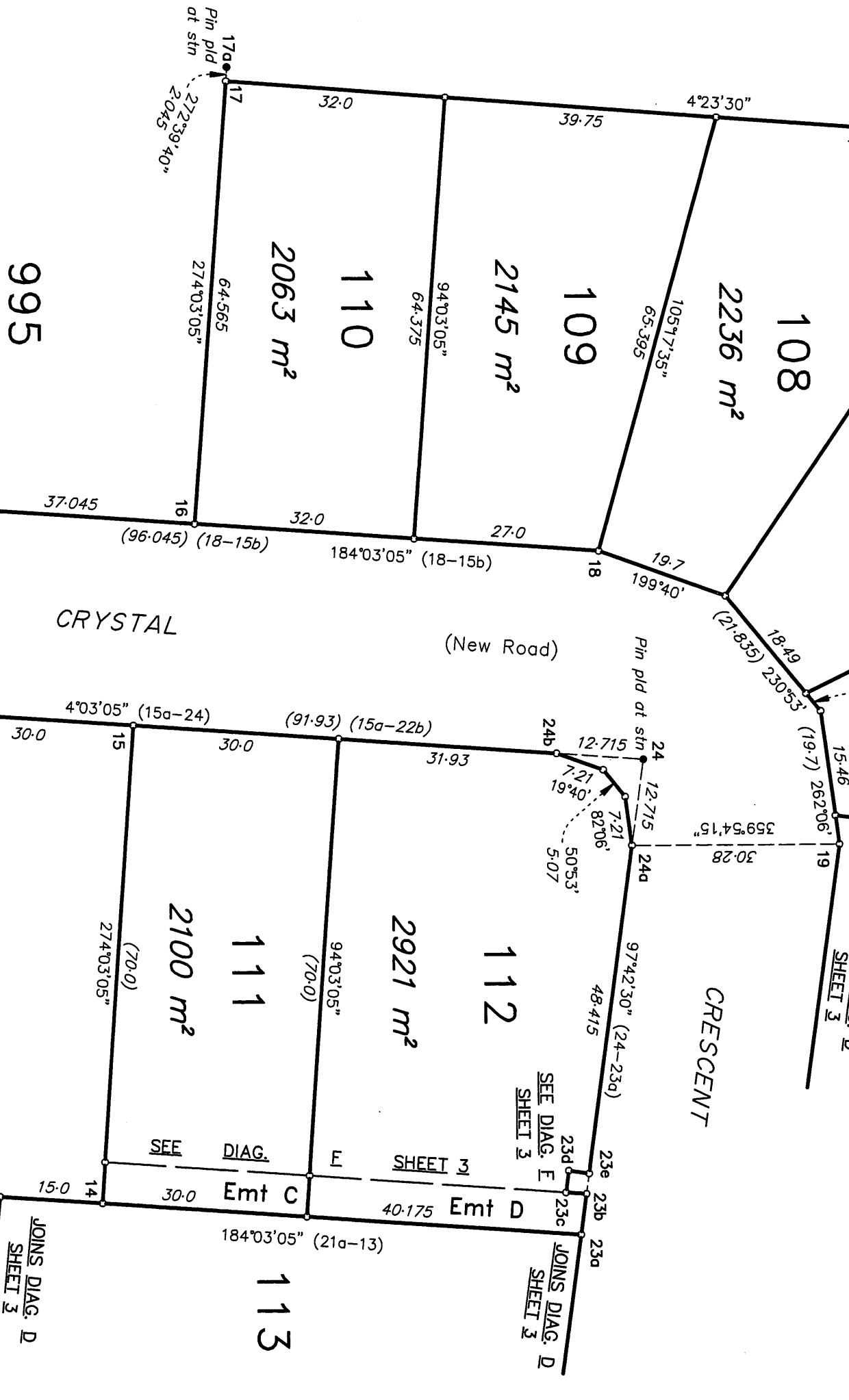
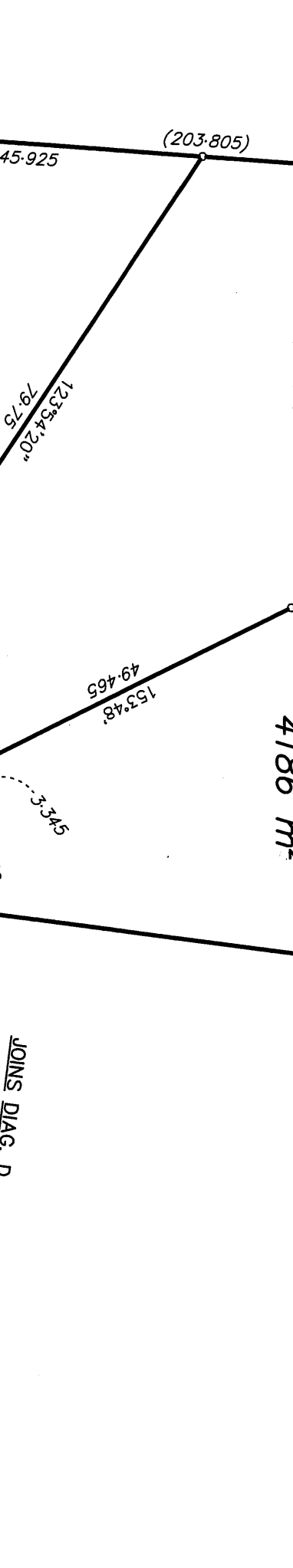
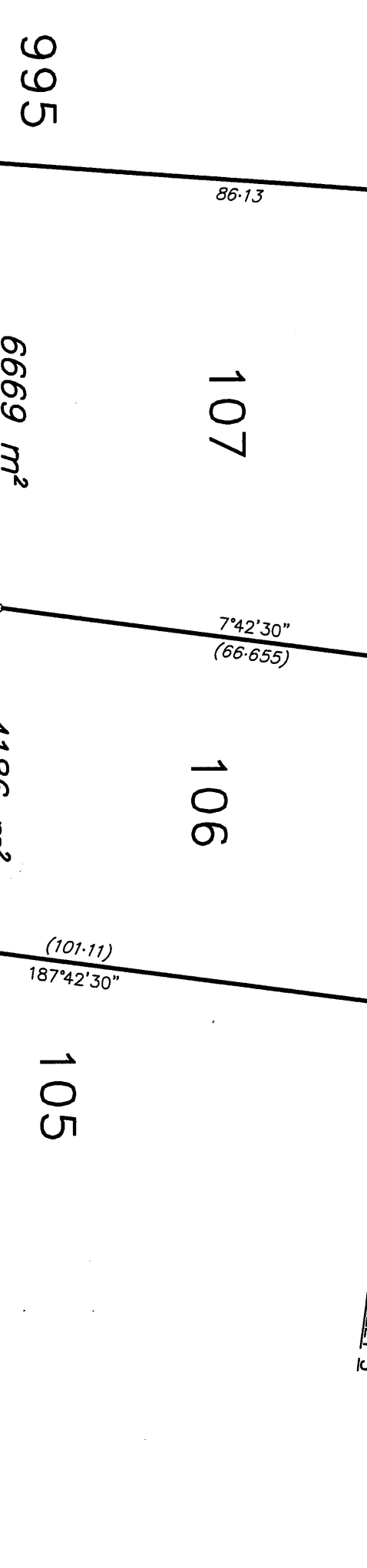
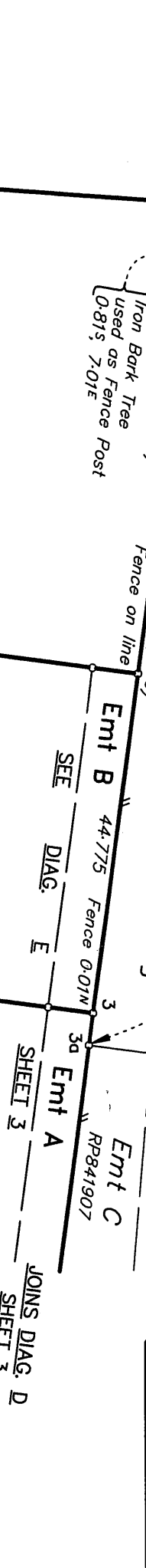
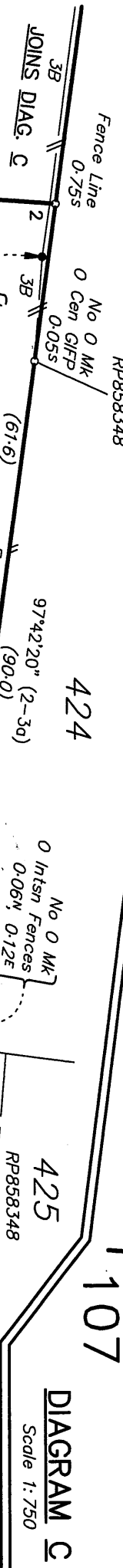
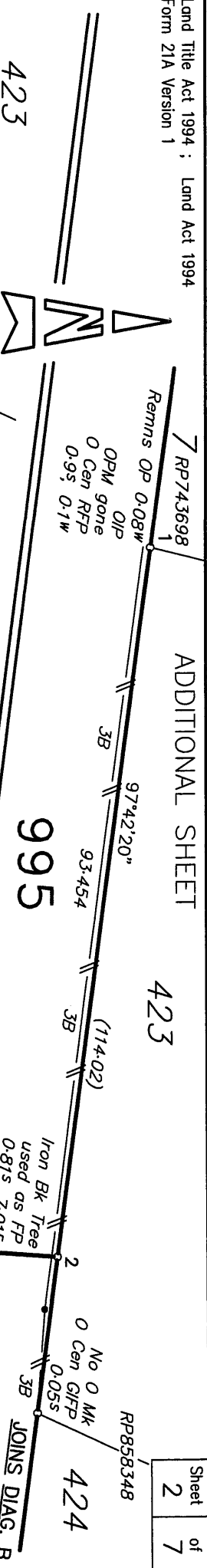


DIAGRAM B
Scale 1:750

DIAGRAM C
Scale 1:750



Insert Plan Number
SP278576
State copyright reserved.

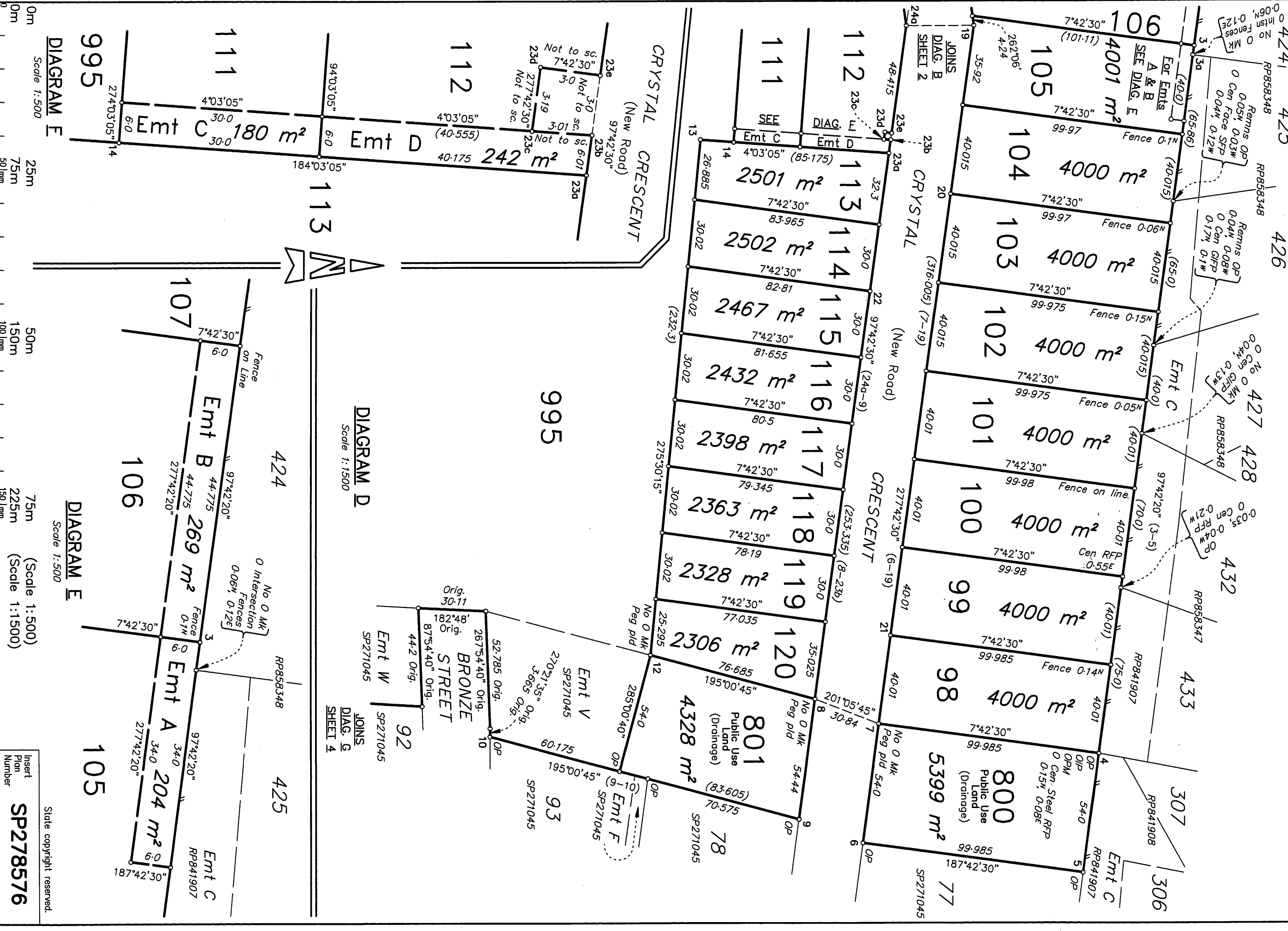


DIAGRAM D
Scale 1:1500

DIAGRAM E
Scale 1:500

DIAGRAM F
Scale 1:500

0m
25m
50m
75m
100m

50m
150m
225m
150mm

Insert
Plan
Number
SP278576

State copyright reserved.

BRONZE STREET

JOINS
DIAG. D
SHEET 3

Emt W
SP271045

183°21'45" Orig.
73.01 Orig.

92
SP271045

91
SP271045



96°42'45" Orig.
70.66 Orig.

Orig.
11.63

185°19'30" Orig.

17.3 Orig.

183°49'30" Orig.

BANJO STREET

BANJO

Orig.
6°42'45"
7.83 Orig.

Orig.
5°22'
11.34 Orig.

Orig.
4°02'
11.425 Orig.

Orig.
3°15'20"
5.39 Orig.

90
SP271045

JOINS
DIAG. H

995

DIAGRAM G
Scale 1:600

JOINS
DIAG. G

90
SP271045

97°22'55" Orig.

Emt D
SP271045

135.83 Orig.

87
SP271045

JOINS
DIAG. J

995

CRYSTAL
CRESCENT

DIAGRAM H
Scale 1:600

87
SP271045

JOINS
DIAG. H

CRYSTAL
CRESCENT

65
SP271045

97°42'30" Orig.
64.5 Orig.

8
SP262006

JOINS
DIAG. L
SHEET 5

9
SP262006

170°33'35" Orig.
51.725 Orig.

350°33'35" Orig.
39.68 Orig.

82°46'40" Orig.
30.02 Orig.

DIAGRAM J
Scale 1:600

0m 30m 60m 90m 150m

(Scale 1:600)

Insert
Plan
Number

SP278576

State copyright reserved.

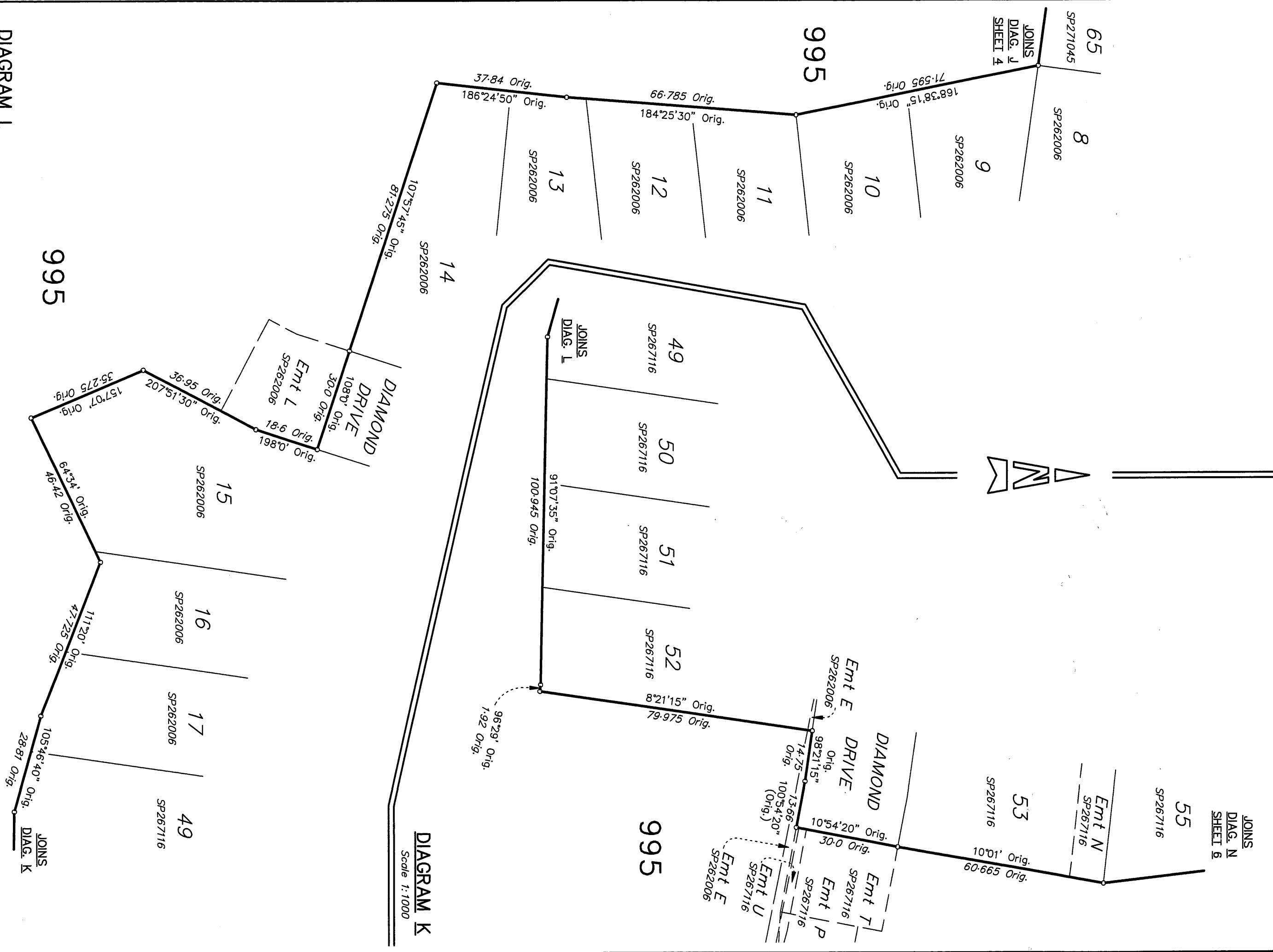


DIAGRAM L

Scale 1:1000

DIAGRAM K

Scale 1:1000

0m 50m 100m 150m

50m 100m

150m

(Scale 1:1000)

Insert Plan Number
SP278576

State copyright reserved.

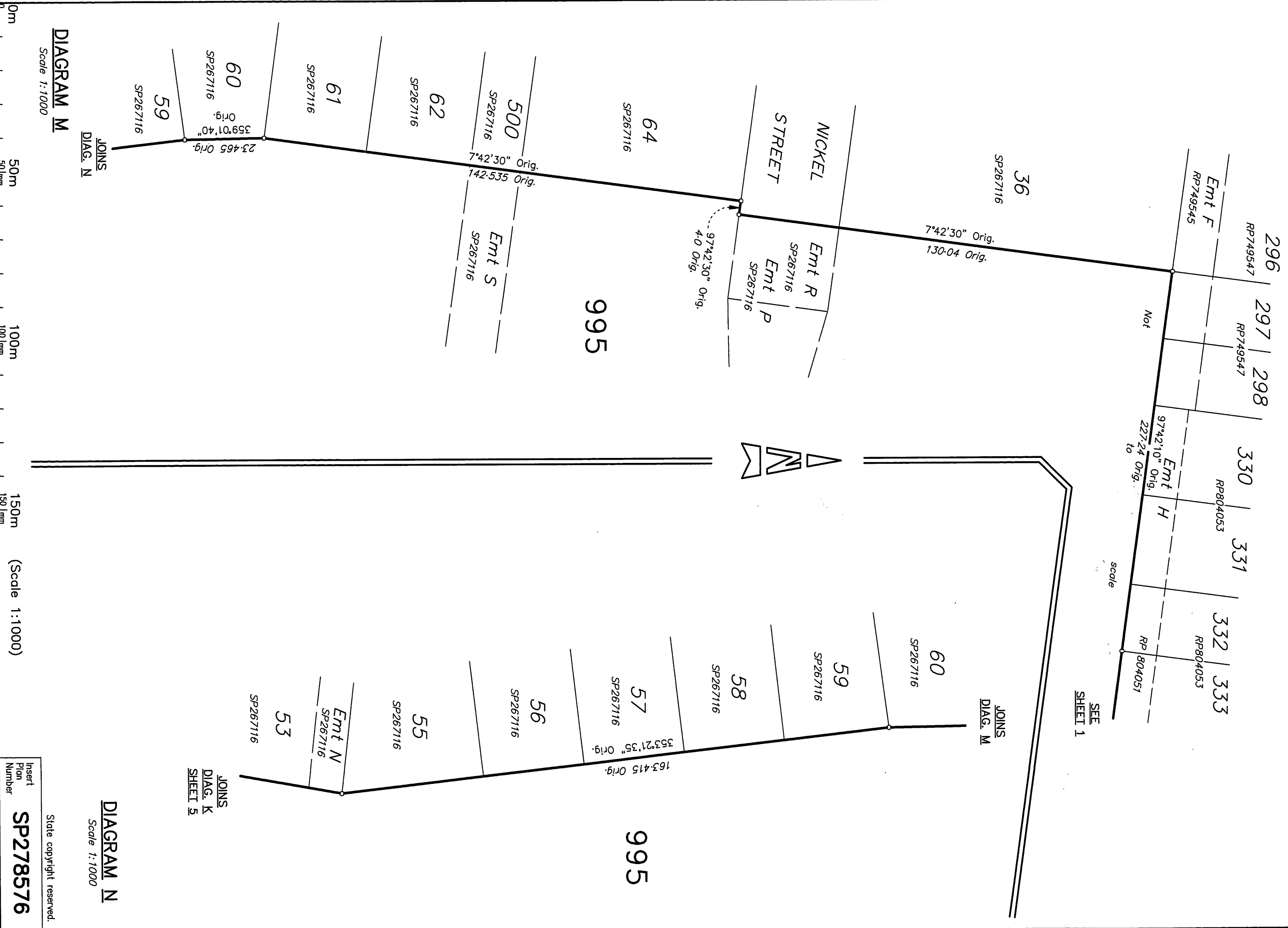


DIAGRAM N
Scale 1:1000

DIAGRAM M
Scale 1:1000

JOINS
DIAG. K
SHEET 5

JOINS
DIAG. M

SEE
SHEET 1

scale

Insert
Plan
Number

SP278576

State copyright reserved.

0m 50m 100m 150m

50mm 100mm

150mm

(Scale 1:1000)

REPORT

Survey is over Stage 4 of a staged development. All relevant boundaries, being the northern boundary of the subject land, were fixed on SP262006.

This plan adopts that re-instatement of the northern boundary of the subject land, and reference marks placed on SP262006.

All measurements to existing reference marks agreed with SP262006, and were adopted.

Non-Tidal Boundary Alice River

A first new plan of survey, SP262006, was registered for the subject land pursuant to s.108 of the Survey and Mapping Infrastructure Act 2003.

On the first plan of survey the top of low bank was adopted between points A and B, points C and D and between points E and F. The top of high bank was adopted between points B and C and between points D and E. These natural features were surveyed and adopted as the non-tidal boundary vide the survey report of SP262006.

The boundary of the subject land is the top of low bank and top of high bank of the Alice River adopted on SP262006.

The location of boundary at law on SP278576 is consistent with the location of the boundary depicted on SP262006, this has been confirmed by site inspection.

STN	TO	BEARING	DISTANCE	ORIGIN
1	OIP	54°33'50"	5-043	9/RP743698
4	OIP	10°33'50"	1-0	6/RP841907
16	Screw in kerb	93°52'20"	11-61	
17a	Pin	at	Stn	
20	Screw in kerb	187°46'50"	11-59	
21	Pin	188°7'	1-985	
22	Pin	7°41'30"	0-985	
24	Pin	at	Stn	
24	Screw in kerb	329°02'15"	12-95	

REFERENCE MARKS

Station	East	North	Zone	P.U.	Lineage	Method	Remarks
PM121522	457 356-449	7 861 797-362	55	0-030	Datum	AUSPOS	OPM
PM115941	457 274-341	7 861 693-603	55	0-014	Datum	AUSPOS	PM
17a	456 867-746	7 861 663-603	55	0-011	Datum	AUSPOS	Pin

MGA COORDINATES GDA-94

STN	TO	BEARING	DISTANCE	NUMBER	ORIGIN	TYPE
1	OPM gone	116°27'	27-82	121521	45/SP262006	Star Picket in conc. collar
4	OPM	104°0'	50-14	121522	44/SP262006	
8	PM	323°0'	14-98	115941		Brass Plaque

PERMANENT MARKS

TABLE A

RIVER POINTS	
BEARING	DISTANCE
34°10'	29.9
27°30'	53.0
22°20'	52.5
27°20'	48.9
358°50'	51.7
335°30'	33.9
318°30'	38.1
326°0'	46.2
322°10'	56.5
348°40'	46.9
345°50'	71.6
347°30'	79.1
315°10'	34.8
333°50'	24.2
309°0'	27.6
281°10'	25.6
258°50'	20.8
249°40'	20.3
221°30'	31.5

TABLE A
Continued

RIVER POINTS	
BEARING	DISTANCE
209°30'	46.8
328°40'	26.2
311°10'	30.4
345°40'	34.1
4°10'	67.2
3°20'	77.7
1°10'	54.0
1°40'	60.8
0°20'	56.3
18°50'	55.0
16°40'	54.6
8°40'	45.6
3°0'	54.1
355°0'	58.8
345°30'	63.5
347°20'	52.4
3°0'	30.2
330°40'	17.2
323°0'	34.0
286°0'	20.7
326°10'	48.7
333°10'	65.5
339°20'	51.1
346°50'	26.4
347°10'	22.7
351°20'	48.6
5°30'	54.8
15°10'	63.3
9°30'	60.2
14°40'	33.1