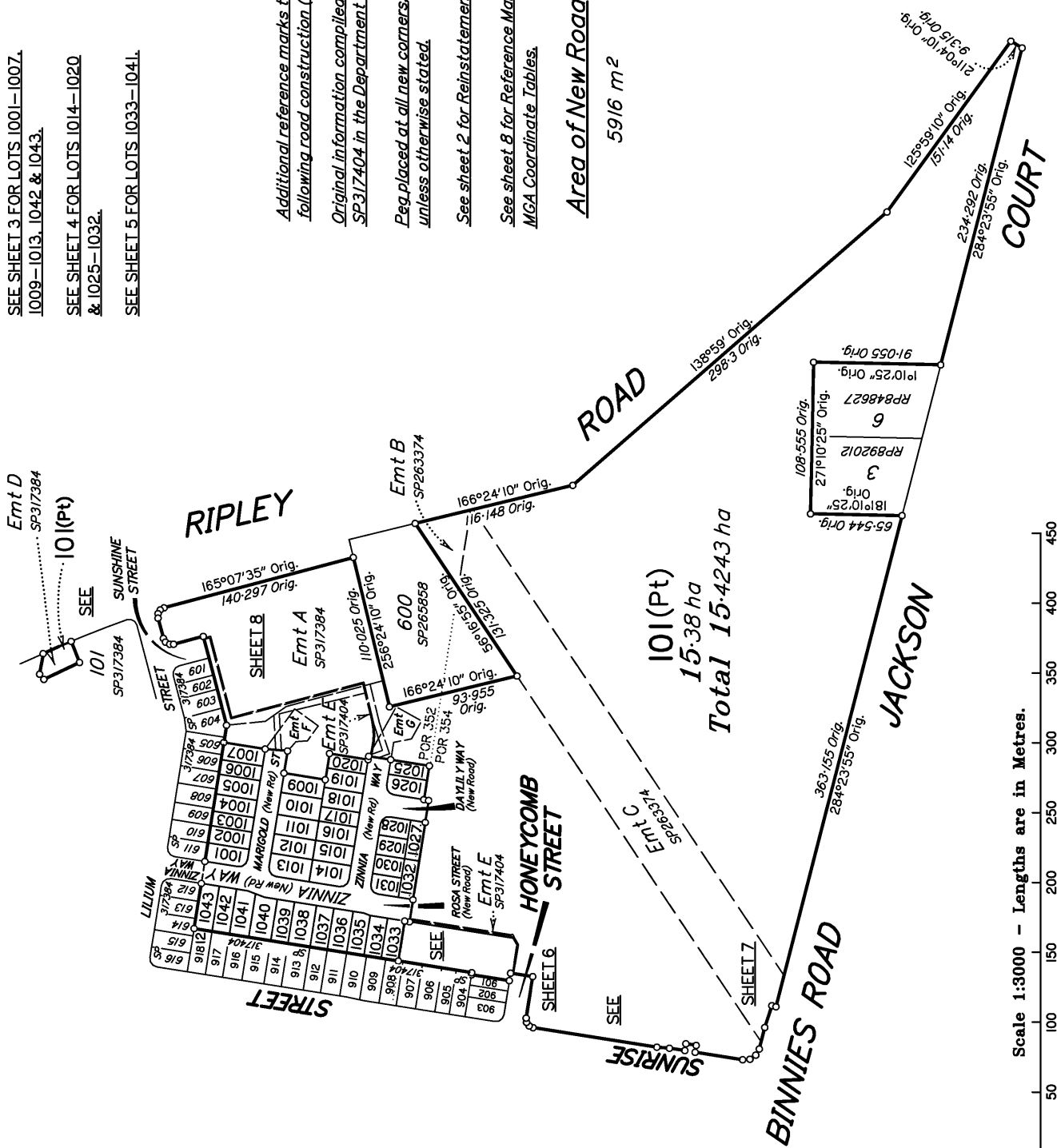


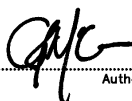
SEE SHEET 3 FOR LOTS 1001-1007,
1009-1013, 1042 & 1043.
SEE SHEET 4 FOR LOTS 1014-1020
& 1025-1032.
SEE SHEET 5 FOR LOTS 1033-1041.

Additional reference marks to be placed
following road construction. (See IS319268).
Original information compiled from
SP317404 in the Department of Resources.
Placed at all new corners,
unless otherwise stated.
See sheet 2 for Reinstatement Report.
See sheet 8 for Reference Marks &
MGA Coordinate Tables.


Area of New Road
5916 m²



JFP Urban Consultants Pty. Ltd. (ACN 050 414 045) hereby certify that the land comprised in this plan was surveyed by the corporation, by Michael David BALFOUR, Surveying Graduate, for whose work the corporation accepts responsibility, under the supervision of Anthony Desmond PERCIVAL, 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 15/05/2023.


Authorised Signatory

Date: 19/05/2023

Plan of Lots 1001-1007, 1009-1020, 1025-1043, 101 & Emts F - H in Lot 101		Scale: 1:3000
Cancelling Lot 91 on SP317404		Format: STANDARD
LOCAL GOVERNMENT: IPSWICH CITY	LOCALITY: RIPLEY	 SP319186
Meridian: MGA (Zone56) vide Network RTK	Survey Records: No	

Scale 1:3000 - Lengths are in Metres.

722518187

EL 400 \$4,809.24
02/06/2023 16:15:39

(Dealing No.)

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

4. Lodged by

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

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51315678	Lot 91 on SP317404	1001-1007, 1009-1020, 1025-1043 & 101	New Rd	Emt F - H

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
718883273	1001-1007, 1009-1020, 1025-1043 & 101	_____

Emt E on SP317404 (722461353) partially absorbed by new road.

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
Emt A on SP317384 (721204696)	101
Emt B on SP263374 (715860943)	101
Emt C on SP263374 (715860944)	101
Emt D on SP317384 (721204696)	101
Emt E on SP317404 (722461353)	101

REINSTATEMENT REPORT

Plans Searched : RP892012, RP848627, SP263374, SP317384, SP317404.

Original corners reinstated from corner marks and/or reference marks vide SP317404.

Dimensions agree with deed (SP317404).


1001-1007, 1009-1020, 1025, 1026, 1028-1031, 1033 - 1043 1027, 1032 & 101	POR 352 POR 352 & 354
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :
Local Govt :
Surveyor : B3742-Stg 10

5. Passed & Endorsed :

By: JFP Urban Consultants Pty Ltd
A.C.N. 050 414 045
Date : 19/05/2023
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

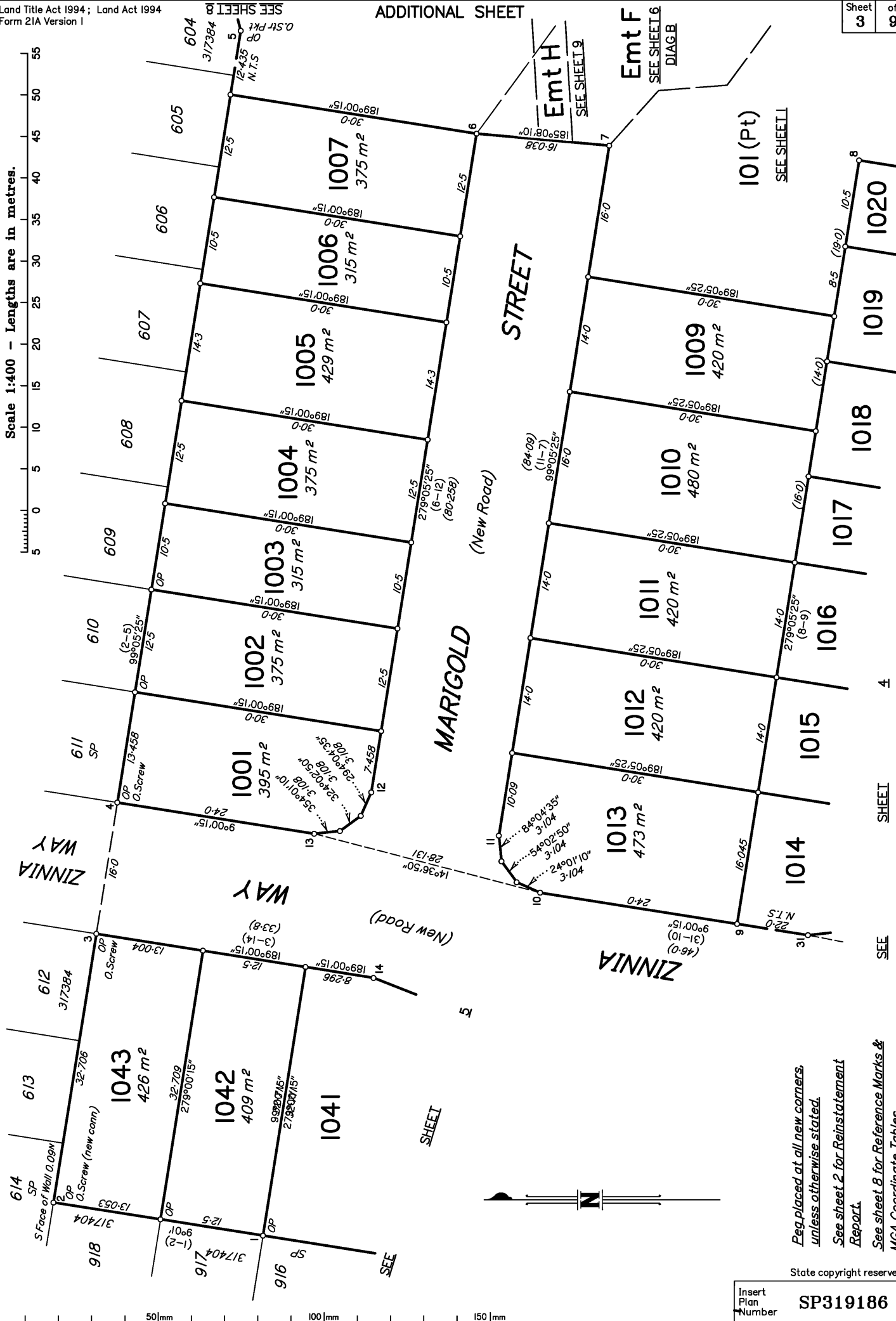
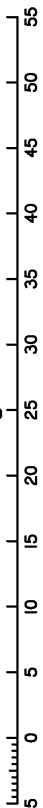
7. Lodgement Fees :

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

8. Insert Plan Number

SP319186

Scale 1:400 - Lengths are in metres.



Peg placed at all new corners, unless otherwise stated.
See sheet 2 for Reinstatement Report.
See sheet 8 for Reference Marks & MGA Coordinate Tables.

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Insert Plan Number
SP319186

SEE SHEET 4

Emt H
SEE SHEET 9

Emt F
SEE SHEET 6
DIAG B

101 (Pt)
SEE SHEET 1

MARIGOLD STREET
(New Road)

ZINNIA WAY

ZINNIA WAY

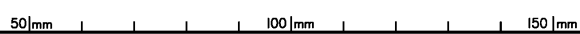
(New Road)

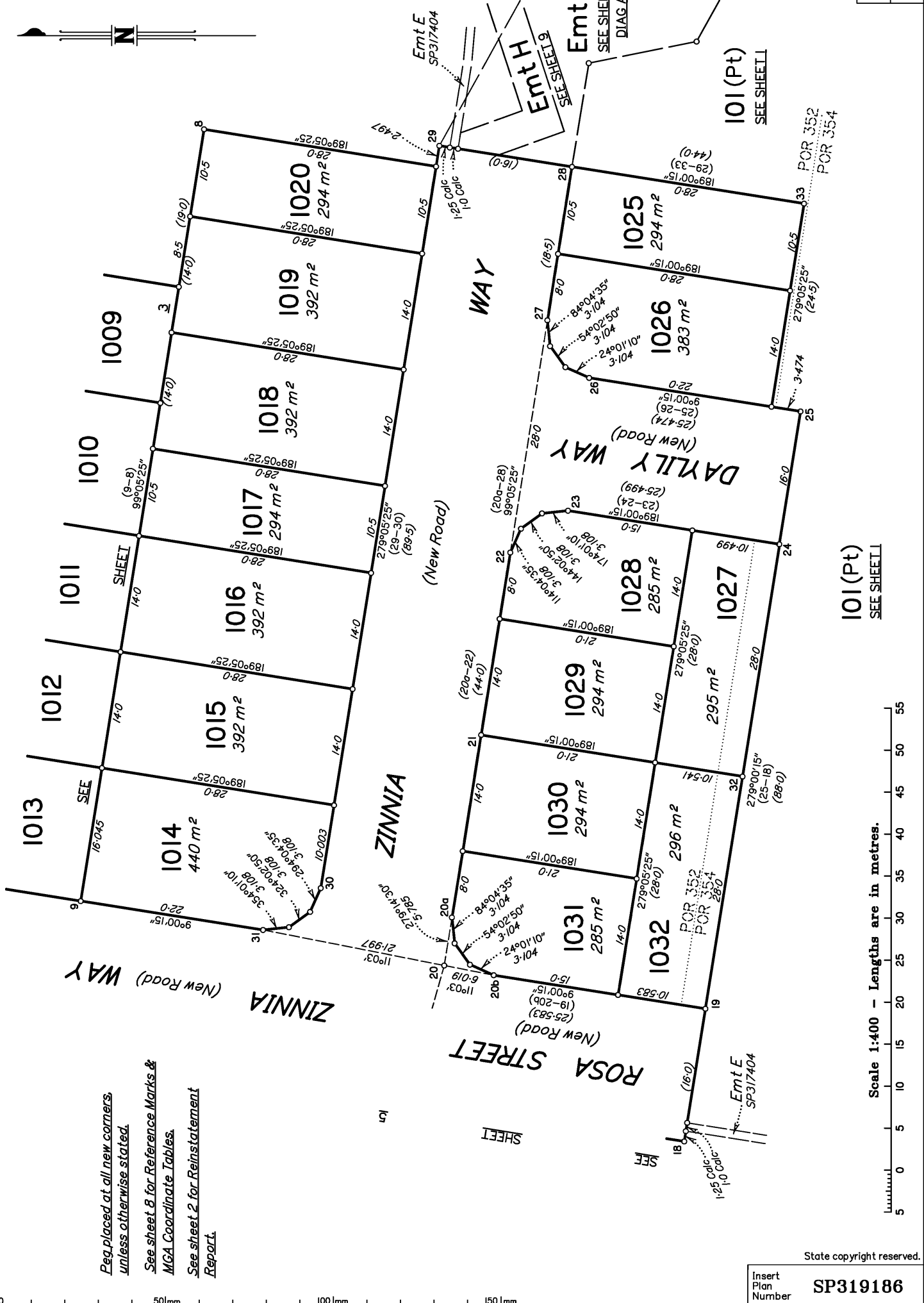
ZINNIA WAY

SEE SHEET

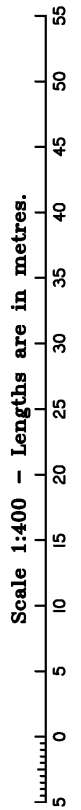
SEE

SEE





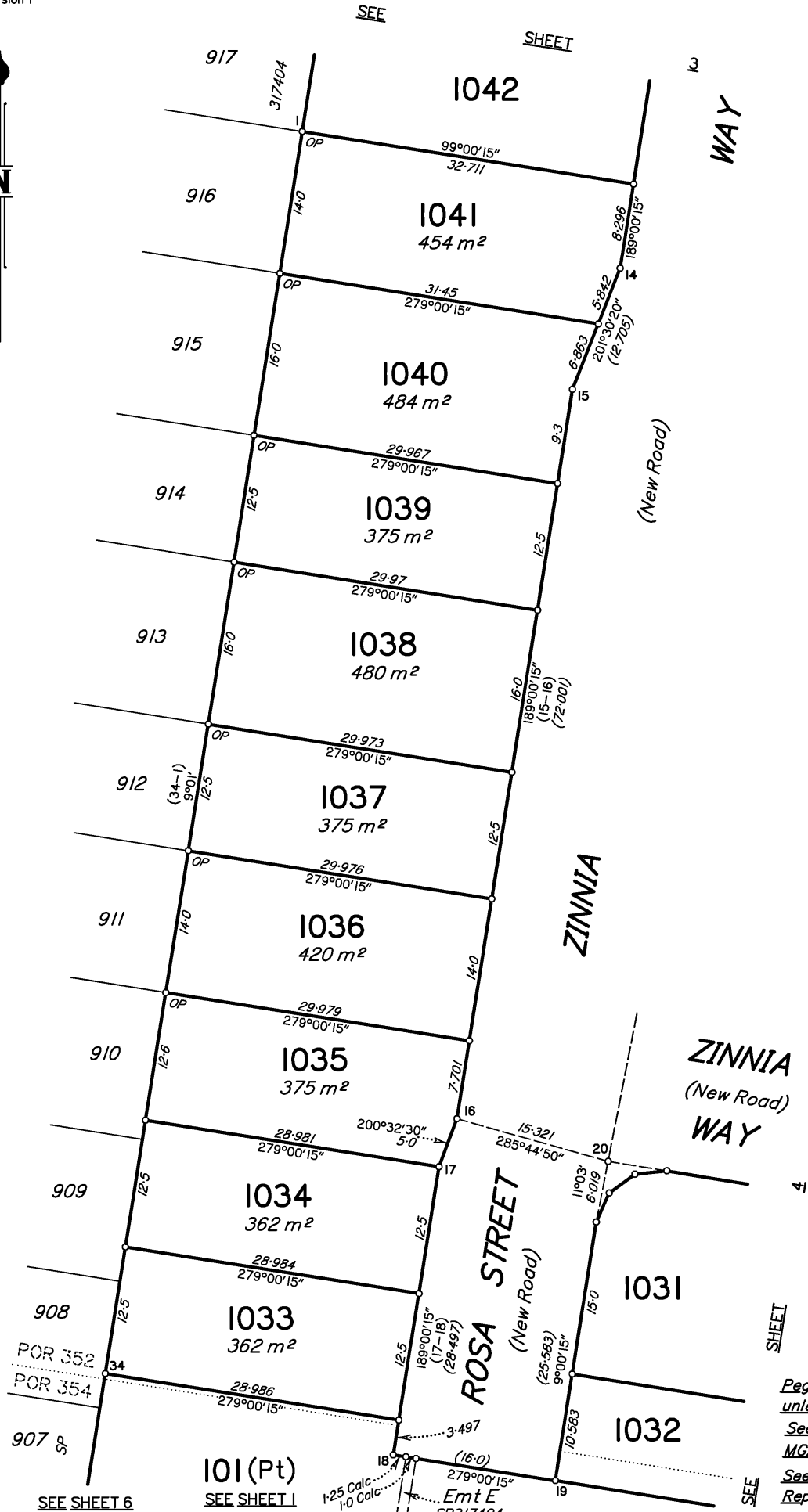
Peg placed at all new corners unless otherwise stated.
See sheet 8 for Reference Marks & MGA Coordinate Tables.
See sheet 2 for Reinstatement Report.



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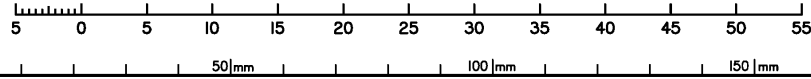
Insert Plan Number **SP319186**

0 50mm 100mm 150mm



*Peg placed at all new corners unless otherwise stated.
See sheet 8 for Reference Marks & MGA Coordinate Tables.
See sheet 2 for Reinstatement Report.*

Scale 1:400 - Lengths are in metres.



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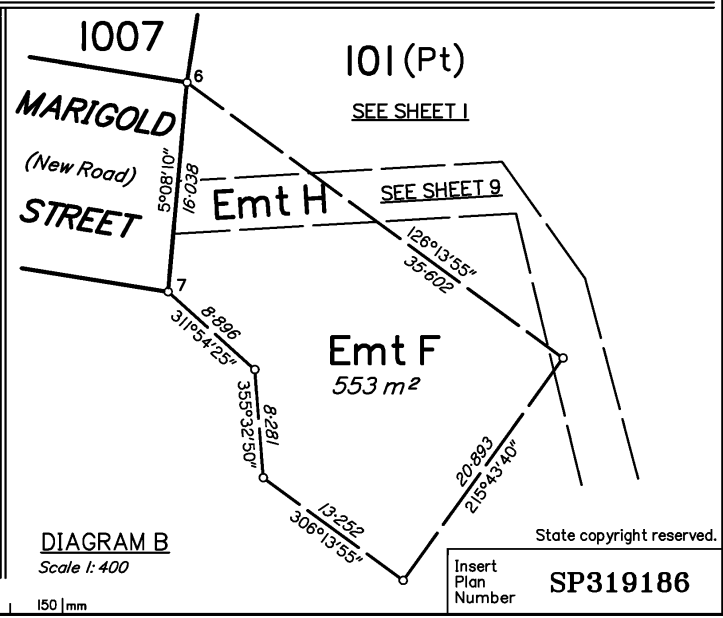
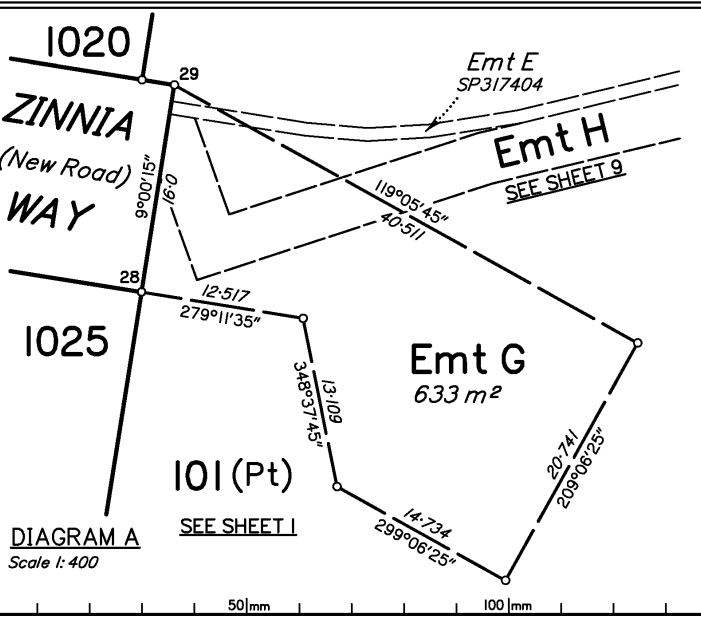
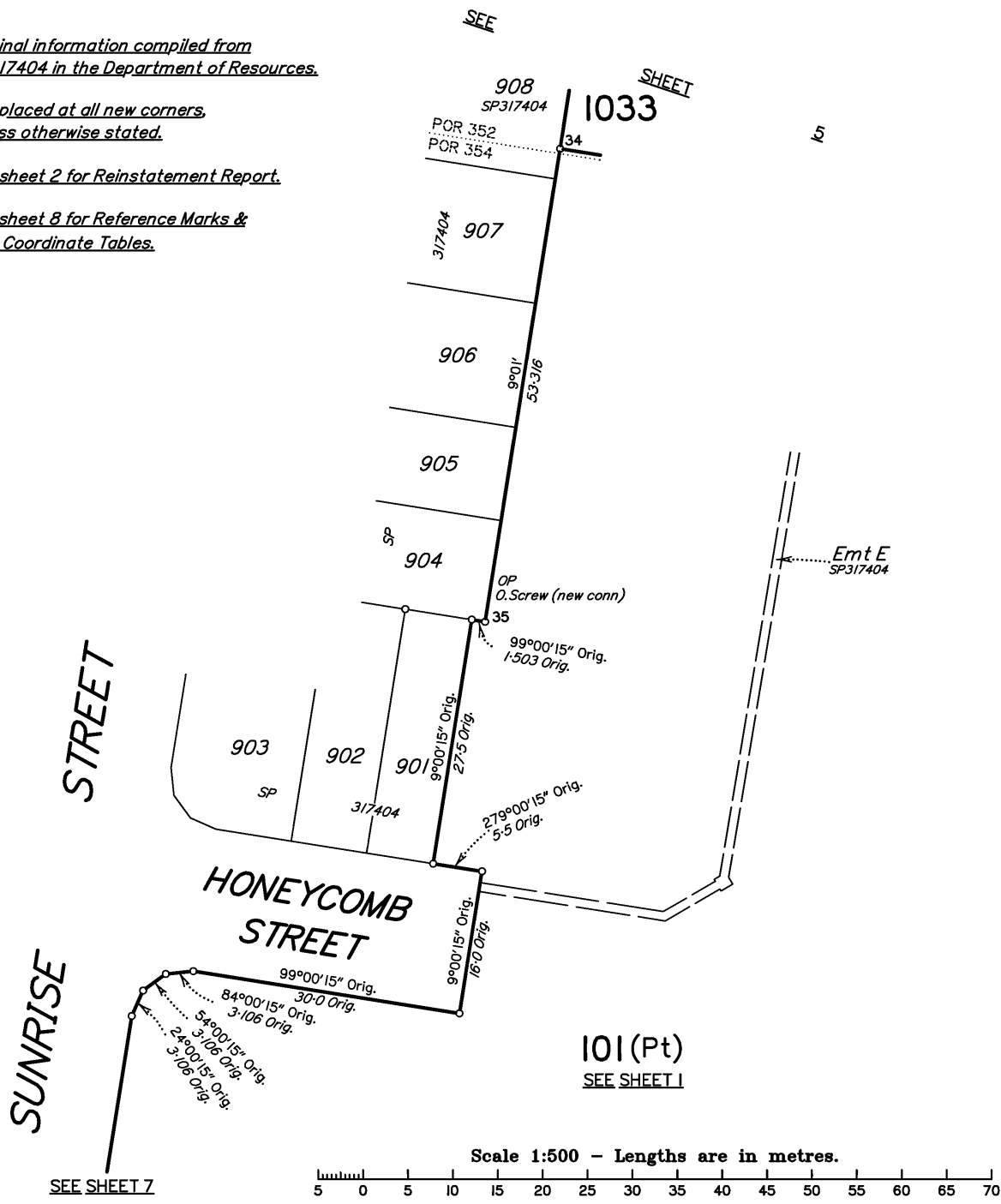
Insert Plan Number **SP319186**

Original information compiled from
SP317404 in the Department of Resources.

Peg placed at all new corners,
unless otherwise stated.

See sheet 2 for Reinstatement Report.

See sheet 8 for Reference Marks &
MGA Coordinate Tables.



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Insert Plan Number **SP319186**

HONEYCOMB STREET

SEE SHEET 6



SUNRISE STREET

101(Pt)
SEE SHEET 1

SUNRISE

BINNIES ROAD

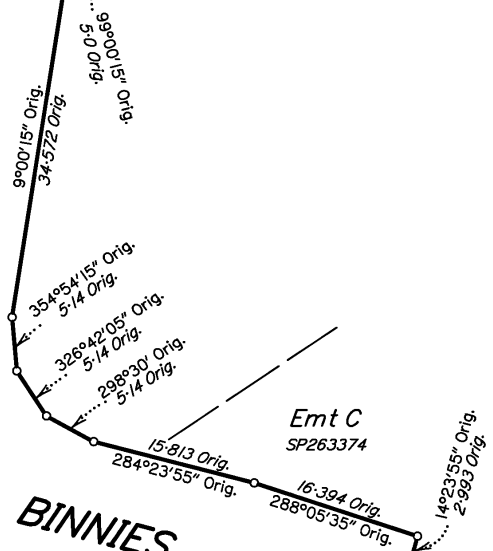
SEE SHEET 1

Original information compiled from SP317404 in the Department of Resources.

Peg placed at all new corners unless otherwise stated.

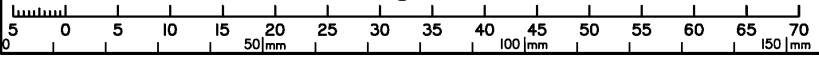
See sheet 2 for Reinstatement Report.

See sheet 8 for Reference Marks & MGA Coordinate Tables.



Emt C
SP263374

Scale 1:500 - Lengths are in metres.



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Insert Plan Number **SP319186**



Original information compiled from
SP317404 in the Department of Resources.

See sheet 2 for Reinstatement Report.

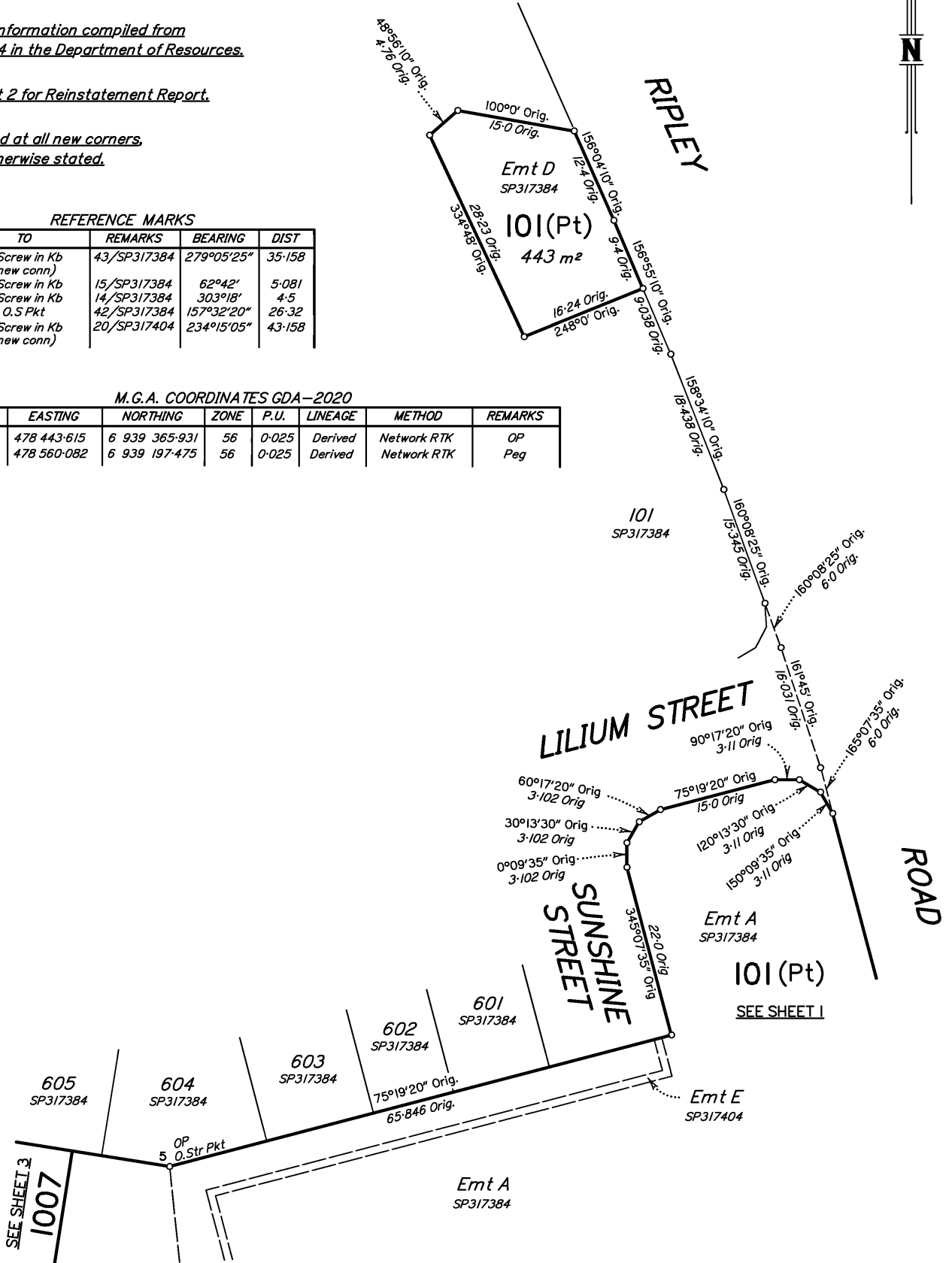
Peg placed at all new corners,
unless otherwise stated.

REFERENCE MARKS

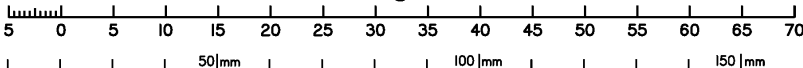
STN	TO	REMARKS	BEARING	DIST
2	O.Screw in Kb (new conn)	43/SP317384	279°05'25"	35.158
3	O.Screw in Kb	15/SP317384	62°42'	5.081
4	O.Screw in Kb	14/SP317384	303°18'	4.5
5	O.S Pkt	42/SP317384	157°32'20"	26.32
35	O.Screw in Kb (new conn)	20/SP317404	234°15'05"	43.158

M.G.A. COORDINATES GDA-2020

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
2	478 443.615	6 939 365.931	56	0.025	Derived	Network RTK	OP
33	478 560.082	6 939 197.475	56	0.025	Derived	Network RTK	Peg

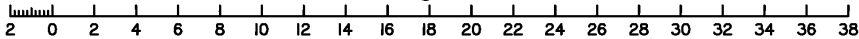


Scale 1:500 - Lengths are in Metres.



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Insert Plan Number **SP319186**



1007

MARIGOLD STREET
(New Road)
SEE SHEET 3

Emt F
SEE SHEET 6
DIAG B

Emt H

Emt E
SP317404

Emt A
SP317384

See sheet 2 for Reinstatement Report.

Peg placed at all new corners
unless otherwise stated.

See sheet 8 for Reference Marks &
MGA Coordinate Tables.

101(Pt)
SEE SHEET 1

627 m²

1020

ZINNIA WAY
(New Road)

Emt G
SEE SHEET 6
DIAG A

600
SP265858

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Insert Plan Number SP319186

SHEET 4
SEE SHEET 3

1025

