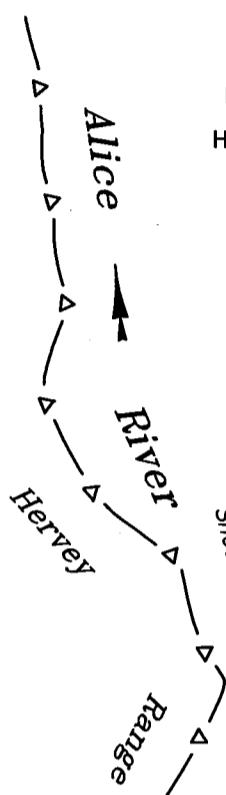


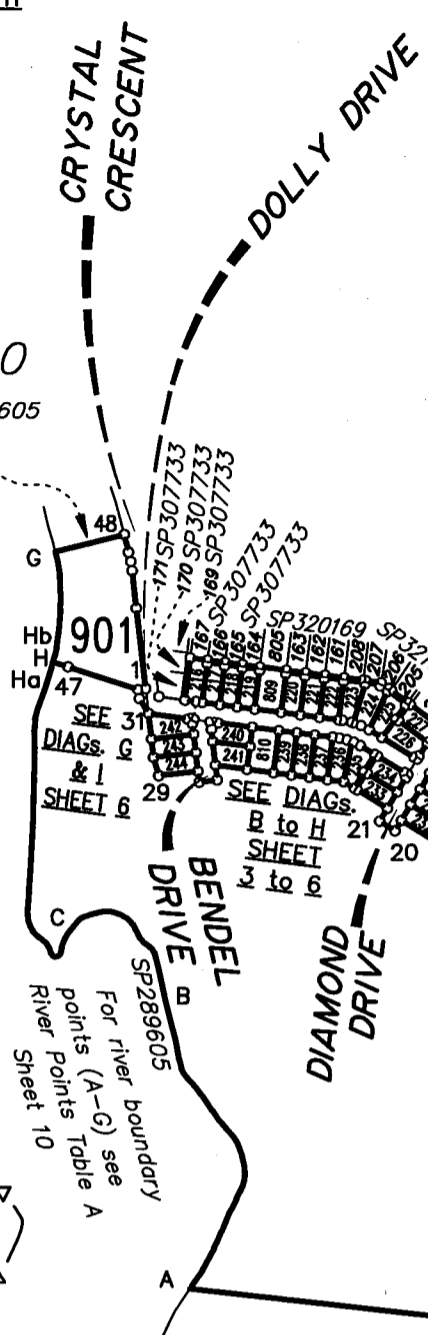
Original information compiled from
SP289605 and SP321815
in the Department of Natural
Resources, Mines and Energy.



Locality of



900
SP289605



For Easement's
A to H & J to M
SEE DIAGS. J to M
Sheet Z

AREA OF NEW ROAD
DIAMOND DRIVE

(12-13-19-20-21-22-38b-38-39-39b-12)	4532 m ²
BENDEL DRIVE (32a-33-34-34a-34b-25-26-27-28-32b-32a)	3060 m ²
DOLLY DRIVE (44-43-42-41-39a-39b-39-38-38b-38a-37-36-35-34-33-44)	1.135 ha
DOLLY DRIVE (1-31-45-46-1)	352 m ²
Total	<u>1.9294 ha</u>

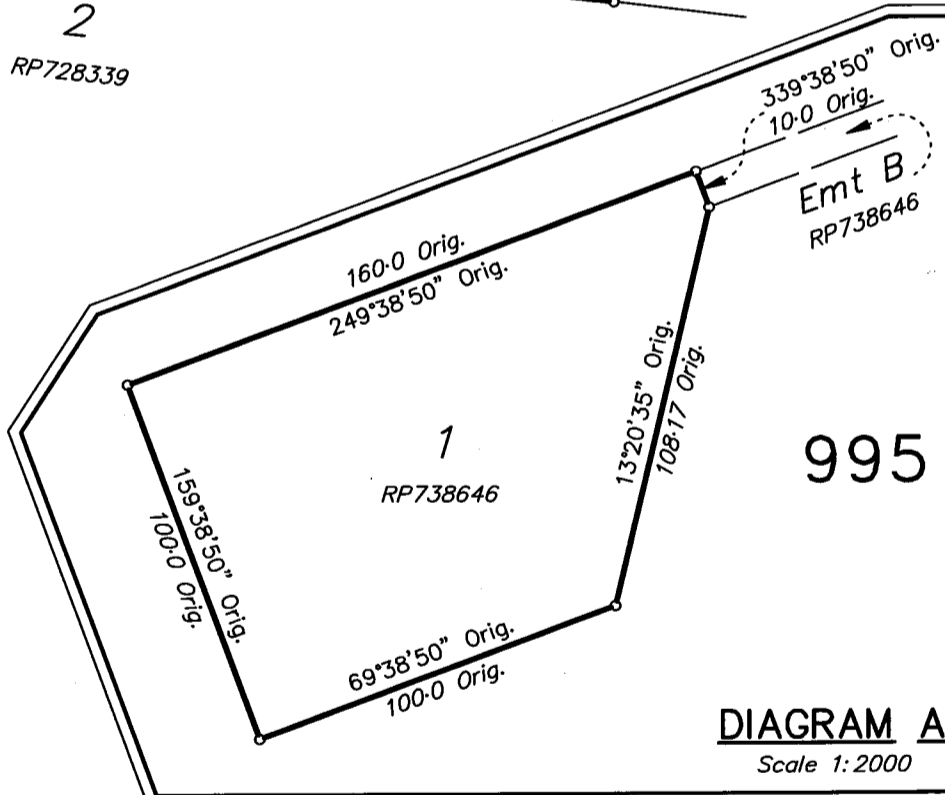
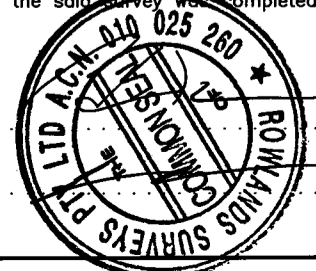


DIAGRAM A
Scale 1:2000

FOR REFERENCE MARKS TABULATION, PERMANENT MARKS
TABULATION AND MGA COORDINATES TABULATION - SEE SHEET 10

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) 0m
for whose work the corporation accepts responsibility,
under the supervision of
Laurence John Nolan (Cadastral Surveyor) 0m
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 14/7/2021.



Paul Francis Hoskins
Director/
Laurence John Nolan
Director
Date: 21/7/21

PLAN OF
Lots 216 to 244, 809, 810, 901 &
995, Emts A to H in Lots 217 to 224
respectively, Emts J & K in Lots 225
& 227 and Emts L & M in Lots 233
& 234 Cancelling Lot 995 on SP321815

LOCAL GOVERNMENT : Townsville City Council LOCALITY : Alice River
Meridian: MGA (Zone 55) vide SP321815 Survey Records: NO

Scale: 1 : 12500
Format: STANDARD



SP327480

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
51250446	Lot 995 on SP321815	216 to 244, 809, 810, 901 and 995	New Rd	Easements A to H and J to M

**ENCUMBRANCE
EASEMENT ALLOCATION**

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

BENEFIT EASEMENT ALLOCATION

Easement	Lots Fully Benefited	Lots Partially Benefited
716754755	216 to 244, 809, 810, 901 and 995	
716754758	216 to 244, 809, 810, 901 and 995	
719820321	216 to 244, 809, 810, 901 and 995	
720741566	216 to 244, 809, 810, 901 and 995	
720741567	216 to 244, 809, 810, 901 and 995	

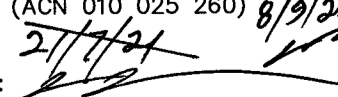
ADMINISTRATIVE ADVICE ALLOCATION

Administrative Advice	Lots Fully Encumbered	Lots Partially Encumbered
715560239	216 to 244, 809, 810, 901 and 995	

216 to 244, 809, 810, 901 and 995	Por. 300
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : 43512/10

5. Passed & Endorsed :
By : Rowlands Surveys Pty Ltd
(ACN 010 025 260) 8/9/21
Date : 2/11/21
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 **SP327480**

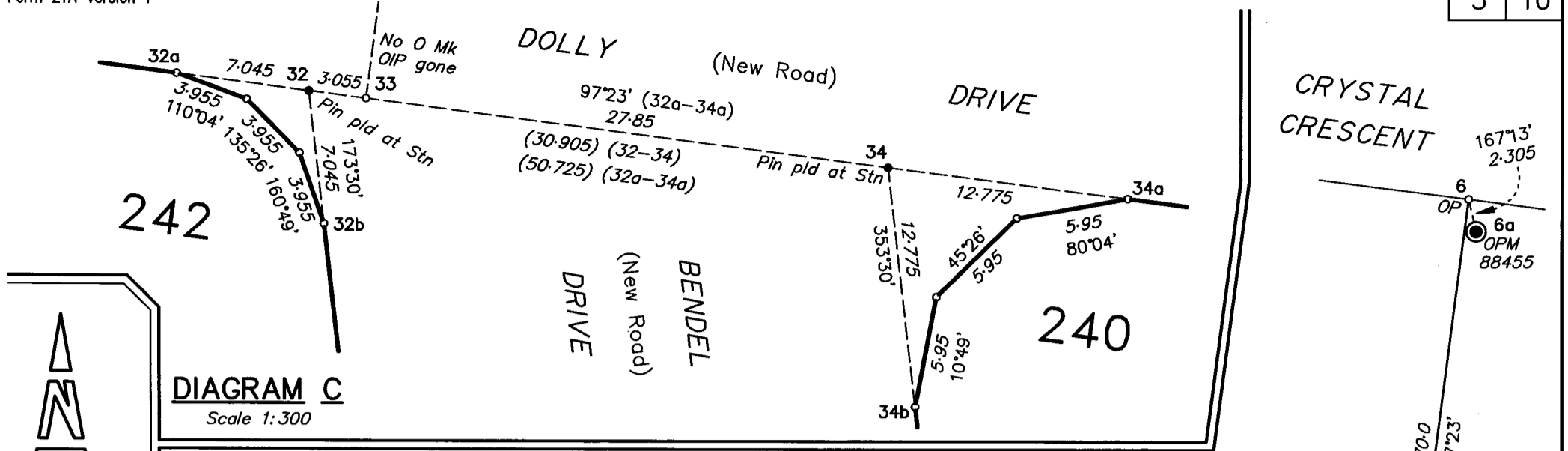


DIAGRAM C
Scale 1:300

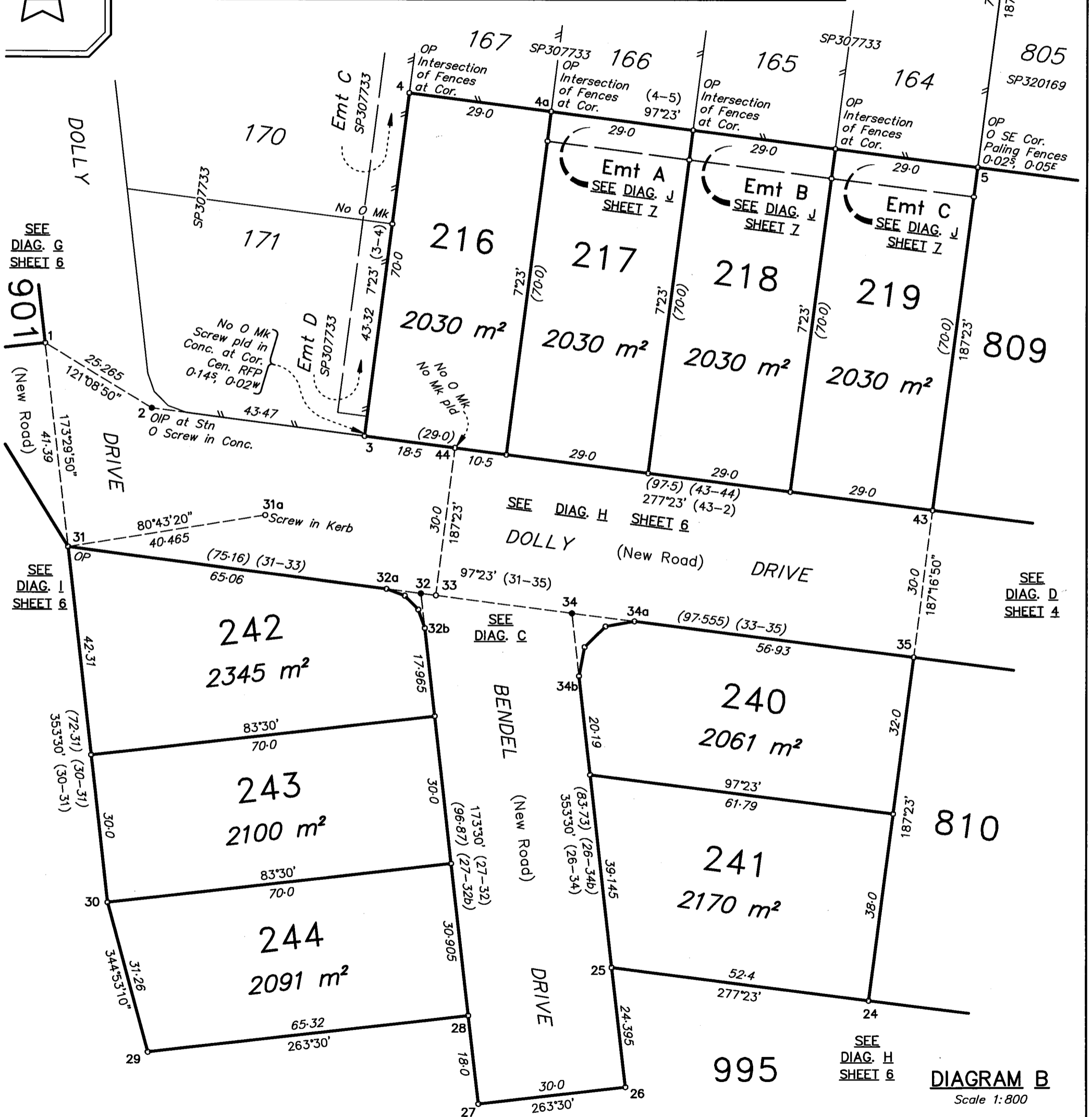
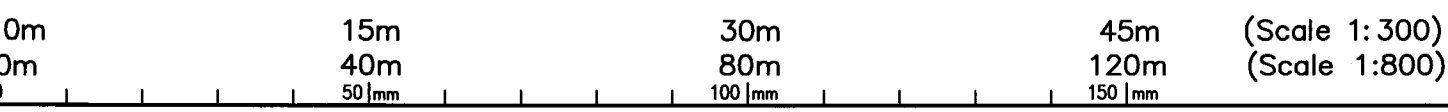


DIAGRAM B
Scale 1:800



State copyright reserved.

Insert Plan Number **SP327480**

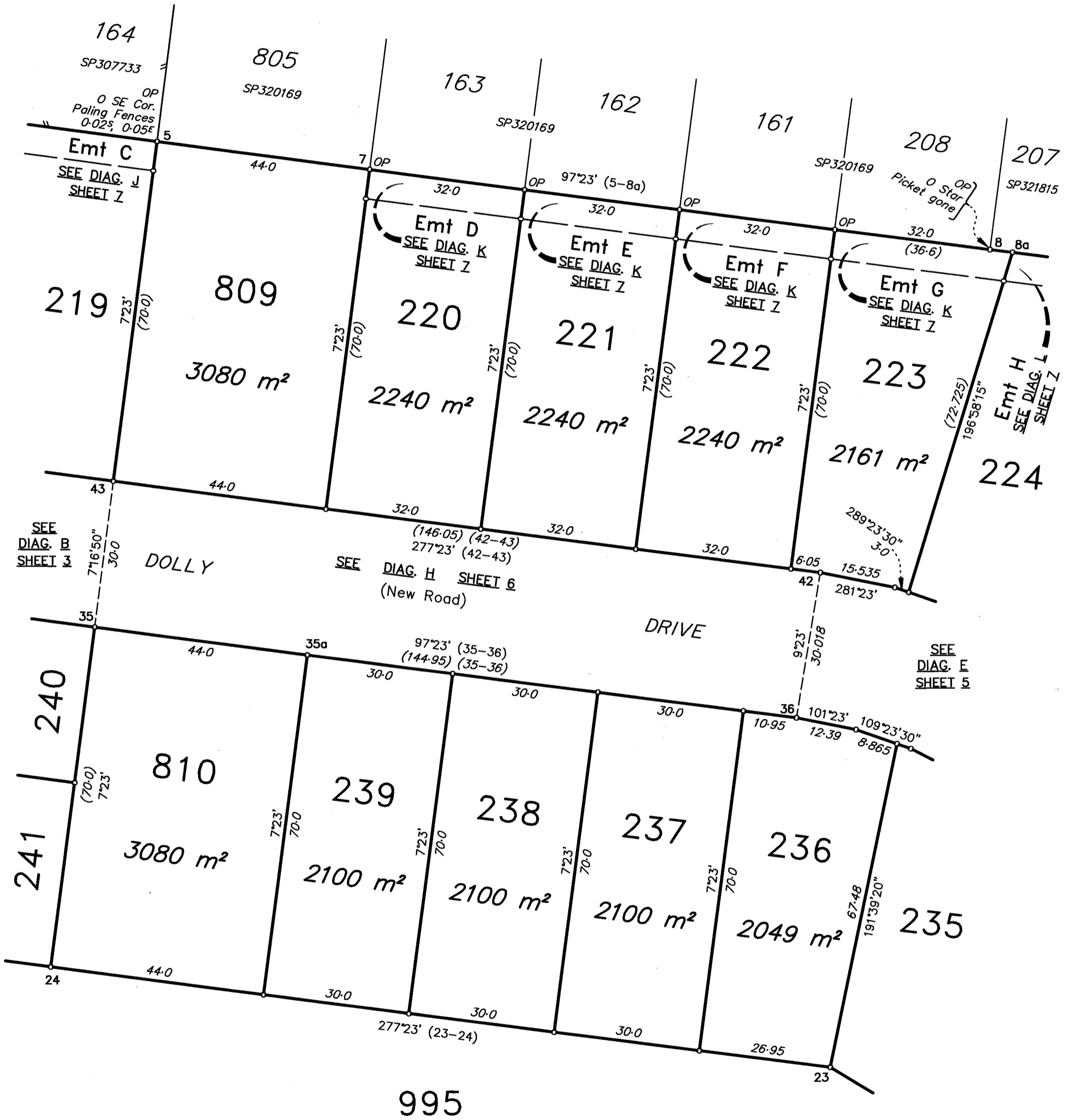


DIAGRAM D
Scale 1:800

State copyright reserved.

0m 40m 80m 120m (Scale 1:800)
50mm 100mm 150mm

Insert Plan Number **SP327480**

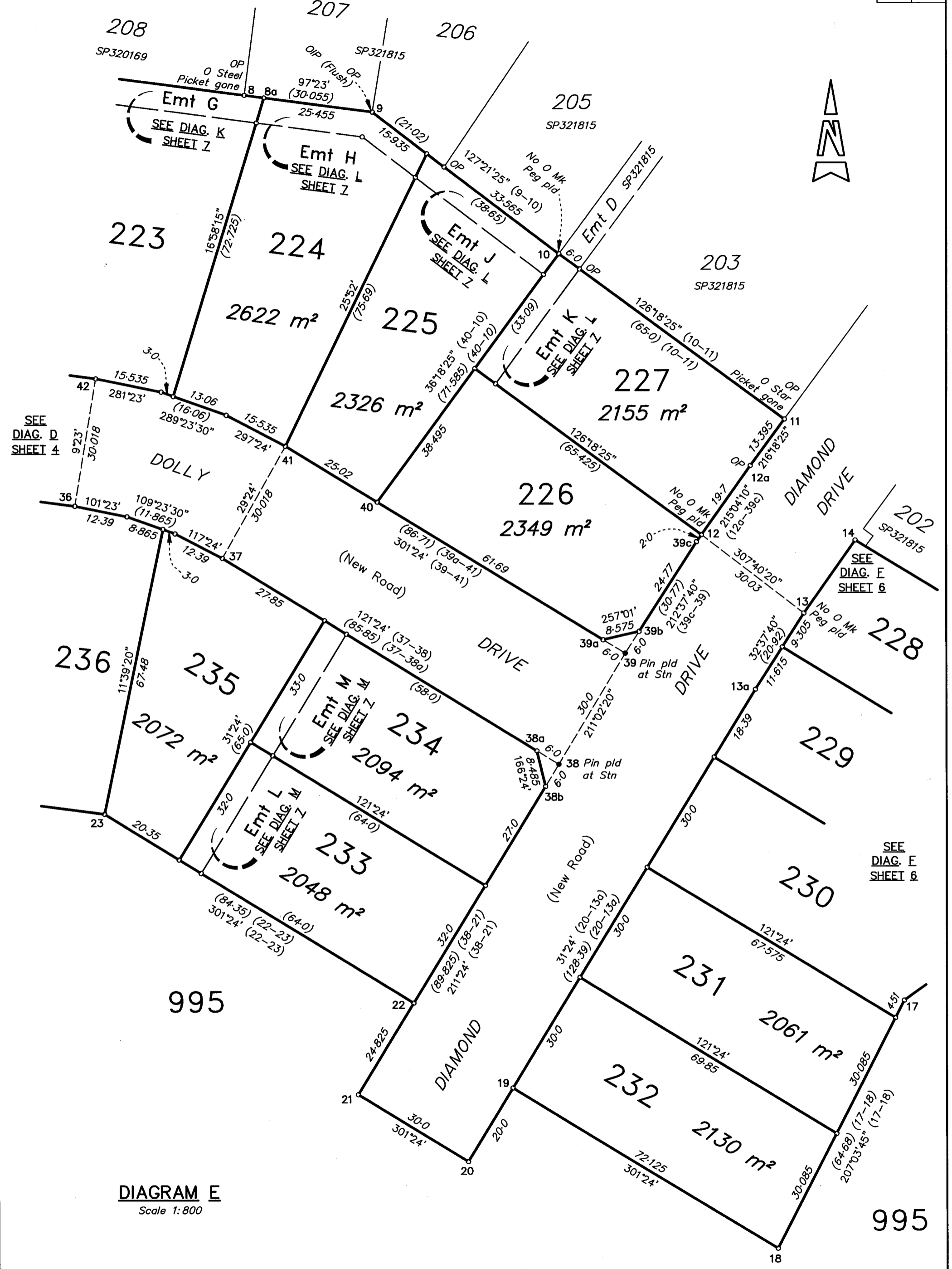


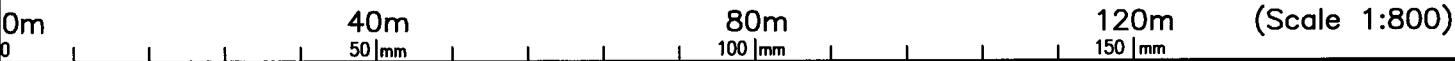
DIAGRAM E
Scale 1:800

SEE
DIAG. E
SHEET 6

SEE
DIAG. F
SHEET 6

SEE
DIAG. D
SHEET 4

State copyright reserved.



Insert Plan Number **SP327480**

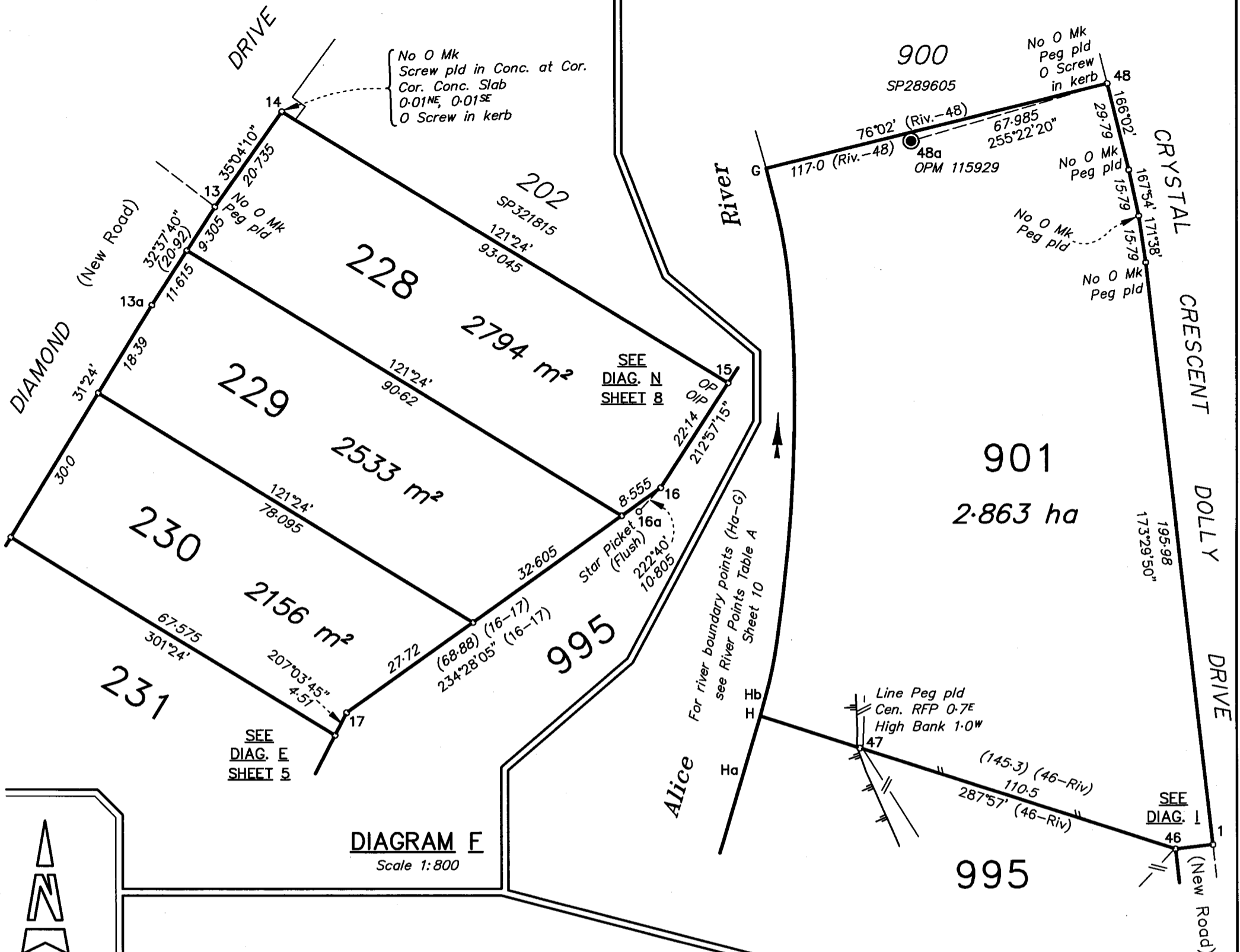


DIAGRAM E
Scale 1:800

DIAGRAM G
Scale 1:1500

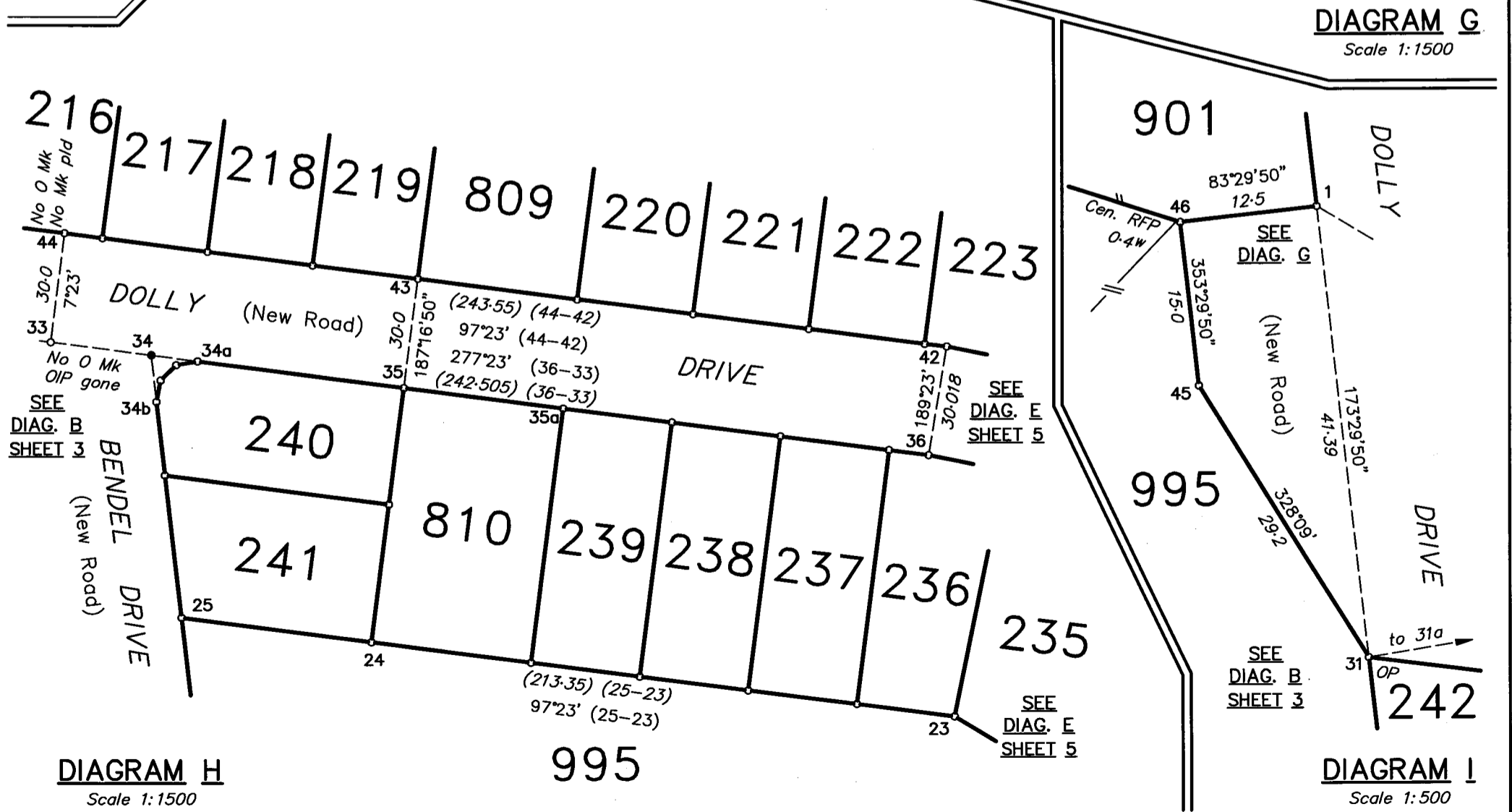


DIAGRAM H
Scale 1:1500

DIAGRAM I
Scale 1:500

0m	25m	50m	75m	(Scale 1:500)
0m	40m	80m	120m	(Scale 1:800)
0m	75m	150m	225m	(Scale 1:1500)
0	50mm	100mm	150mm	

State copyright reserved.

Insert Plan Number
SP327480

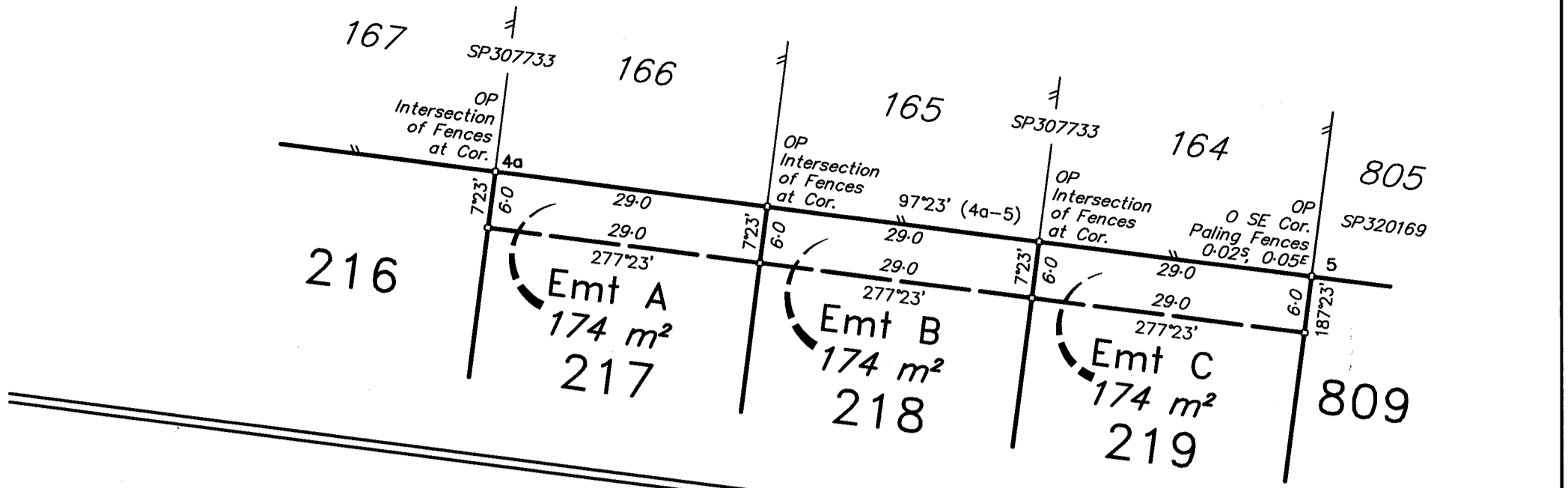


DIAGRAM J
Scale 1:600

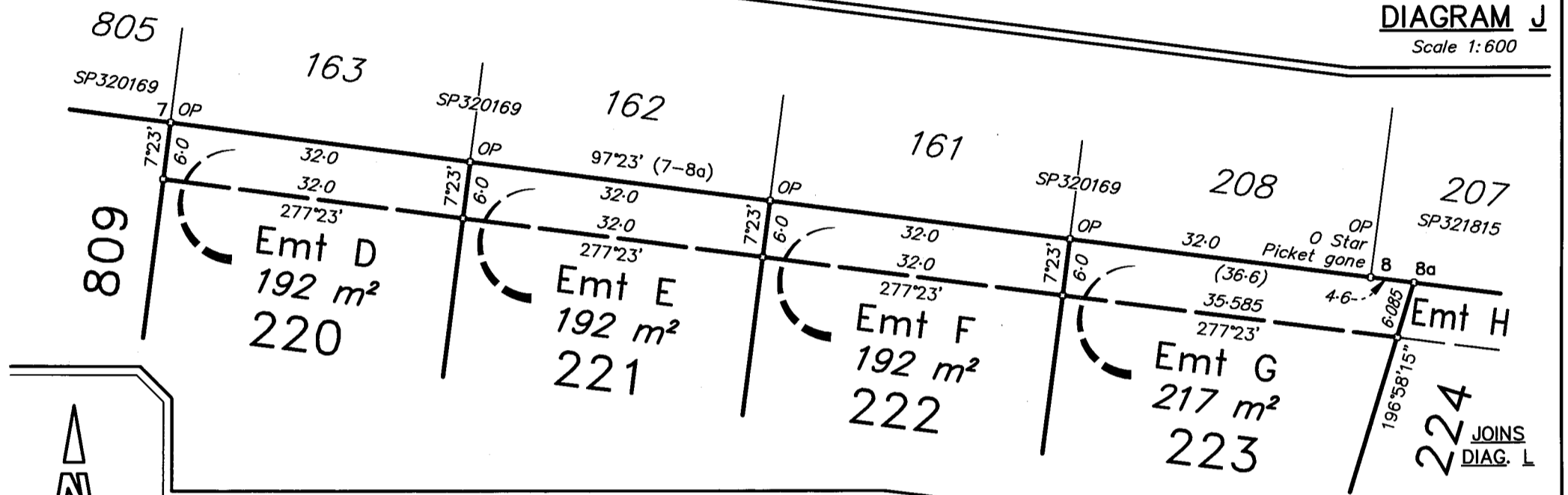


DIAGRAM K
Scale 1:600

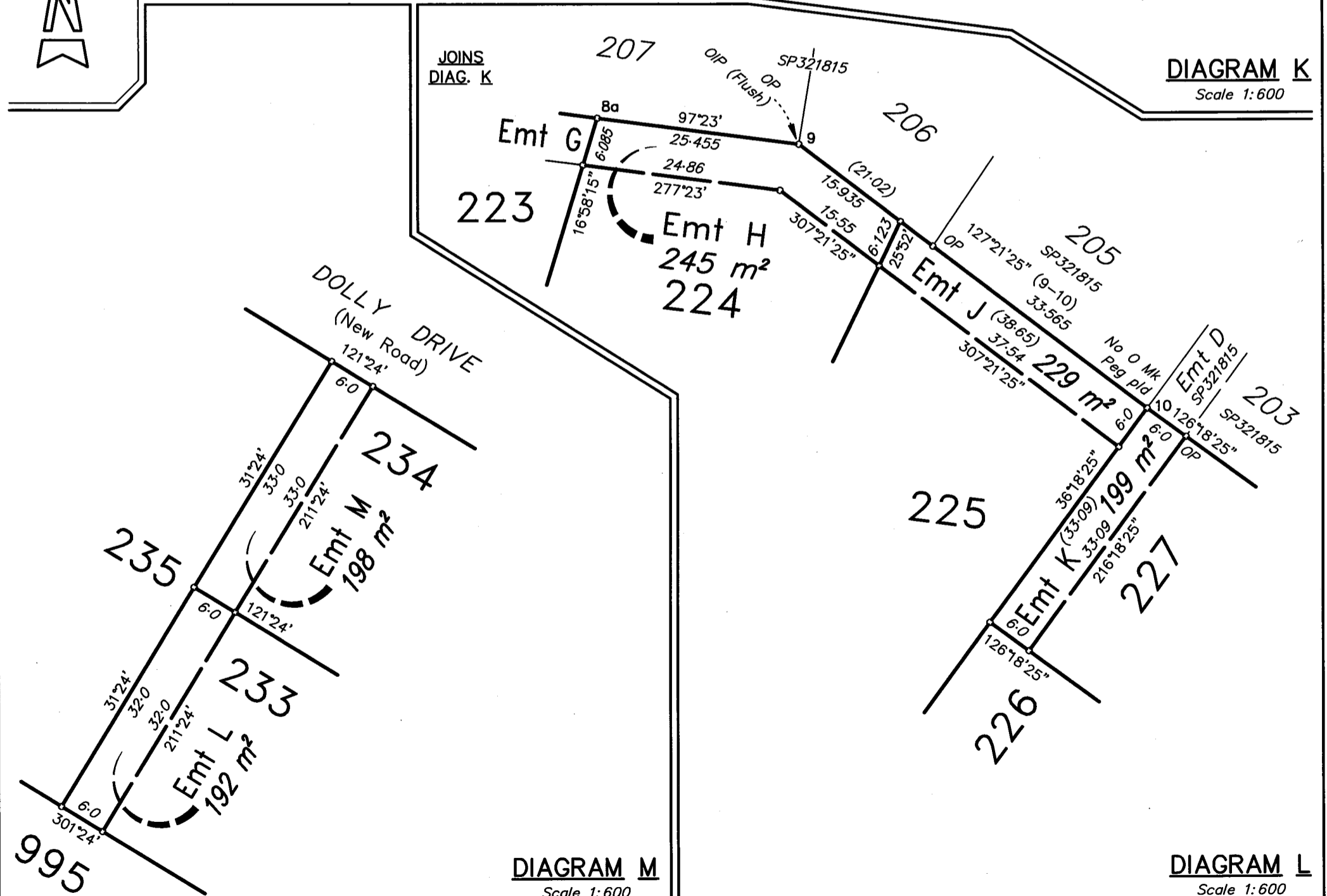
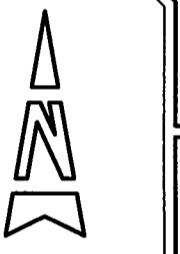


DIAGRAM L
Scale 1:600

DIAGRAM M
Scale 1:600



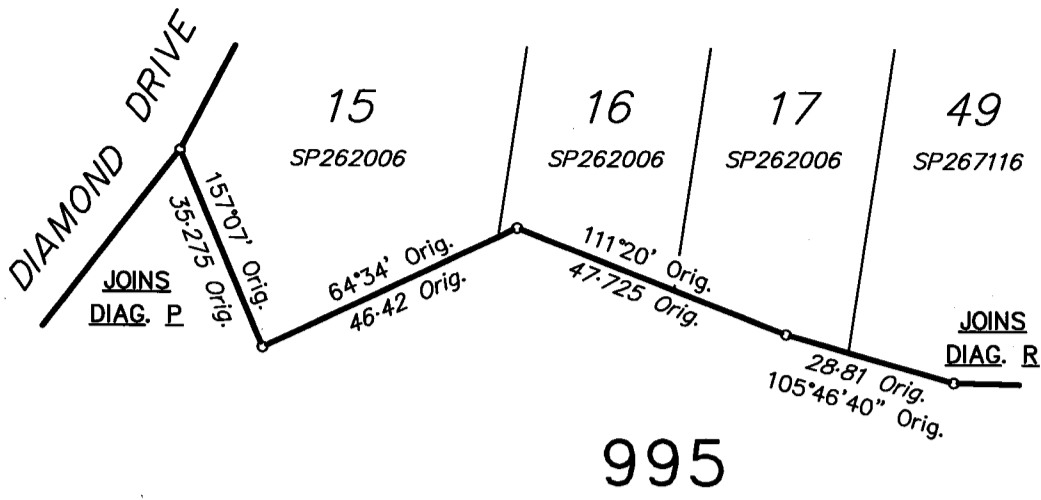


DIAGRAM Q
Scale 1:1250

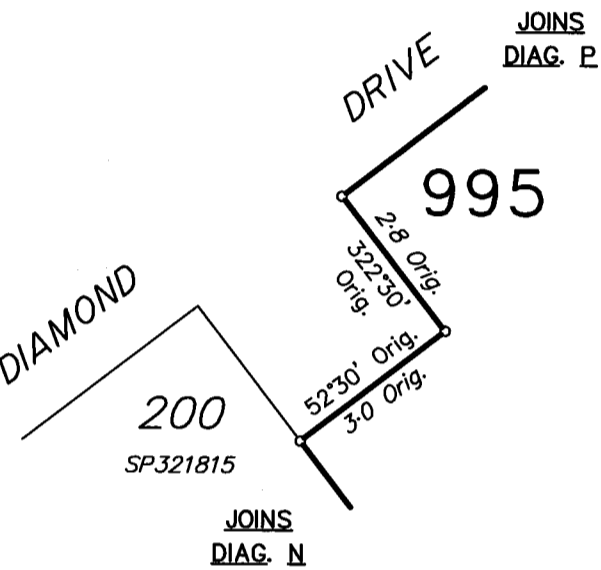


DIAGRAM O
Not to Scale

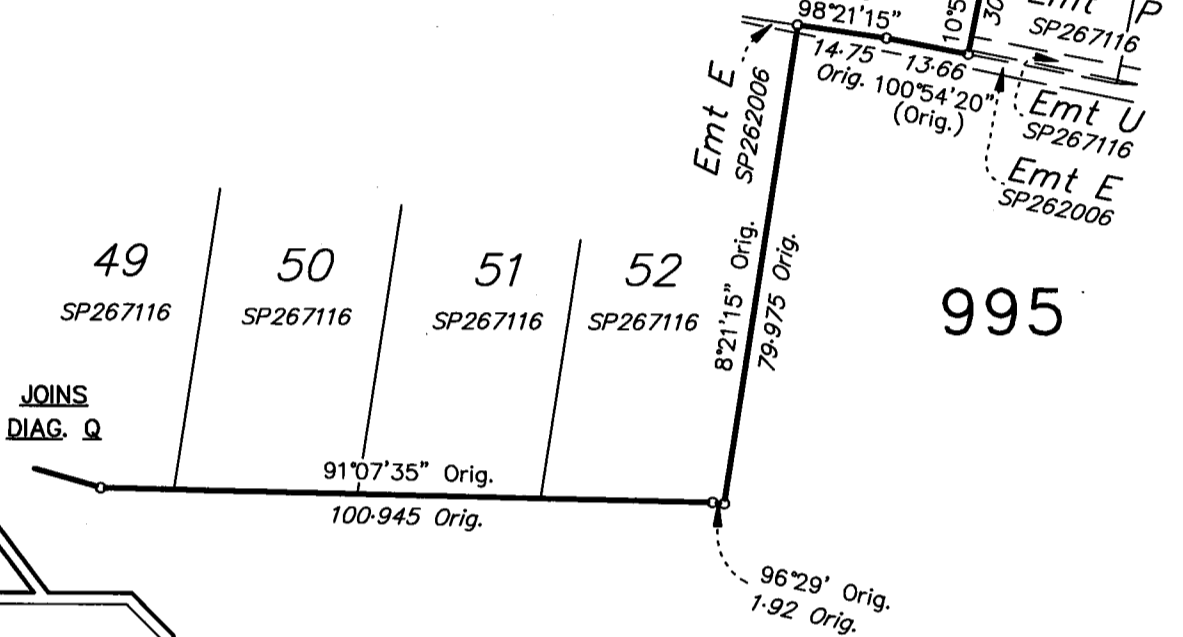


DIAGRAM R
Scale 1:1250

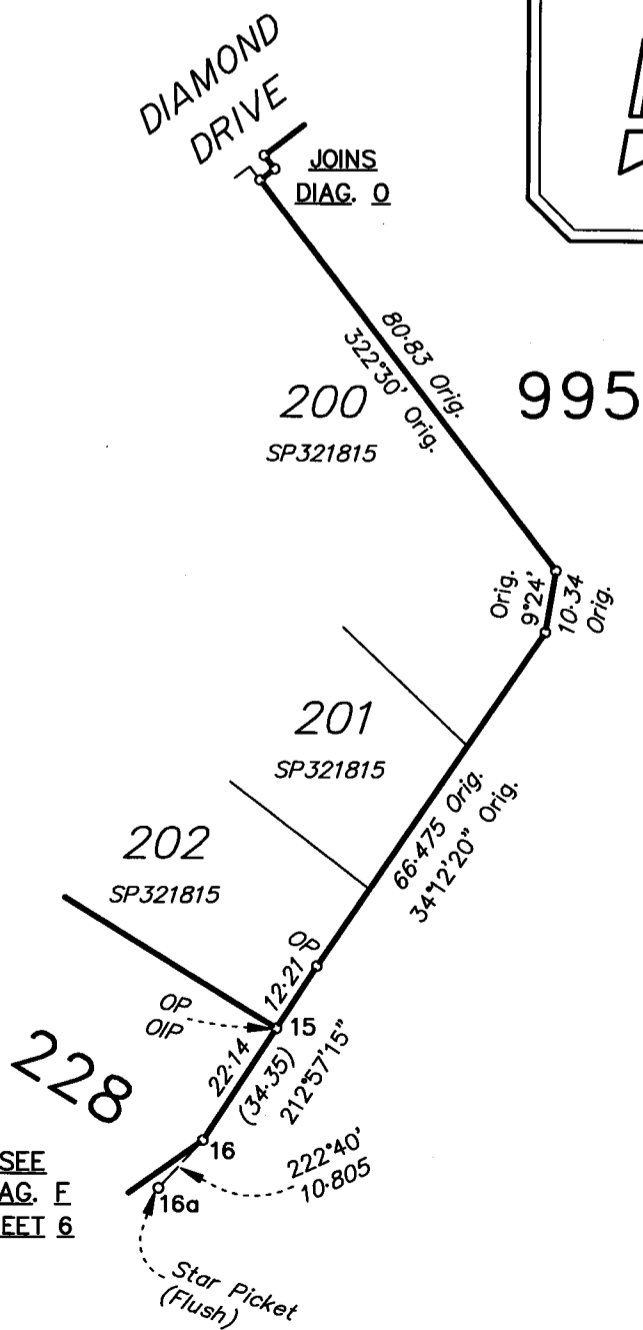


DIAGRAM N
Scale 1:1250

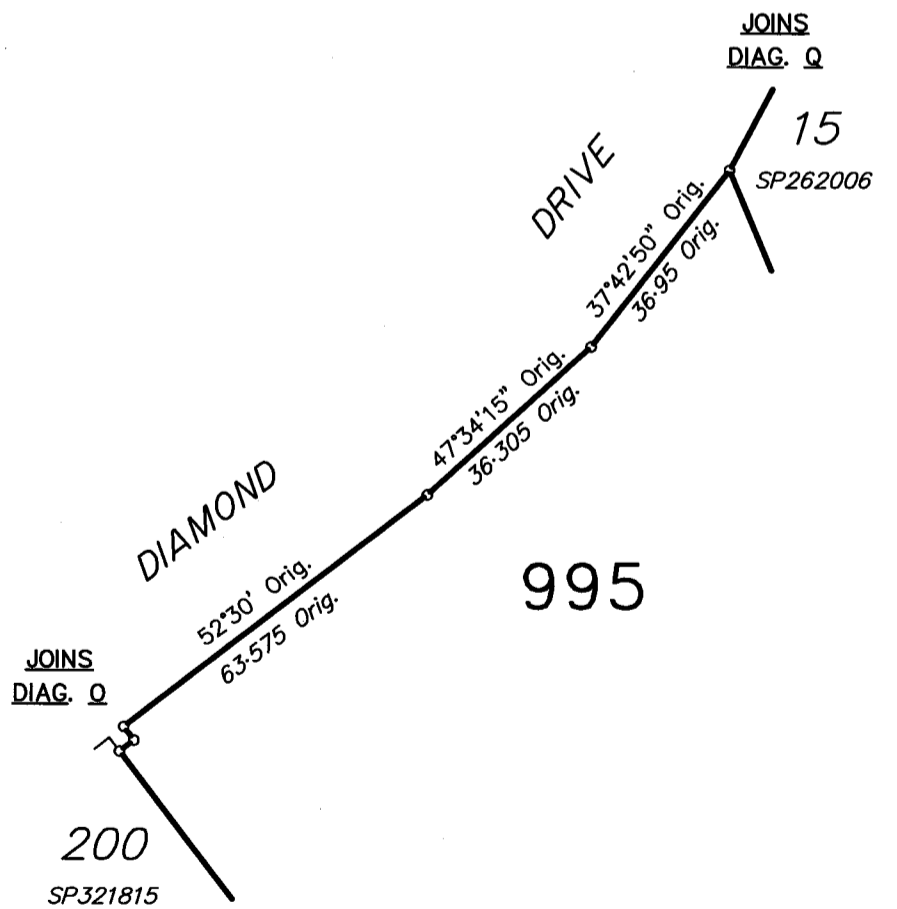
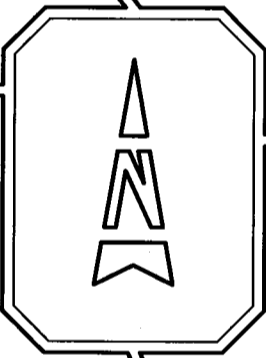
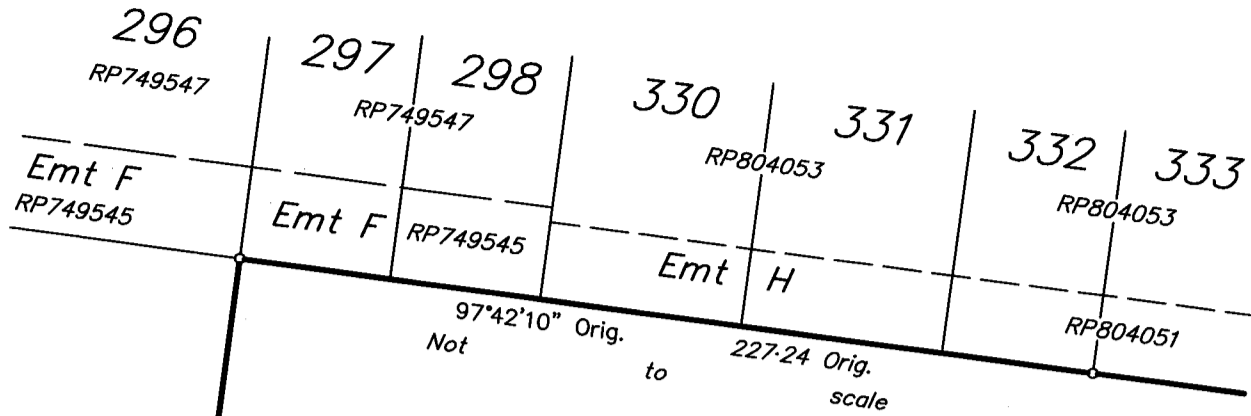


DIAGRAM P
Scale 1:1250



SEE
DIAG. S
SHEET 9



SEE SHEET 1

36
SP267116

7°42'30" Orig.
130.04 Orig.

NICKEL STREET

Emt R
SP267116
Emt P
SP267116

97°42'30" Orig.
4.0 Orig.

64
SP267116

995

500
SP267116

7°42'30" Orig.
142.535 Orig.

Emt S
SP267116

62
SP267116

61
SP267116

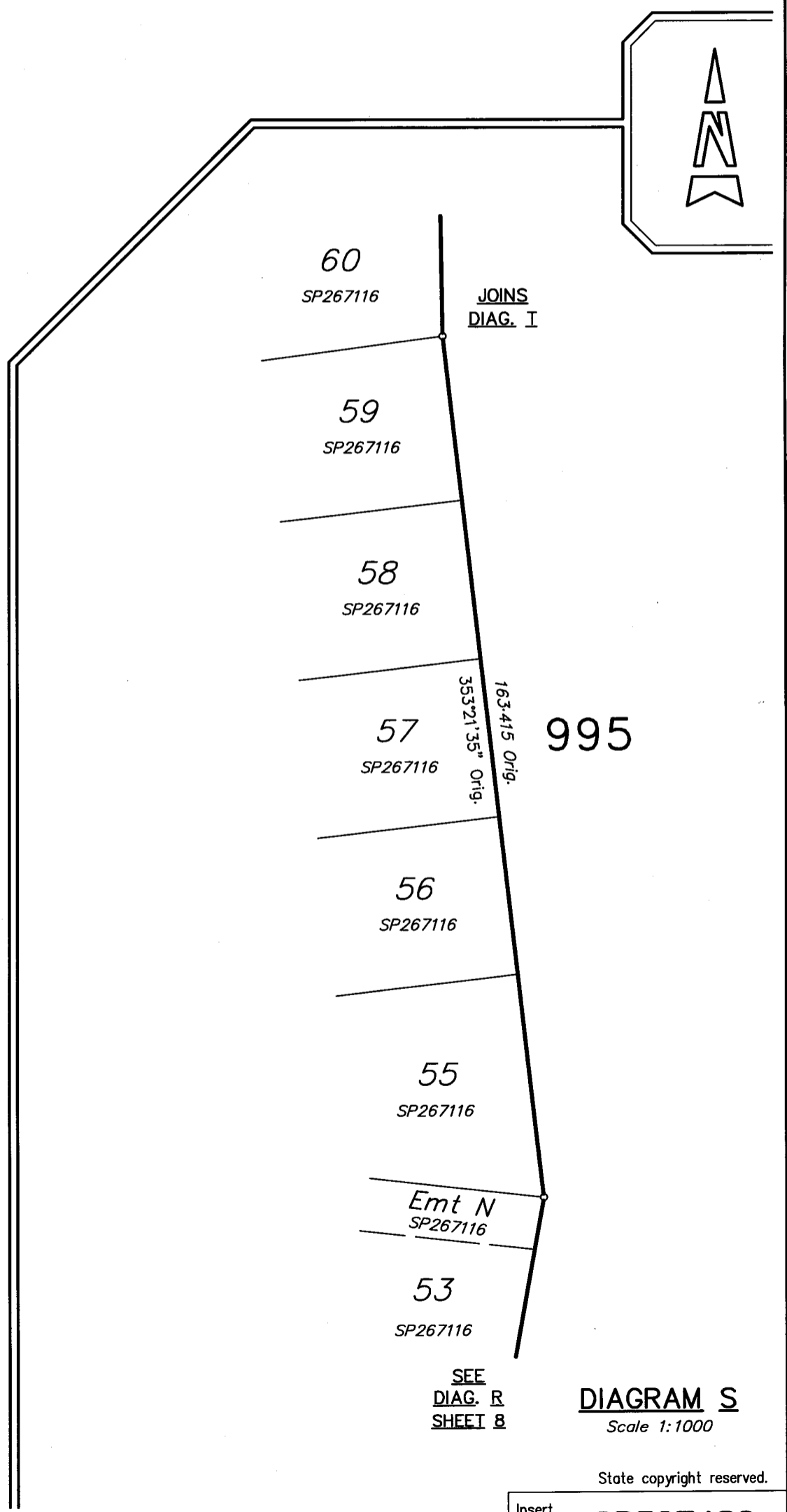
60
SP267116

23.465 Orig.
359.0140" Orig.

59
SP267116

JOINS DIAG. S

DIAGRAM I
Scale 1:1000



JOINS DIAG. I

60
SP267116

59
SP267116

58
SP267116

57
SP267116

163°41'5 Orig.
353°21'35" Orig.

995

56
SP267116

55
SP267116

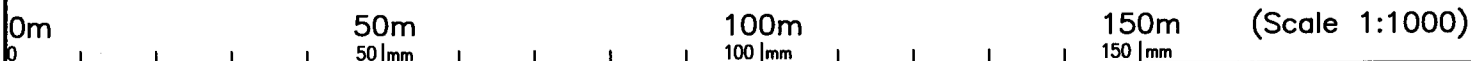
Emt N
SP267116

53
SP267116

SEE DIAG. R SHEET 8

DIAGRAM S
Scale 1:1000

State copyright reserved.



Insert Plan Number

SP327480

REPORT

Survey is over Stage 8 of a staged development. Adjoining boundaries were fixed on original plans SP289605, SP307733, SP320169 and SP321815.

Prior to construction of Stage 8 commencing, a survey control network was established with ties made to original reference marks which agreed with original plans. During construction, original reference marks off stn's 8, 11 and 33 were destroyed and are noted as gone, 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 G (which was fixed on SP289605). The top of high bank was adopted between points B and C.

The southern boundary of Lot 901 intersects the Alice River boundary. Measurements confirmed existing location of this boundary at Ha and Hb, and point H was fixed by measurement. The relevant lengths of the Alice River boundary A to Ha and Hb to G can be compiled because;

- The subdivision of the land provided for on SP327480 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 SP321815, being the plan of survey on which the non-tidal boundary (watercourse) was represented immediately before registration of SP327480, 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 SP327480 is consistent with the boundary depicted on SP262006, this having been confirmed by site inspection.

SP327480 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
16a	457585.238	7860874.936	55	0-016	Derived	Auspos	St Pkt (flush)
31a	457068.663	7861005.300	55	0-015	Derived	Auspos	Screw in kerb

PERMANENT MARKS

STN	TO	BEARING	DISTANCE	NUMBER	ORIGIN	TYPE
6a	OPM	at	Stn	88455	12a/SP307733	Star Picket and Conc. Collar
48a	OPM	at	Stn	115929	29a/SP289605	Brass Plaque in Concrete

REFERENCE MARKS

STN	TO	BEARING	DISTANCE	ORIGIN
2	OIP	at	Stn	24/SP307733
2	O Screw in Concrete	243°09'	8.61	24/SP307733
7	Star Picket (Flush)	103°29'10"	2.39	
8	O Star Picket gone	269°06'45"	103.51	27/SP320169 *
9	OIP (Flush)	201°17'	2.035	22/SP321815
11	O Star Picket gone	241°36'	17.61	20/SP321815 *
14	O Screw in kerb	309°12'	11.675	18/SP321815
15	OIP	189°10'	2.37	17/SP321815
16a	Star Picket (Flush)	at	Stn	
17	Pin	121°30'20"	1.76	
19	Screw in kerb	304°14'40"	11.65	
23	Pin	209°52'	1.36	
28	Screw in kerb	77°08'20"	11.705	
30	Pin	230°39'	1.985	
31	Star Picket (Flush)	265°05'10"	21.945	
31a	Screw in kerb	at	Stn	
32	Pin	at	Stn	
33	OIP gone	85°00'20"	3.4	17/SP307733 *
34	Pin	at	Stn	
34	Screw in kerb	304°33'	7.92	
35a	Screw in kerb	357°35'35"	11.845	
38	Pin	at	Stn	
38	Screw in kerb	74°05'	8.308	
39	Pin	at	Stn	
42	Screw in kerb	196°57'	11.83	
43	Screw in kerb	182°52'25"	11.69	
46	Pin	74°30'	0.908	
47	Pin	59°47'	1.827	
48	O Screw in kerb	44°13'30"	1.91	29/SP289605

TABLE A

RIVER POINTS	
BEARING	DISTANCE
A	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
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
Ha	16°47' 49.02
H	15°37' 5.58
Hb	8°40' 45.6
	3°0' 54.1
	355°0' 58.8
G	348°48' 20.4

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

* Refer Survey Report