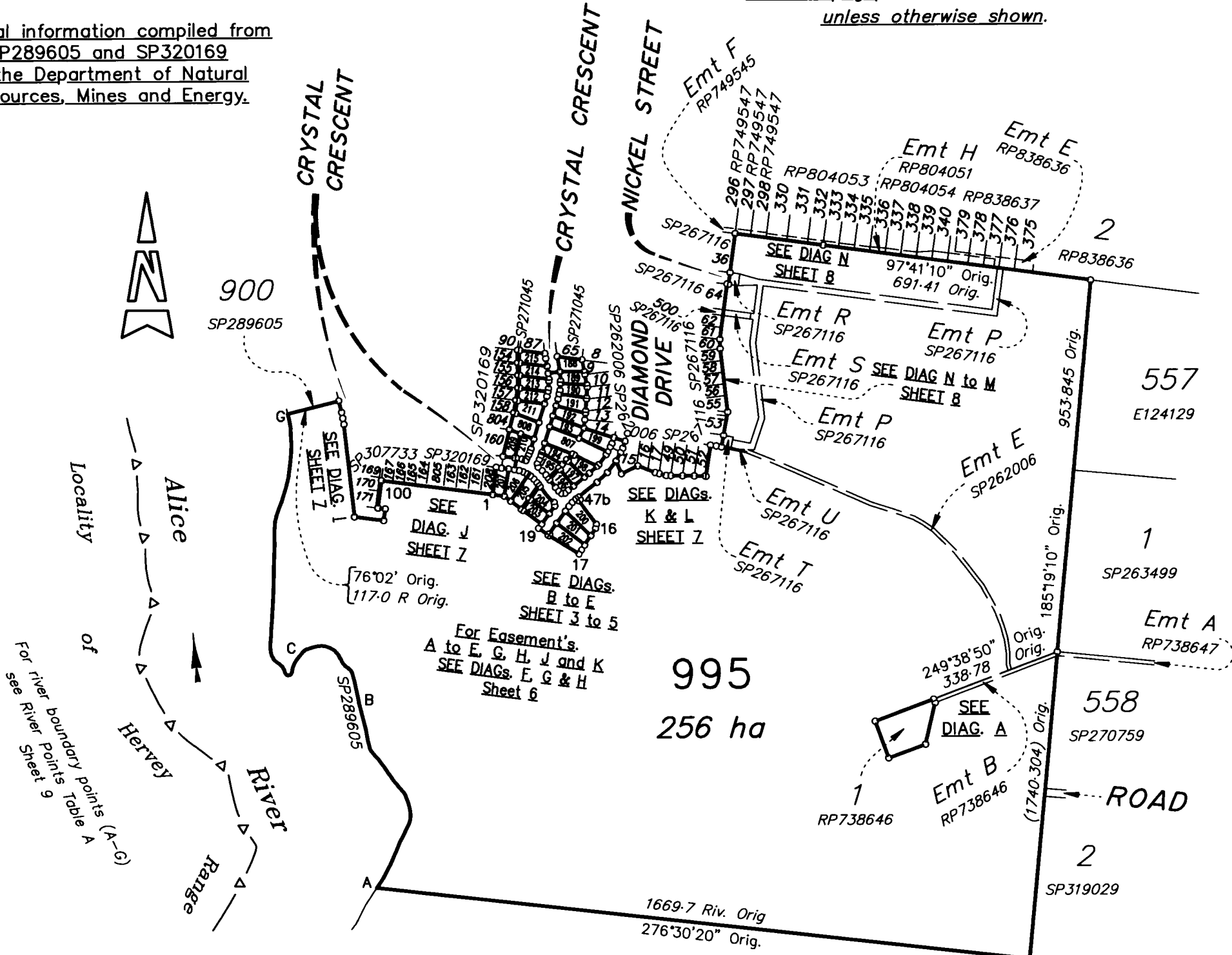


Original information compiled from
SP289605 and SP320169
in the Department of Natural
Resources, Mines and Energy.

Branded peg placed at all new corners
unless otherwise shown.



**AREA OF NEW ROAD
CRYSTAL CRESCENT**

(28-29-30-31-32a-32b-33-34-
35b-35a-35-39-39a-39b-44-45-46-
23-24-25a-25b-26-27-28) **1.175 ha**

DIAMOND DRIVE

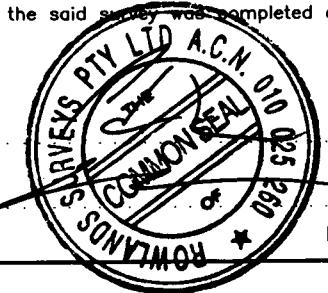
(12-13-47c-47b-47a-47-15-
38-18a-18b-18c-18-18d-19a-19-
20-39-35-36-37-41-42-12) **9929 m²**

Total **2.1679 ha**

FOR REFERENCE MARKS TABULATION, PERMANENT MARKS TABULATION
AND MGA COORDINATES TABULATION - SEE SHEET 9

**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
Paul Francis Hoskins
(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 said survey was completed on 21/12/2020.



Paul Francis Hoskins
Director/
Laurence John Nolan
Director/
Date: 22/12/20

2
RP728339

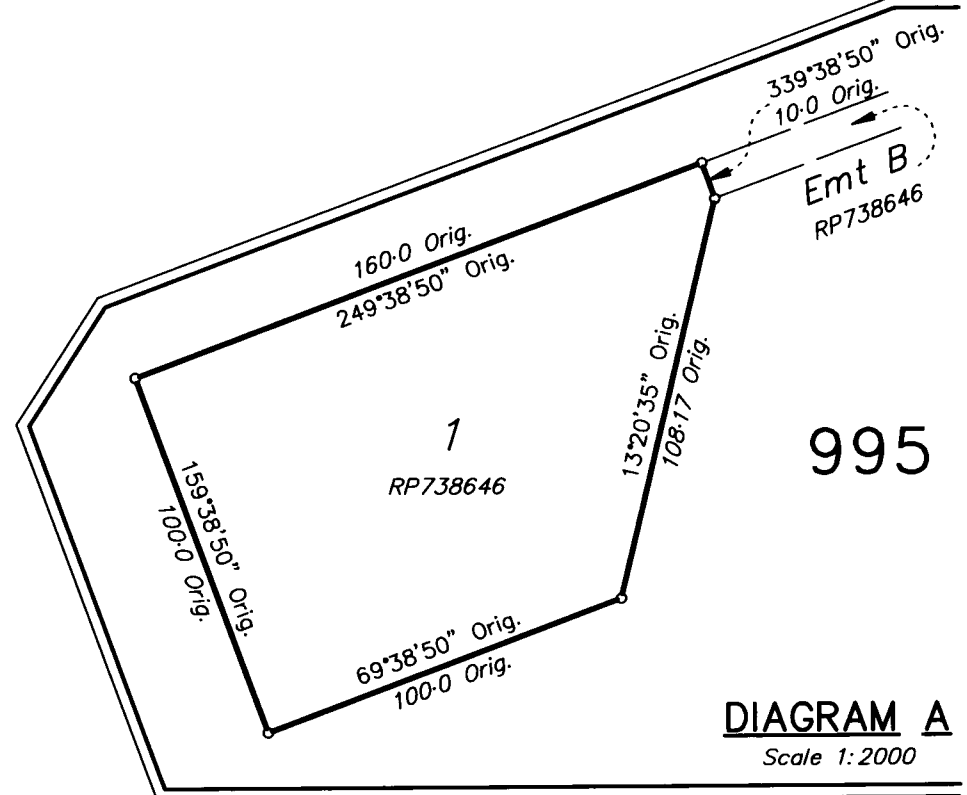


DIAGRAM A
Scale 1:2000

0m	100m	200m	300m (Scale 1:2000)
0m 125m	625m	1250m	1875m (Scale 1:12500)
0	50mm	100mm	150mm State copyright reserved.

PLAN OF Lots 188 to 207, 209 to 215, 807,
808, 995, Easements A to C in Lots 196 to
198, Easements D & E in Lots 203 & 204,
and Easements G, H, J & K
in Lots 212 to 215 respectively
Cancelling Lot 995 on SP320169

Scale: 1 : 12500
Format: STANDARD



LOCAL GOVERNMENT : Townsville City Council LOCALITY : Alice River
Meridian: MGA (Zone 55) vide SP320169 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.

720741498

TE 400 NT

\$3741.00
22/04/2021 11:34

s. Lodged by

Roberts Nehmer Mckee
Solicitors
Townsville (002)

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

1. Certificate of Registered Owners or Lessees.

I/We STEVEN ROBERT MONCRIEFF
DAPHNE JEAN MONCRIEFF
JOINT TENANTS

(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

Jean Allison Mobbs
JEAN ALLISON MOBBS
AS DULY APPOINTED ATTORNEY
FOR STEVEN ROBERT
MONCRIEFF PURSUANT TO
REGISTERED POWER OF
ATTORNEY NO. 720410559

Jean Moncrieff
JEAN MONCRIEFF
AS DULY APPOINTED
ATTORNEY FOR DAPHNE
JEAN MONCRIEFF
PURSUANT TO REGISTERED
POWER OF ATTORNEY
NO. 720410530

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
	Lot 995 on SP320169	188 to 207, 209 to 215, 807, 808, and 995	New Rd	Easements A to E, G, H, J and K

Easement L on SP262006 (715386279) fully absorbed by New Road.
Easement Z on SP307733 (719820378) to be surrendered prior to registration.

**ENCUMBRANCE
EASEMENT ALLOCATION**

Easement	Lots to be Encumbered
601502026	995
715386246	995
715929633	995
715929650	995
715929655	995
715929663	995
715929672	995
Emt F on SP320169	211

BENEFIT EASEMENT ALLOCATION

Easement	Lots Fully Benefited	Lots Partially Benefited
716754755	188 to 207, 209 to 215, 807, 808 and 995	
716754758	188 to 207, 209 to 215, 807, 808 and 995	
719820321	188 to 207, 209 to 215, 807, 808 and 995	

ADMINISTRATIVE ADVICE ALLOCATION

Administrative Advice	Lots Fully Encumbered	Lots Partially Encumbered
715560239	188 to 207, 209 to 215, 807, 808 and 995	

* Rule out whichever is inapplicable

2. Planning Body Approval.

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

PLANNING ACT 2016

Dated this 21st day of April, 2021.

[Signature] #
ACTING GENERAL MANAGER #

PLANNING + DEVELOPMENT

* 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 : POSS21/0036
Local Govt TOWNSVILLE
Surveyor : 43511/05

188 to 207,
209 to 215,
807, 808,
and 995 } Por. 300

Lots Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By : Rowlands Surveys Pty Ltd
(ACN 010 025 260)
Date : 22/12/20
Signed : *[Signature]*
Designation : Cadastral Surveyor

9. Building Format Plans only.

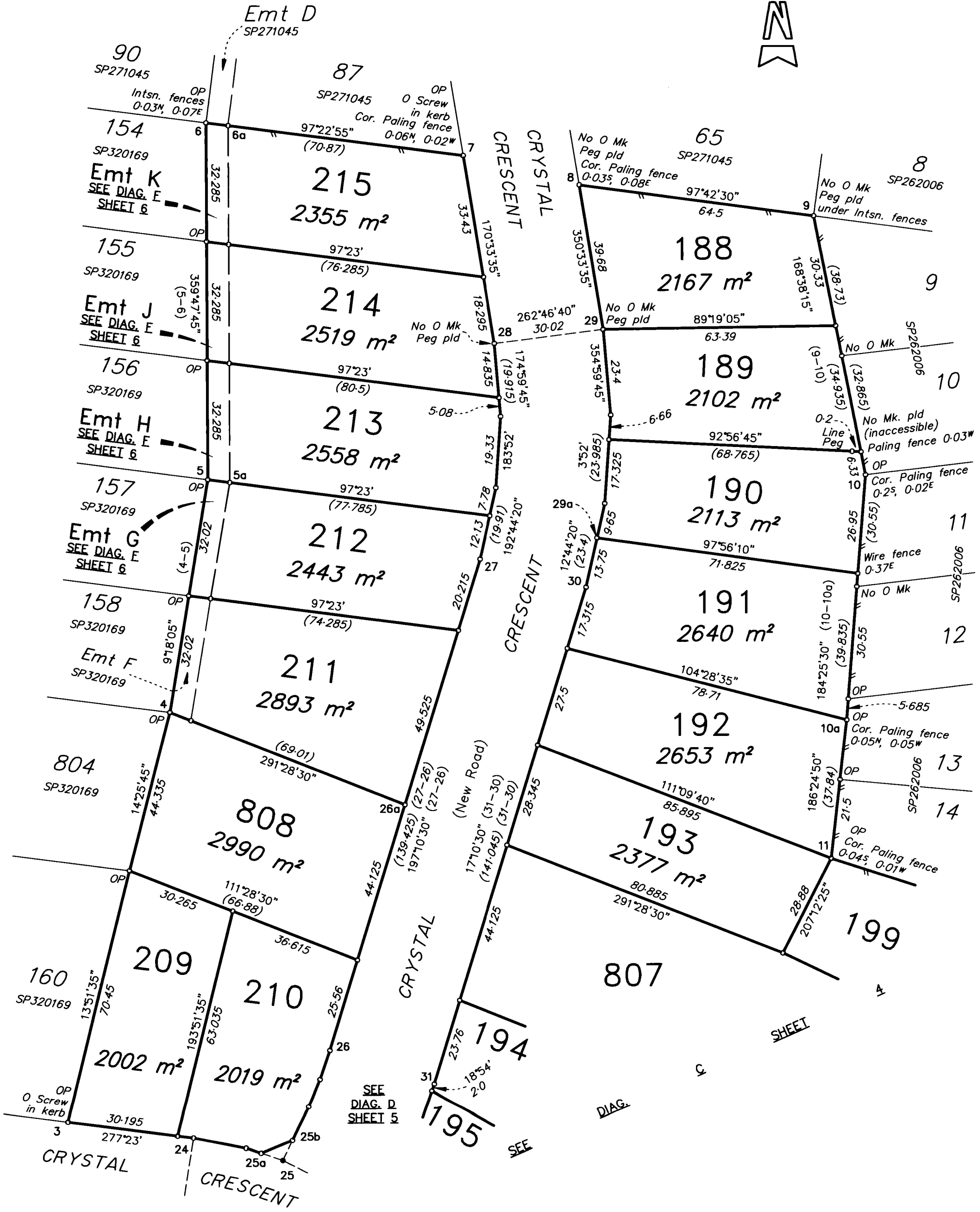
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date
* delete words not required

10. Lodgement Fees :

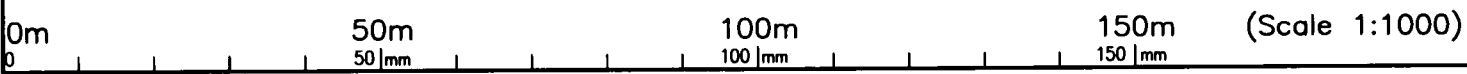
Survey Deposit \$
Lodgement \$
New Titles \$
Photocopy \$
Postage \$
TOTAL \$

11. Insert Plan Number
SP321815



SEE DIAG. D SHEET 5

DIAGRAM B
Scale 1:1000



State copyright reserved.

Insert Plan Number **SP321815**

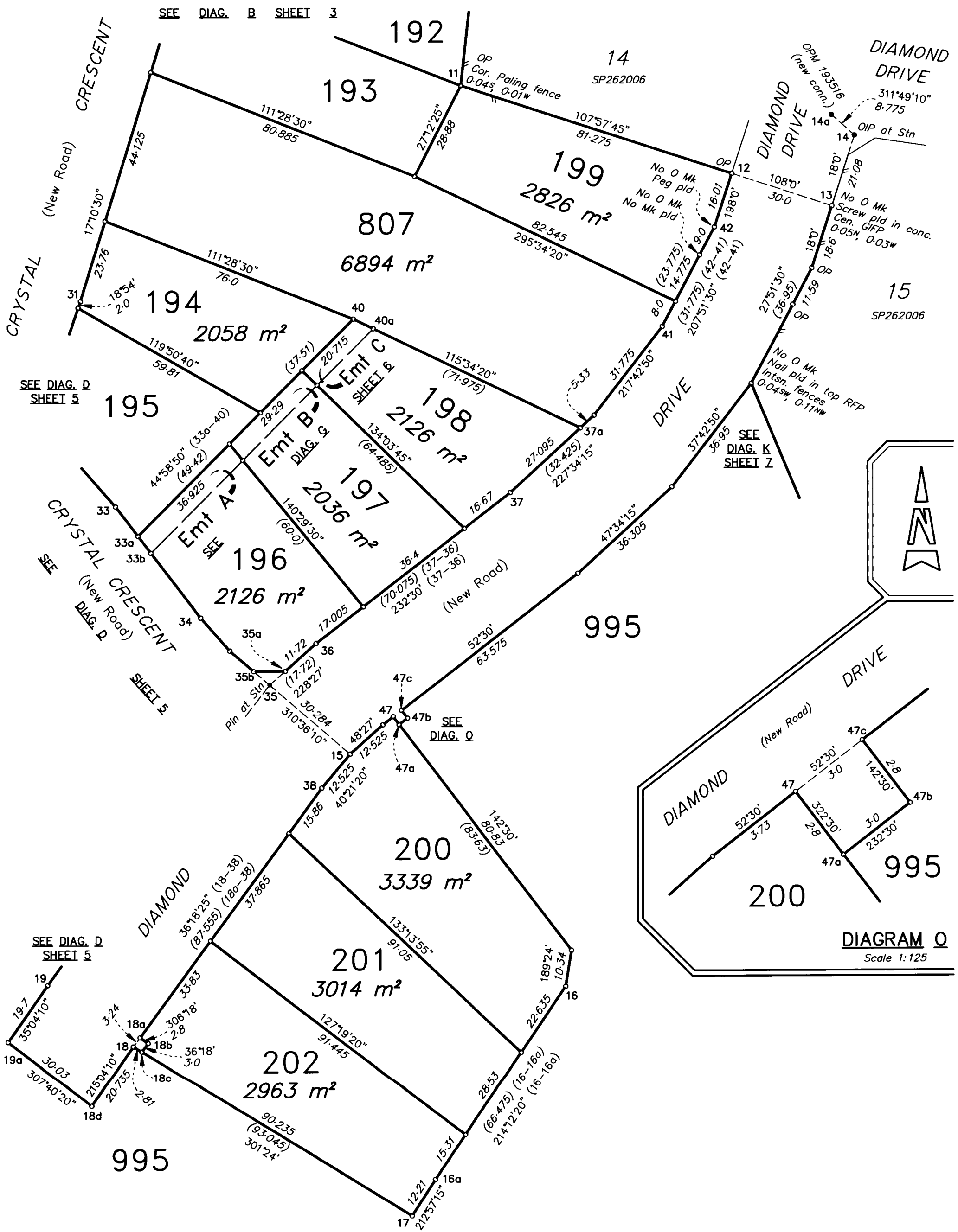
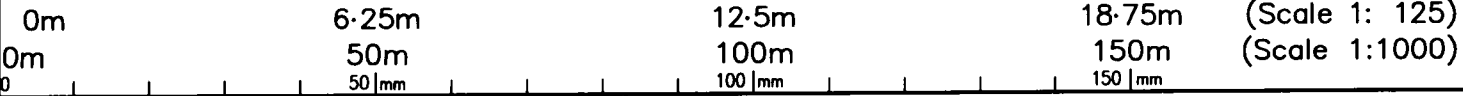
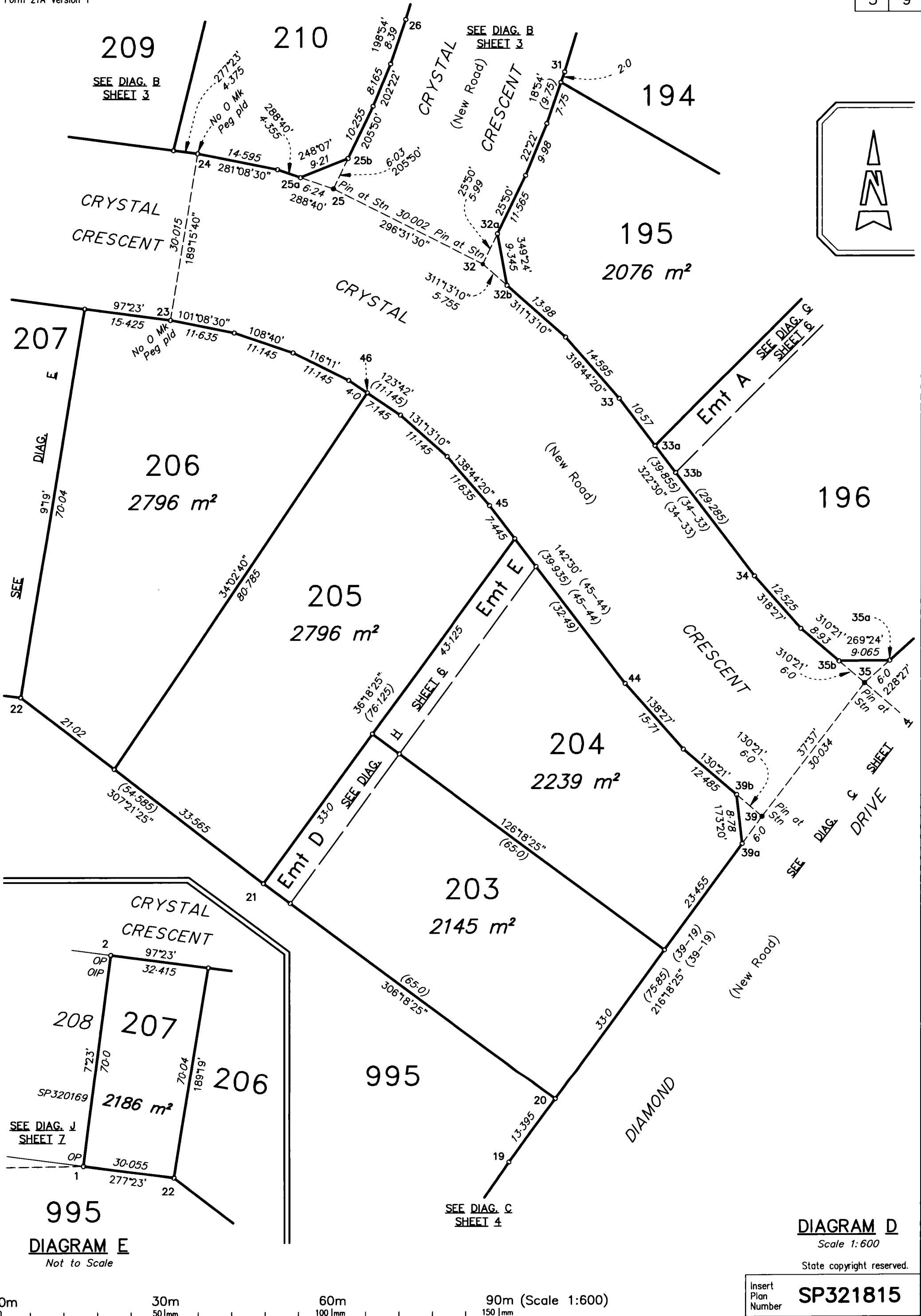


DIAGRAM C
Scale 1:1000



State copyright reserved.

Insert Plan Number
SP321815



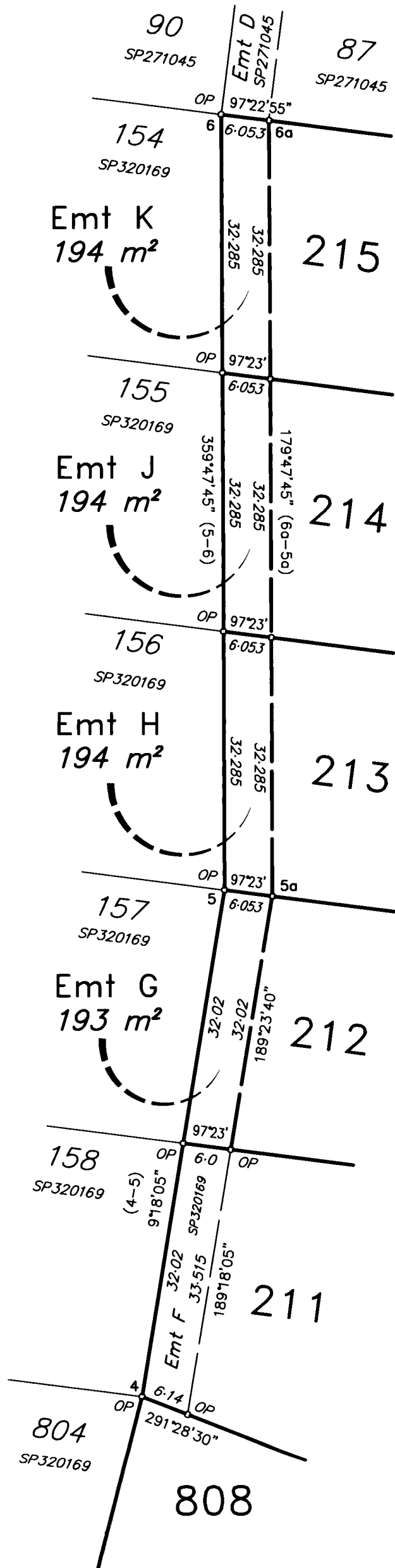


DIAGRAM E
Scale 1:600

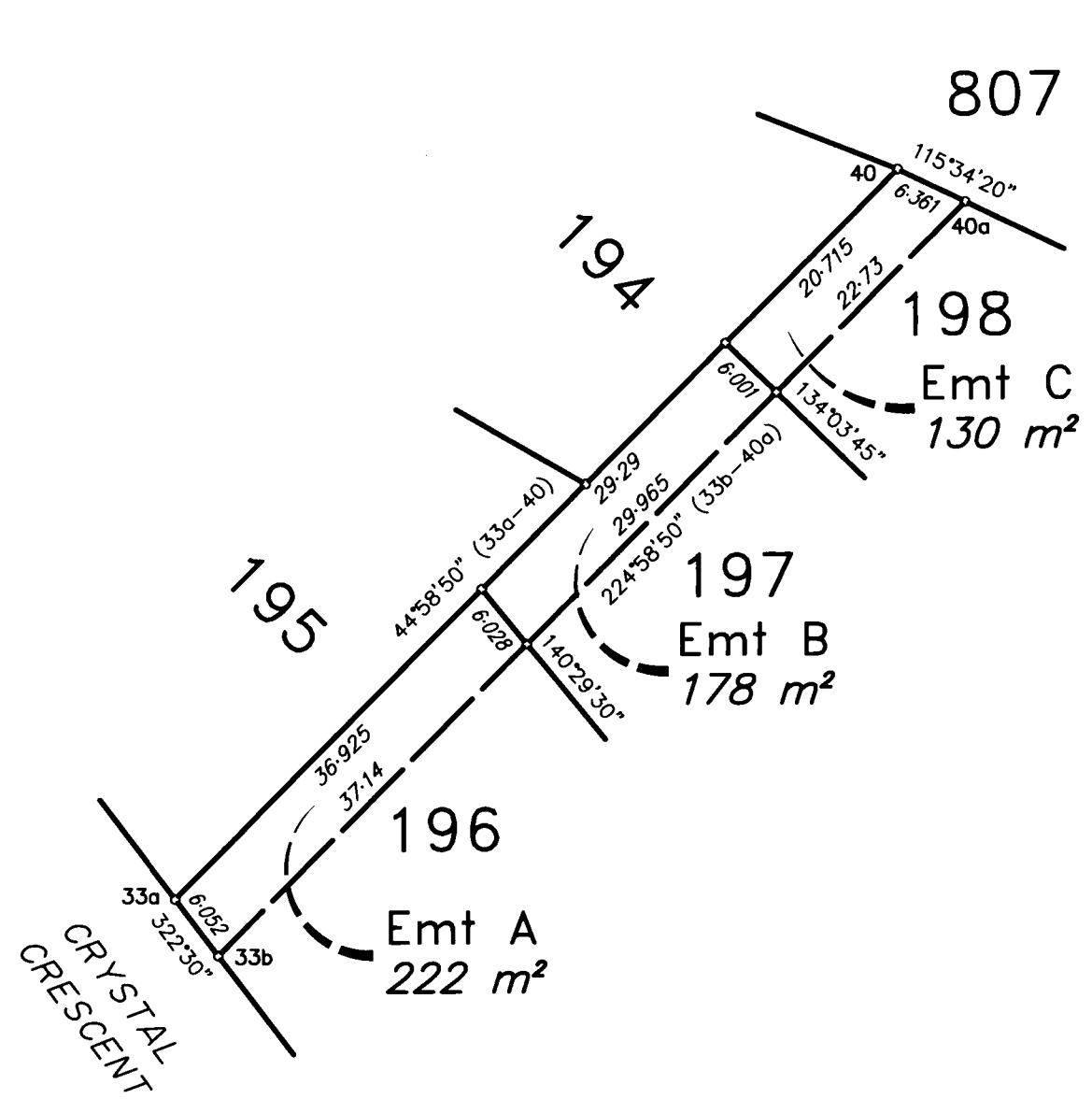


DIAGRAM G
Scale 1:600

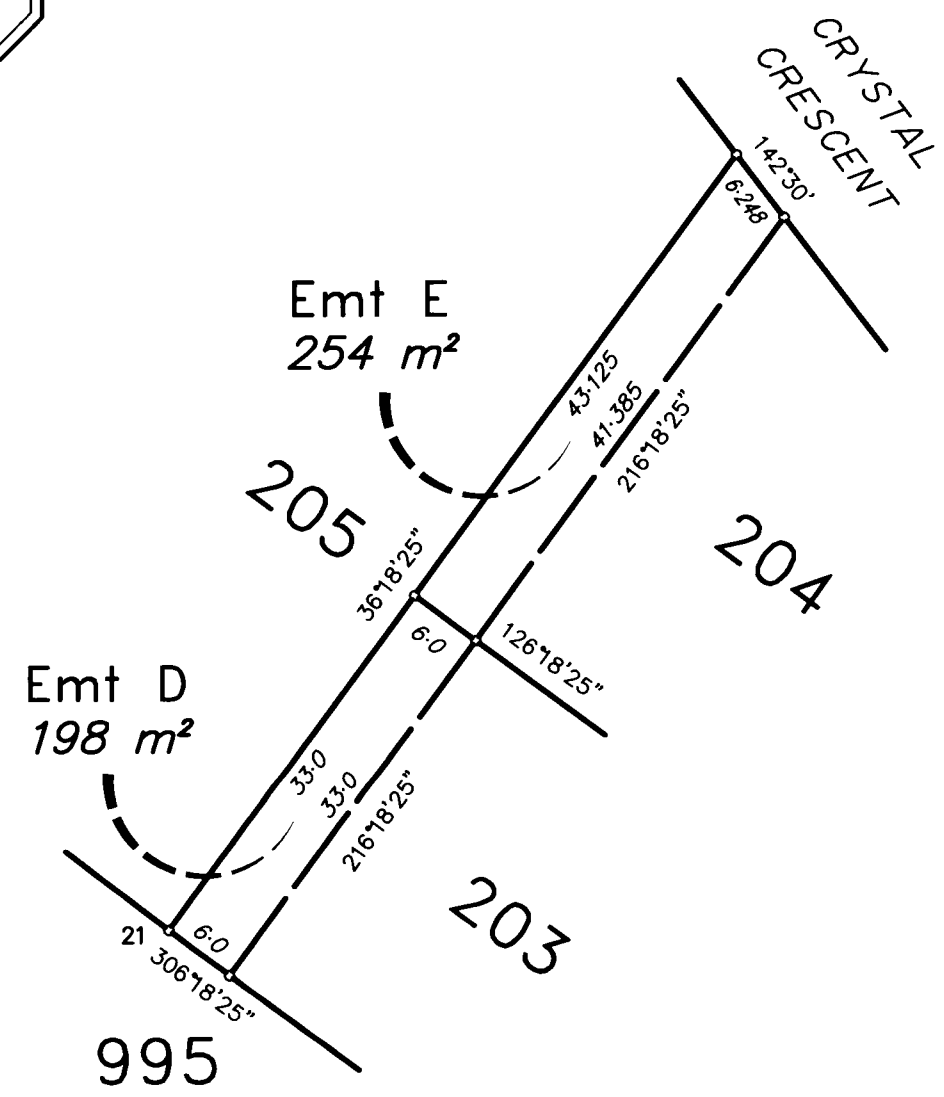
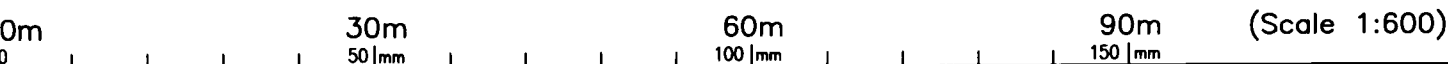
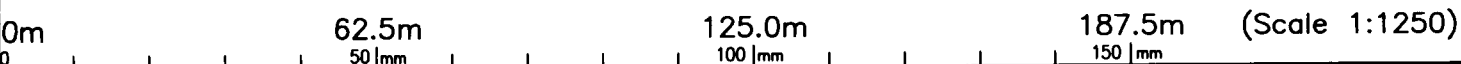
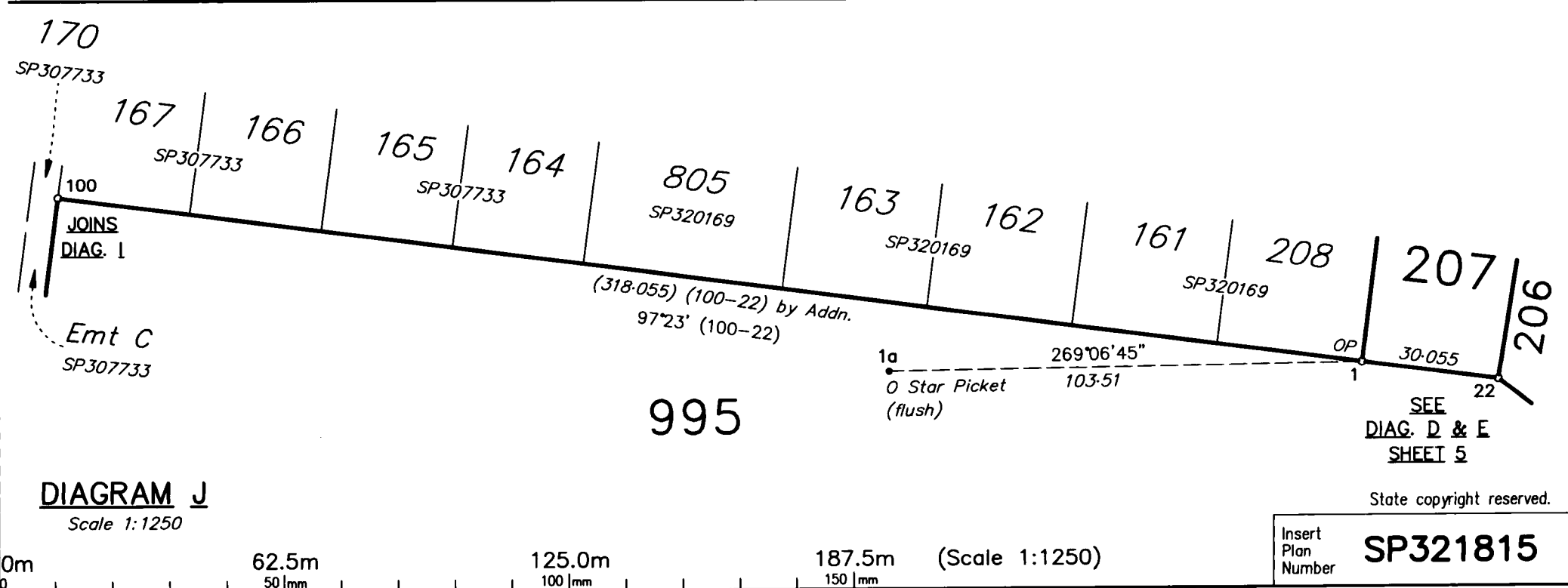
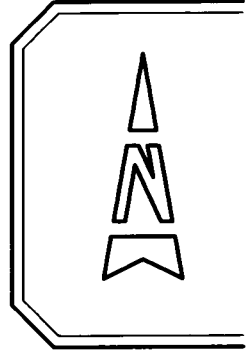
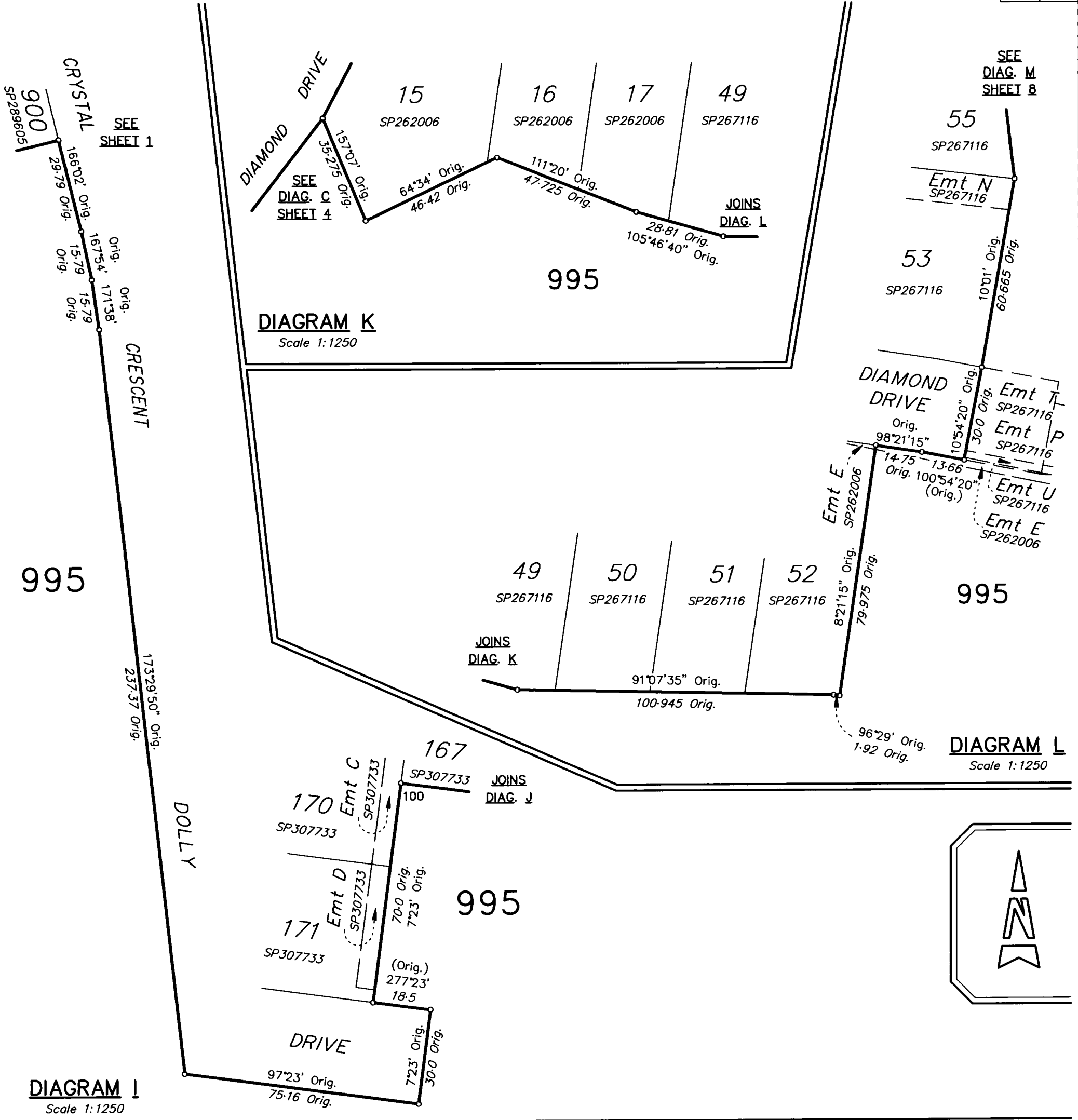


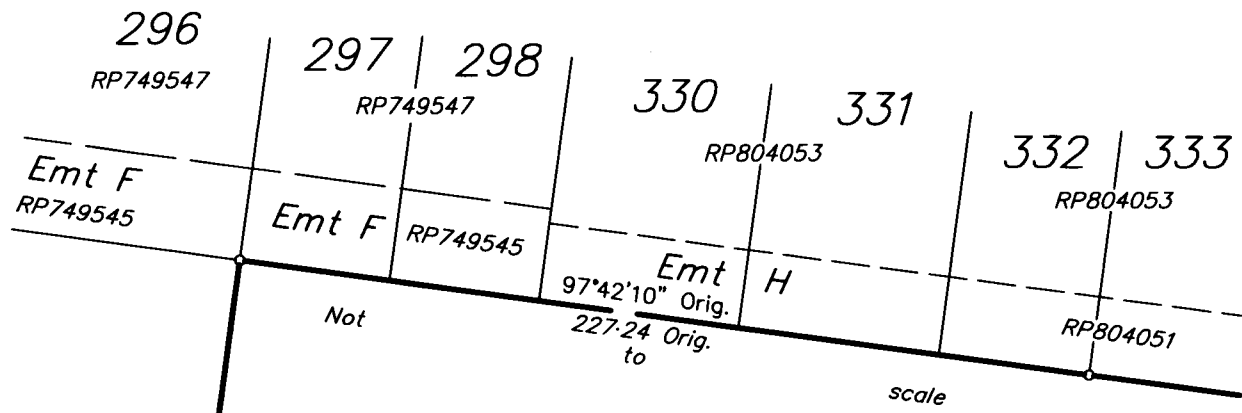
DIAGRAM H
Scale 1:600
State copyright reserved.



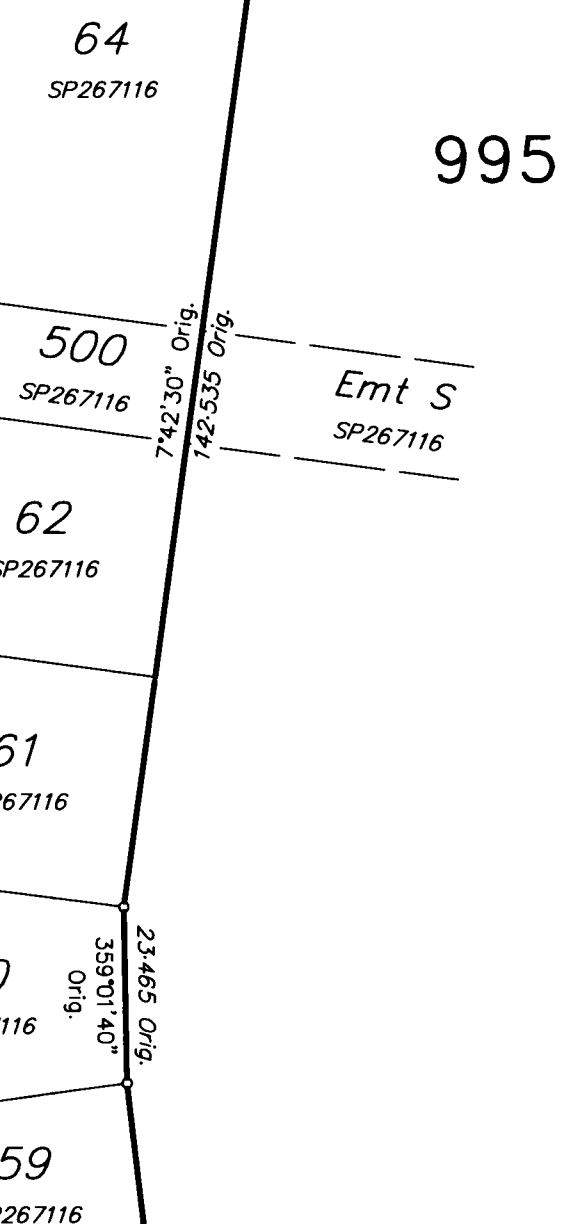
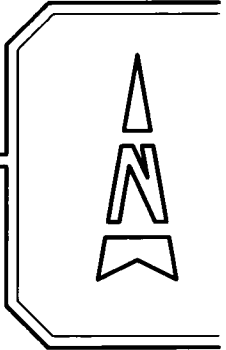
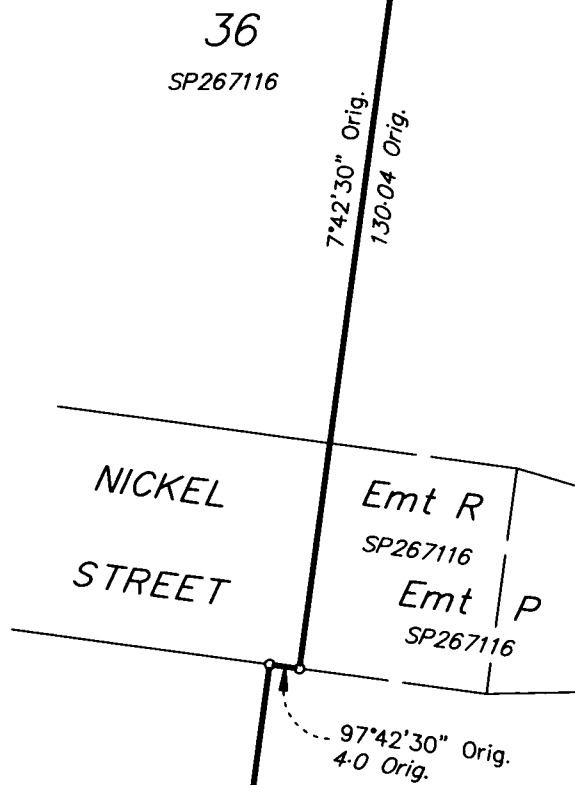
Insert Plan Number **SP321815**



State copyright reserved.
Insert Plan Number **SP321815**



SEE SHEET 1



JOINS DIAG. M

DIAGRAM N
Scale 1:1000

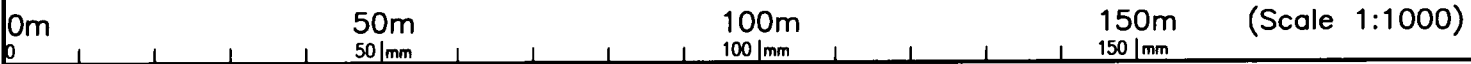


JOINS DIAG. N

JOINS DIAG. L SHEET Z

DIAGRAM M
Scale 1:1000

State copyright reserved.



Insert Plan Number **SP321815**

REPORT

Survey is over Stage 7 of a staged development. Adjoining boundaries, being the northern, eastern and western extents of this stage, were fixed on original plans SP262006, SP271045 and SP320169. Measurements to existing reference marks agreed with original plans.

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, and C to G (which was fixed on SP289605). The top of high bank was adopted between points B and C.

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 SP321815 is consistent with the boundary depicted on SP262006, this having been confirmed by site inspection.

SP321815 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
1a	457279.802	7861052.065	55	0.018	Derived	Auspos	O St Pkt (flush)
14a	457724.542	7861213.640	55	0.018	Derived	Auspos	OPM 193516

PERMANENT MARKS

STN	TO	BEARING	DISTANCE	NUMBER	ORIGIN	TYPE
14a	OPM	at	stn	193516	34/SP262006	Bolt and Washer in kerb new conn.

REFERENCE MARKS

STN	TO	BEARING	DISTANCE	ORIGIN
1a	O Star Picket (flush)	at	stn	27a/SP320169
2	OIP	51°52'	1.105	24/SP320169
3	O Screw in kerb	195°54'	11.74	21/SP320169
7	O Screw in kerb	124°07'30"	16.07	11/SP271045
12	Screw in kerb	119°47'30"	12.608	
14	OIP	at	Stn	34/SP262006
15	Screw in kerb	321°41'	11.22	
17	Pin	189°10'	2.37	
18	Screw in kerb	309°12'	11.675	
20	Star Picket	241°36'	17.61	
22	Pin	201°7'	2.035	
25	Pin	at	Stn	
26a	Screw in kerb	124°44'45"	12.217	
29a	Screw in kerb	288°10'	11.514	
32	Pin	at	Stn	
32	Screw in kerb	286°41'	9.053	
35	Pin	at	Stn	
35	Screw in kerb	112°25"	10.73	
37a	Screw in kerb	118°21'30"	12.49	
39	Pin	at	Stn	
46	Screw in kerb	37°05'45"	11.808	

TABLE A

RIVER POINTS	
BEARING	DISTANCE
A 347°0'	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
B 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
C 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
348°48'	20.4

River points compiled from SP289605, which included points originally located on SP262006