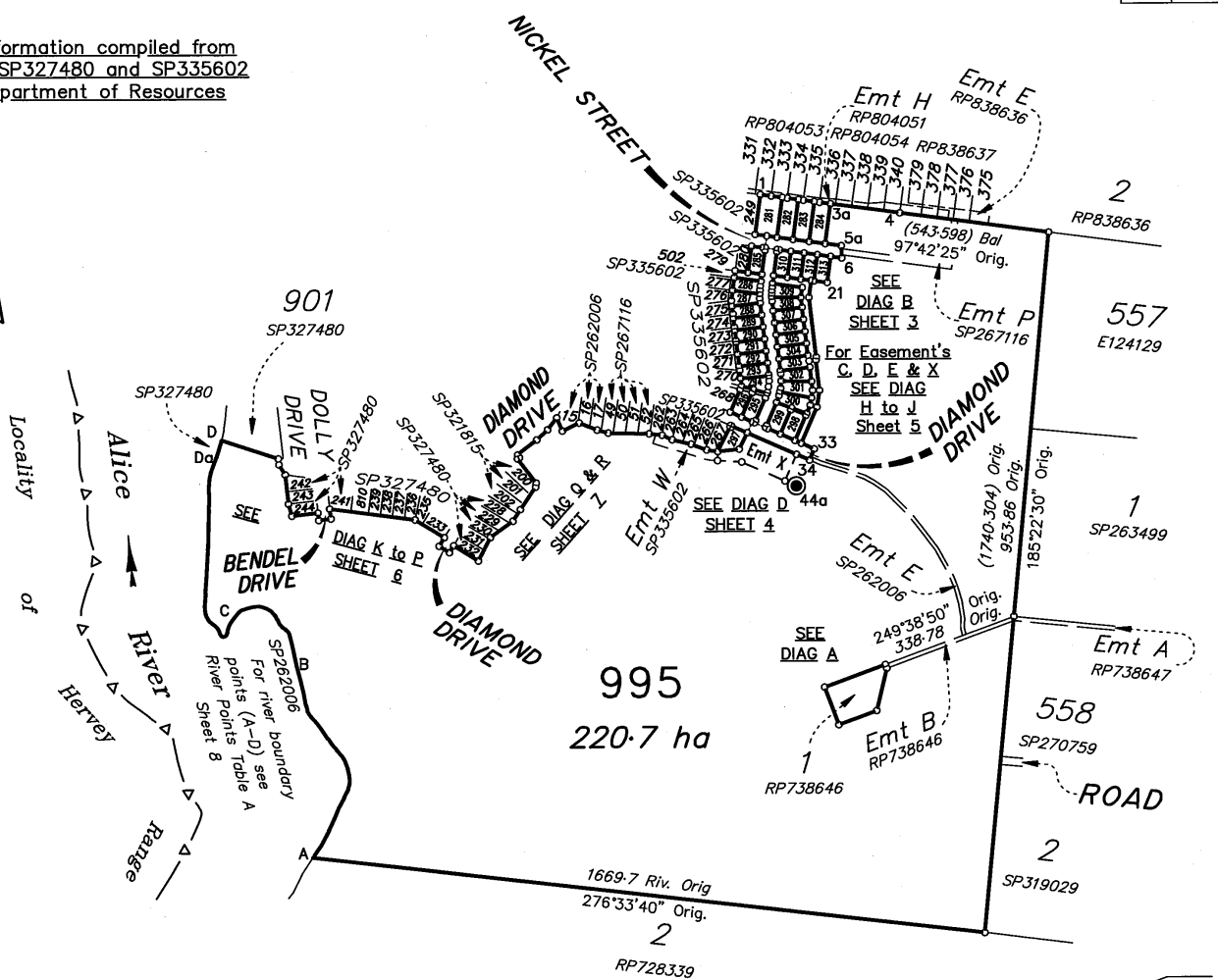


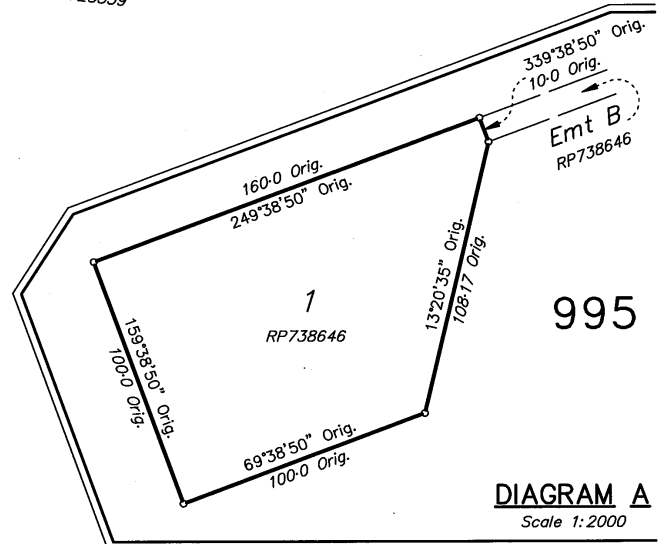
Original information compiled from
SP262006, SP327480 and SP335602
in the Department of Resources



Branded peg placed at all new corners
unless otherwise shown.

AREA OF NEW ROAD

<u>NICKEL STREET</u> (12-5-5a-6-7-8-9-12)	5652 m ²
<u>DIGGER STREET</u> (9a-8b-8a-13-15-17-20- 41b-41a-41-40-40a-40b-19 18-16-14-9b-9a)	1.346 ha
<u>DIAMOND DRIVE</u> (40a-40-41-32-33-34-35-40a)	5025 m ²
<u>Total</u>	<u>2.4137 ha</u>



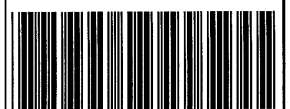
FOR RIVER POINTS, REFERENCE MARKS, PERMANENT MARKS
AND MGA COORDINATES TABLES - SEE SHEET 8

Rowlands Surveys Pty. Ltd. (ACN 010 025 260)
hereby certify that the land comprised in this plan was
surveyed by the corporation, by
Paul Francis Hoskins
(Registered Surveying Associate) Om
for whose work the corporation accepts responsibility, Om
under the supervision of
Benjamin John Cook (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 .10/11/2023.

0m	100m	200m	300m (Scale 1:2000)
0	625m	1250m	1875m (Scale 1:12500)
10	50mm	100mm	150mm State copyright reserved.

PLAN OF
Lots 281 to 313, 503, 504, 995,
Easement C in Lot 296, Easement D
in Lot 295, Easement E in Lot 298
and Easement X in Lot 995

Scale: 1 : 12500
Format: STANDARD



SP341871

Cancelling Lot 995 on SP335602

LOCAL GOVERNMENT : Townsville City Council LOCALITY : Alice River

Meridian: MGA (Zone 55) vide SP335602

Survey Records: NO

Date: 17/11/2023

Authorised Delegate
(Benjamin John Cook)

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

(Dealing No.)

4. Lodged by

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

1. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51306106	Lot 995 on SP335602	281 to 313, 503, 504 and 995	New Rd	Easements C, D, E and X

Emt E on SP262006 (715386246) partially absorbed by new road.
Emt P on SP267116 (715929633) partially absorbed by new road.

**ENCUMBRANCE
EASEMENT ALLOCATION**

Easement	Lots to be Encumbered
601502026	995
715386246	995
715929633	995
722230820	995

BENEFIT EASEMENT ALLOCATION

Easement	Lots Fully Benefited	Lots Partially Benefited
721131017	281 to 313, 503, 504 and 995	-
721131018	281 to 313, 503, 504 and 995	-

ADMINISTRATIVE ADVICE ALLOCATION

Administrative Advice	Lots to be Encumbered
715560239	281 to 313, 503, 504 and 995

Notification issued to owner(s) of Lot 334 on RP804053 and Lot 995 on SP335602 on 14/11/2023, in accordance with the Survey and Mapping Infrastructure Regulation 2014.

281 to 313, 503, 504 and 995	Por. 300
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : 44041/07

5. Passed & Endorsed :
By : Rowlands Surveys Pty Ltd
(ACN 010 025 260)
Date :
Signed :
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 **SP341871**

TRAVERSES

LINE	BEARING	DISTANCE
8 - 8a	187°41'15"	6.0
8 - 8b	97°41'15"	6.0
9 - 9a	277°41'15"	6.0
9 - 9b	187°41'15"	6.0
9 - 8	97°41'15"	30.0
9 - 12	7°41'15"	30.0
14 - 13	96°47'30"	30.004
15 - 16	262°46'10"	30.002
23 - 23a	233°06'	16.363

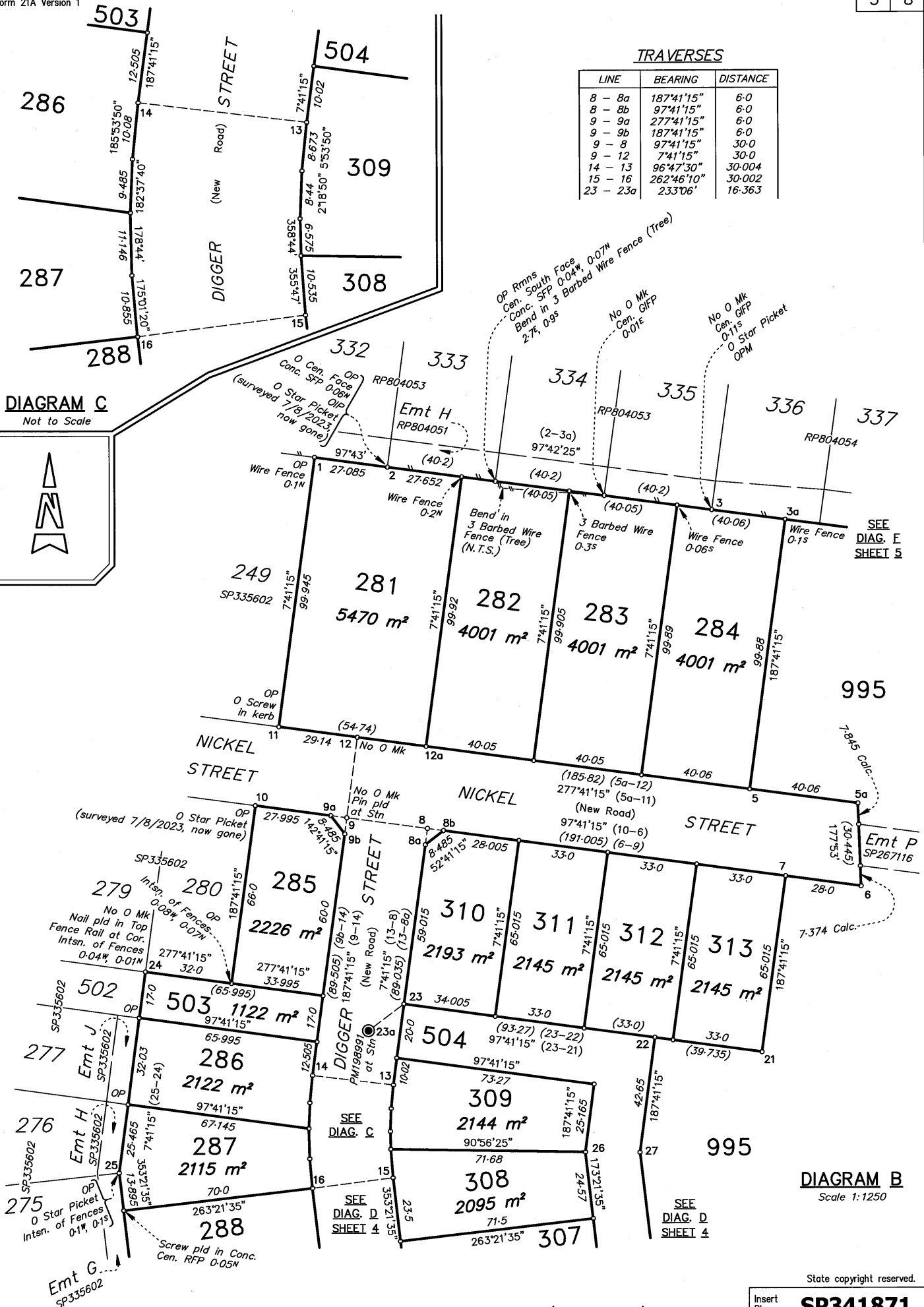
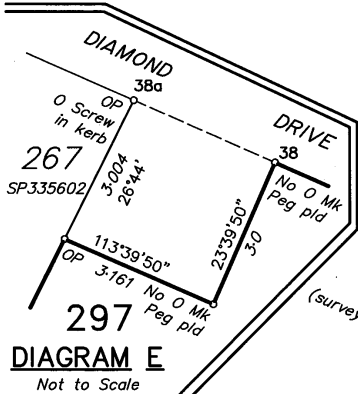
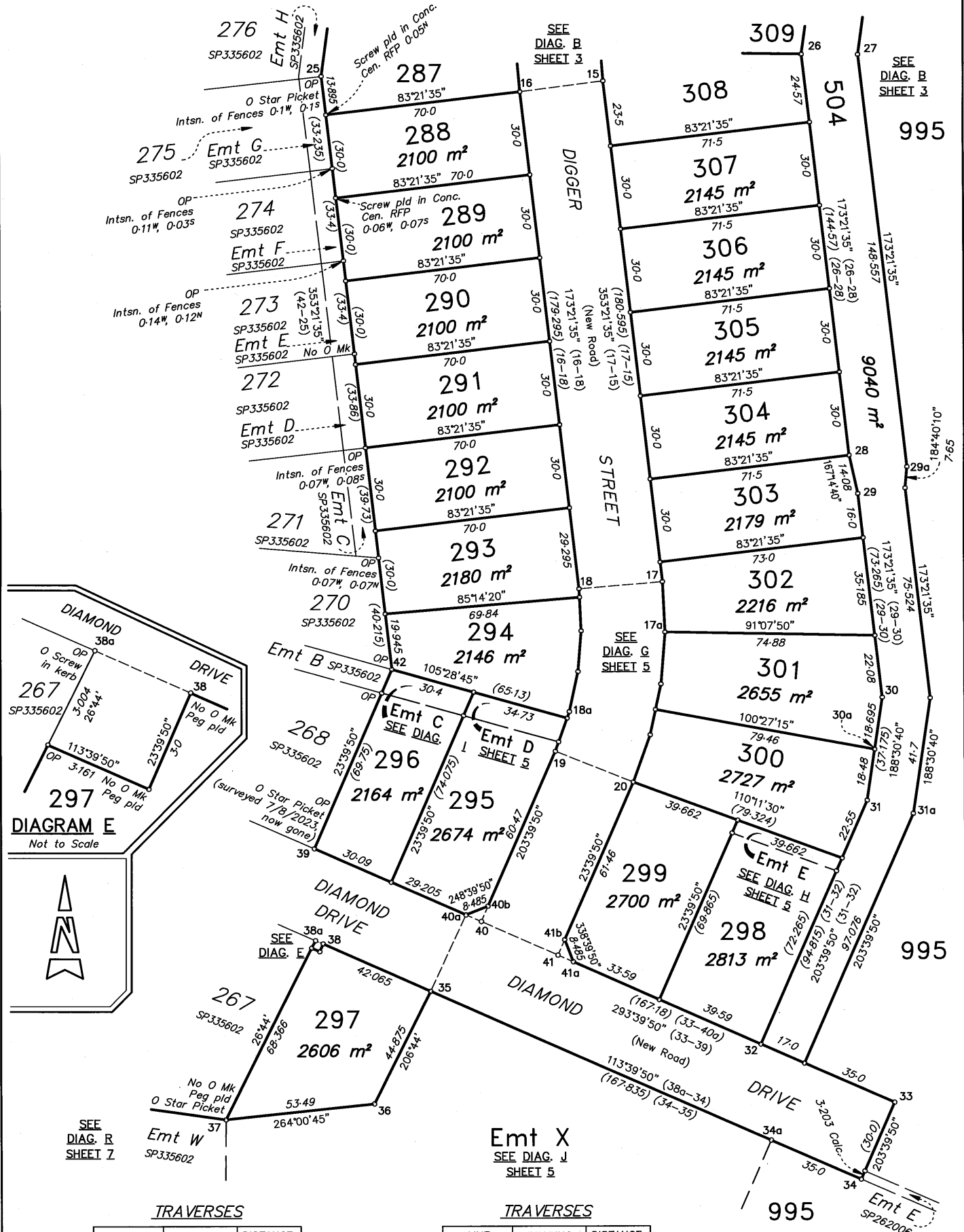


DIAGRAM C
Not to Scale



DIAGRAM B
Scale 1:1250



TRAVERSES

LINE	BEARING	DISTANCE
16 - 15	82°46'10"	30.002
18 - 17	85°75'15"	30.016
19 - 20	111°46'10"	30.016
38a - 38	113°39'50"	3.0
40 - 41	113°39'50"	30.0

TRAVERSES

LINE	BEARING	DISTANCE
40 - 40b	23°39'50"	6.0
40 - 40a	293°39'50"	6.0
40a - 35	204°55"	30.007
41 - 41a	113°39'50"	6.0
41 - 41b	23°39'50"	6.0

DIAGRAM D

Scale 1:1250
State copyright reserved.

0m 62.5m 125.0m 187.5m (Scale 1:1250)
0 50mm 100mm 150mm

Insert Plan Number **SP341871**

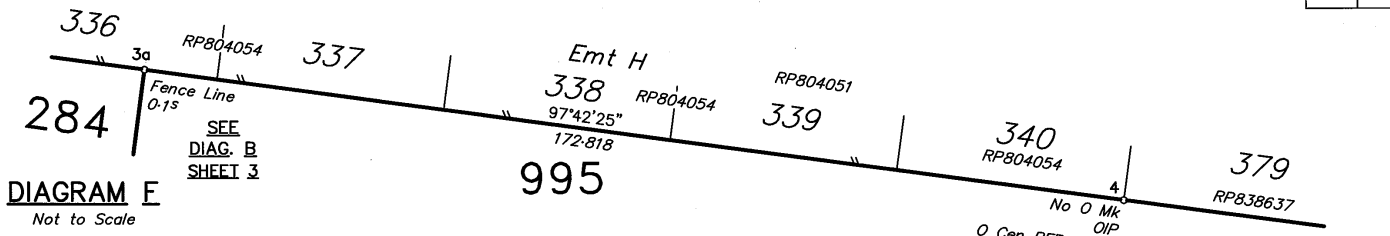


DIAGRAM E
Not to Scale

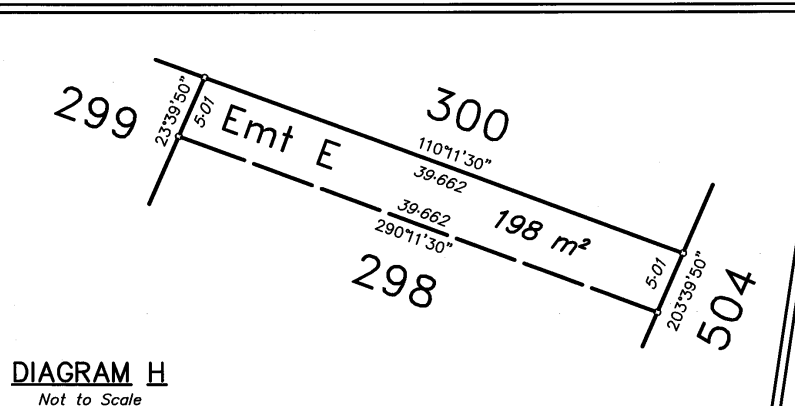


DIAGRAM H
Not to Scale

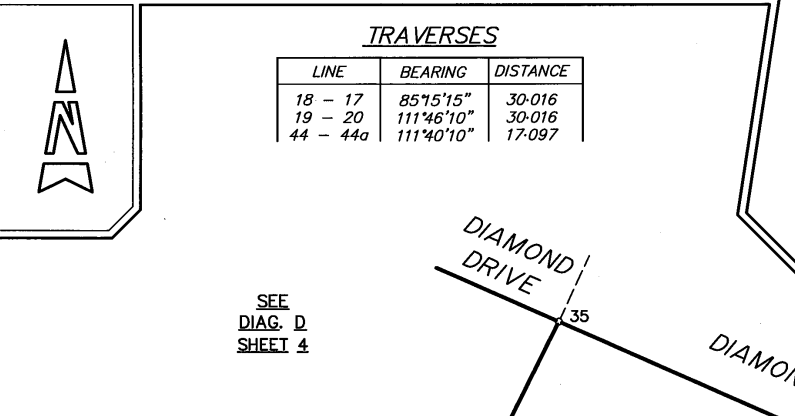


DIAGRAM I
Scale 1:600

TRAVERSES

LINE	BEARING	DISTANCE
18 - 17	85°15'15"	30.016
19 - 20	111°46'10"	30.016
44 - 44a	111°40'10"	17.097

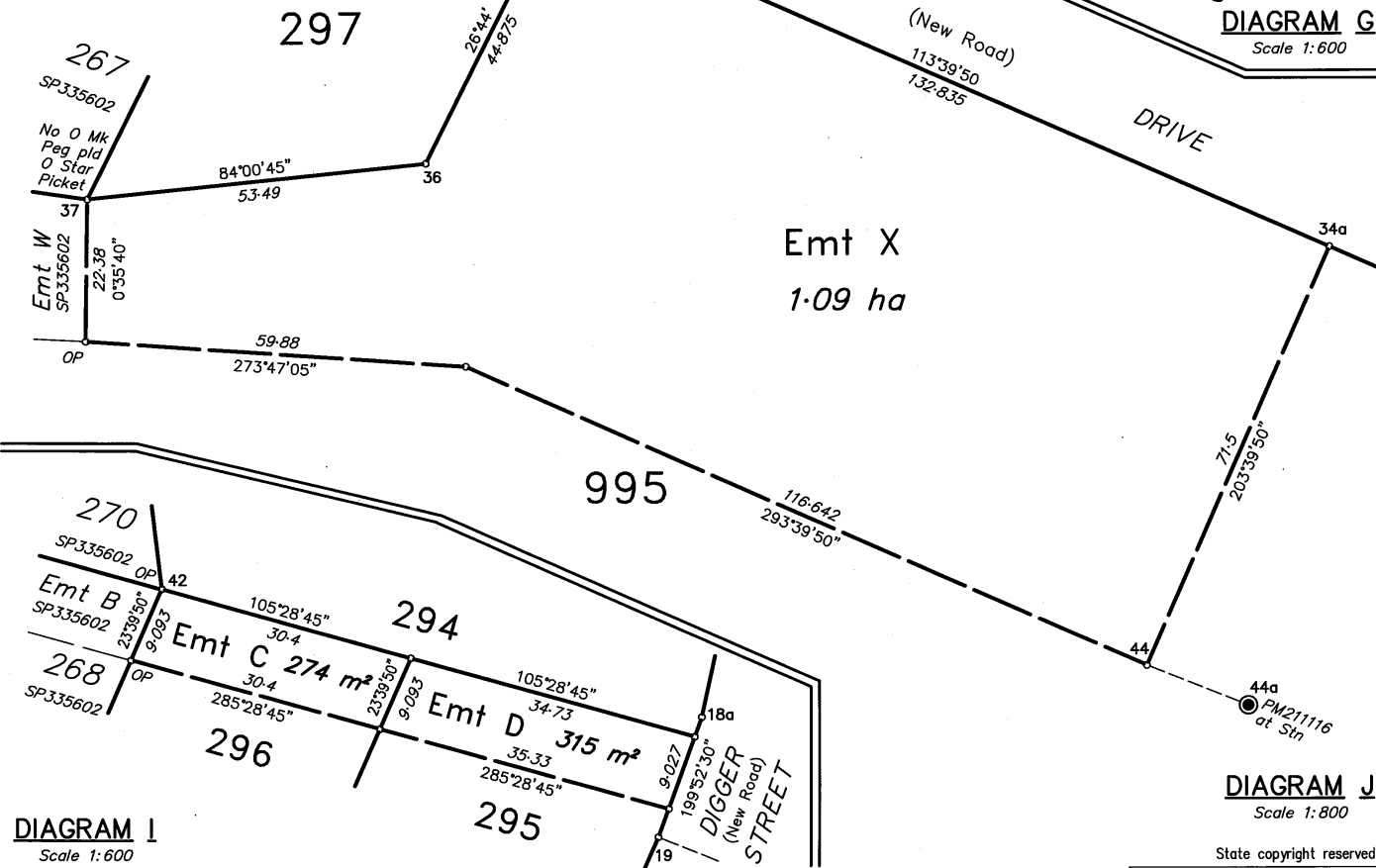


DIAGRAM G
Scale 1:600

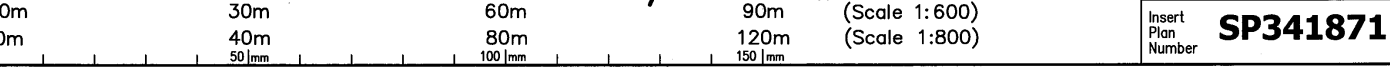
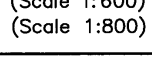
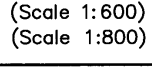
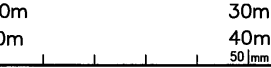
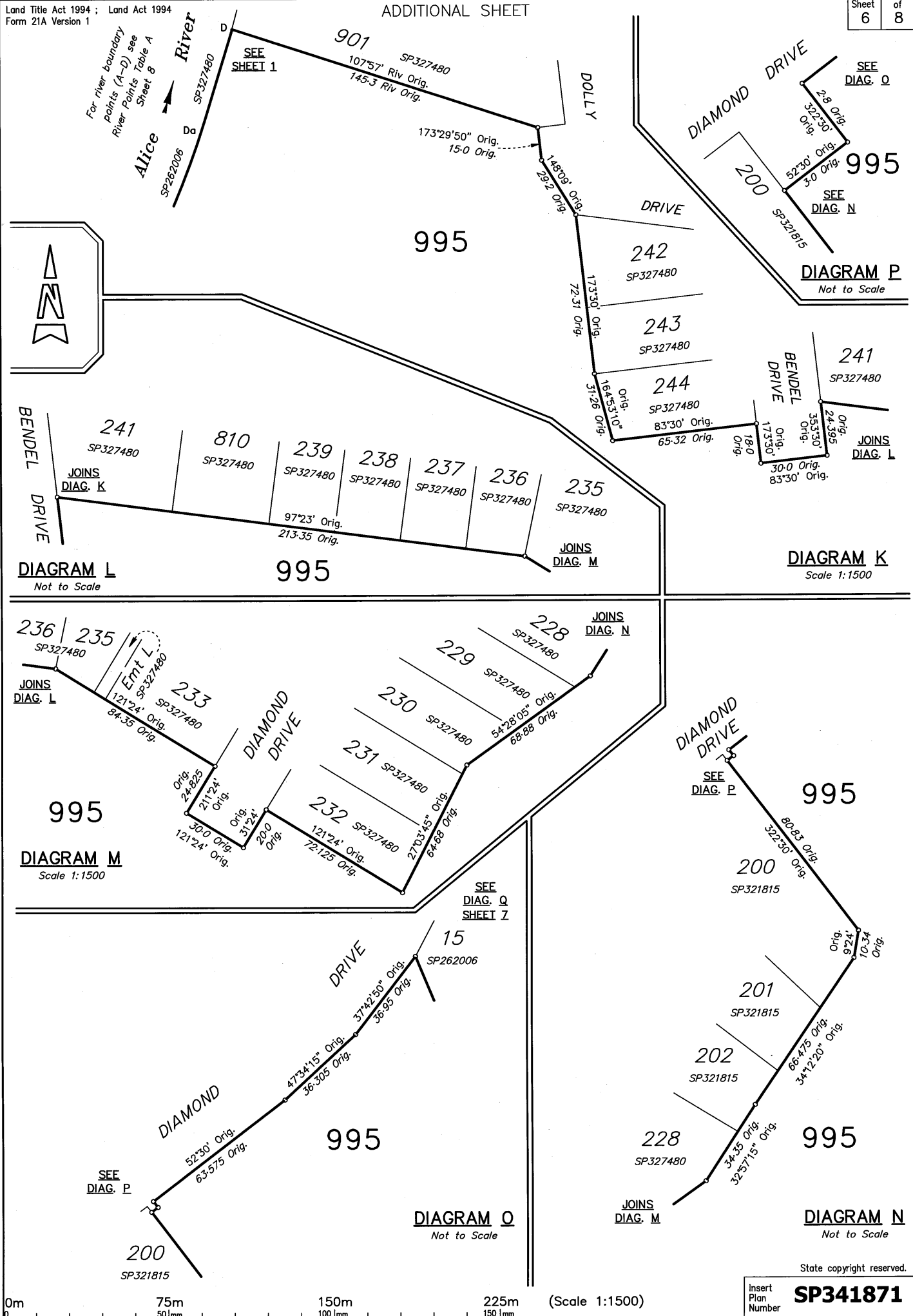
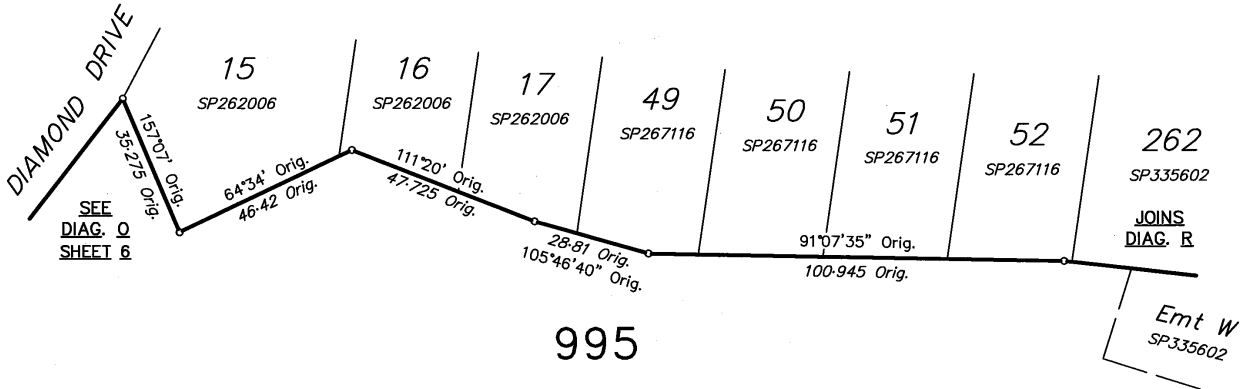


DIAGRAM J
Scale 1:800



State copyright reserved.
Insert Plan Number **SP341871**

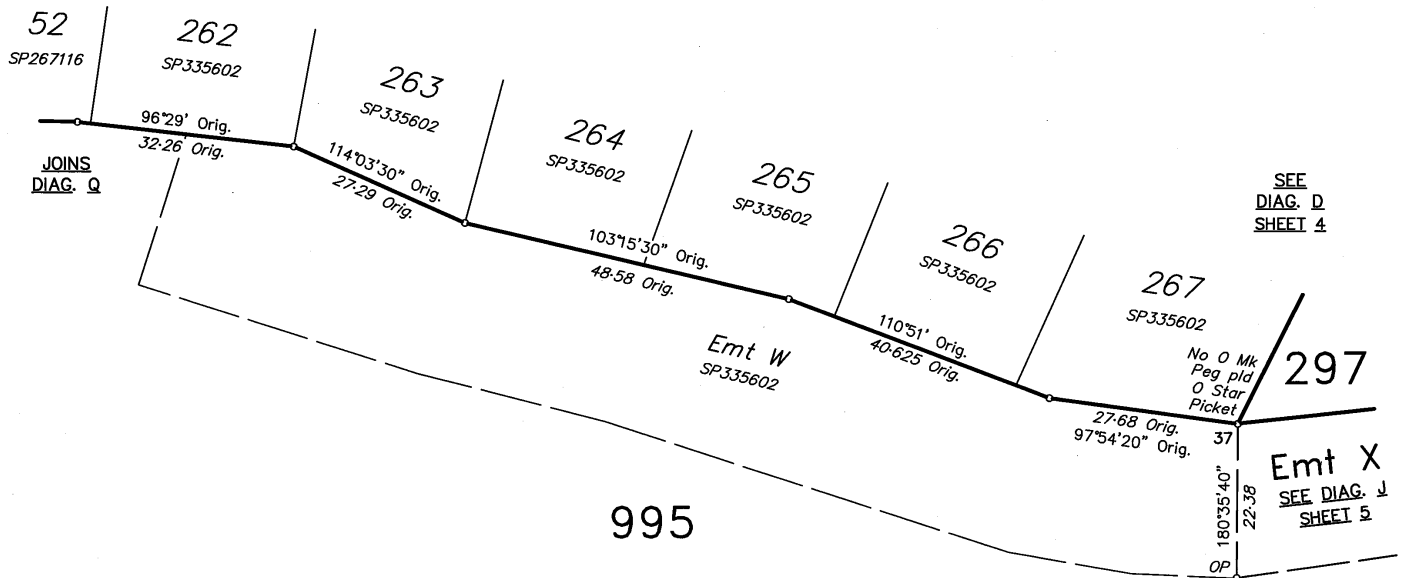
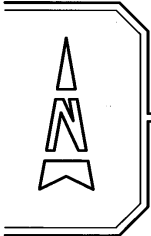




995

Emt W
SP335602

DIAGRAM Q
Scale 1:1250



995

297

Emt X
SEE DIAG. J
SHEET 5

DIAGRAM R
Not to Scale

State copyright reserved.

0m 62.5m 125.0m 187.5m (Scale 1:1250)
0 50mm 100mm 150mm

Insert Plan Number **SP341871**

REPORT

Survey is over Stage 10 of a staged development. Adjoining boundaries on the western and northern extents were fixed on Stage 9 plan SP335602, with measurements to original corner and reference marks agreeing with original dimensions from this plan.

Prior to construction of Stage 10 commencing, a survey control network was established with ties made to original reference marks. During construction, original reference marks off stn's 2, 10, and 39 were destroyed, although were used in the reinstatement of adjoining boundaries.

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 new plan of survey the top of low bank was adopted between points A and B, and C to Da. The top of high bank was adopted between points B and C. Point D was subsequently fixed on the top of low bank on SP327480.

- The subdivision of the land provided for on SP341871 does not include the creation of any new right line boundary of land that intersects with the relevant lengths in their location as depicted on SP335602, being the plan of survey on which the non-tidal boundary (watercourse) was represented immediately before registration of SP341871, and
- The size and nature of the land and the relevant length make it impracticable to resurvey the boundary

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

The location of the boundary at law on SP341871 is consistent with the boundary depicted on SP262006, this having been confirmed by site inspection.

SP341871 is a Subsequent New Plan of Survey under s.113 of the Survey and Mapping Infrastructure Act 2003.

MGA COORDINATES GDA-2020

Station	East	North	Zone	P.U.	Lineage	Method	Remarks
23a	458226-878	7861478-438	55	0-015	Derived	Auspos	PM198991
44a	458281-968	7860974-097	55	0-016	Derived	Auspos	PM211116

PERMANENT MARKS

STN	TO	BEARING	DISTANCE	NUMBER	ORIGIN	TYPE
3	OPM	296°39'55"	29-22	121524	41a/SP267116	Star Picket and Concrete Collar
23a	PM	at	Stn	198991		Bolt and Washer in kerb
44a	PM	at	Stn	211116		Star Picket and Concrete Collar

REFERENCE MARKS

STN	TO	BEARING	DISTANCE	ORIGIN
2	OIP	97°42'25"	9-662	12/RP804053
2	0 Star Picket	140°50'	20-995	2/SP335602
	(surveyed 7/8/2023, now gone)			
3	0 Star Picket	259°55'	13-42	41a/SP267116
3a	Star Picket	112°56"	13-302	
4	OIP	8°34'	1-06	49/SP335602
5	Screw in kerb	132°35'	20-374	
7	Star Picket	142°45'	9-97	
8	Pin	at	Stn	
8	Screw in kerb	320°59'	8-315	
9	Pin	at	Stn	
10	0 Star Picket	133°38'	16-57	5a/SP335602
	(surveyed 7/8/2023, now gone)			
11	0 Screw in kerb	206°04'40"	12-26	3/SP335602
12a	Screw in kerb	187°38'40"	11-642	
16	Screw in kerb	83°0'	11-656	
17a	Screw in kerb	271°08'	11-7	
25	0 Star Picket	90°58'	14-03	15/SP335602
26	Pin	91°34'	0-9	
29a	Star Picket	55°03'	7-31	
30a	Pin	100°49'	1-237	
31a	Star Picket	158°25'40"	34-297	
34a	Screw in kerb	21°08'30"	11-68	
35	Screw in kerb	84°48'	24-197	
37	0 Star Picket	174°17'40"	23-895	21/SP335602
38a	0 Screw in kerb	34°45'20"	11-91	20/SP335602
39	0 Star Picket	59°06'10"	35-935	17/SP335602
	(surveyed 7/8/2023, now gone)			
40	Pin	at	Stn	
41	Pin	at	Stn	
41	Screw in kerb	264°10'	8-4	

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°47'	49-02

River points compiled from SP335602, which included points originally located on SP262006 and SP327480

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