

Land Title Act 1994; Land Act 1994  
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 5

**Total Area of New Road**

**6698 m<sup>2</sup>**

Additional Reference Marks to be placed following road construction (See IS324778).

Original information compiled from SP328513 in the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

Peg placed at all new corners, unless otherwise stated.

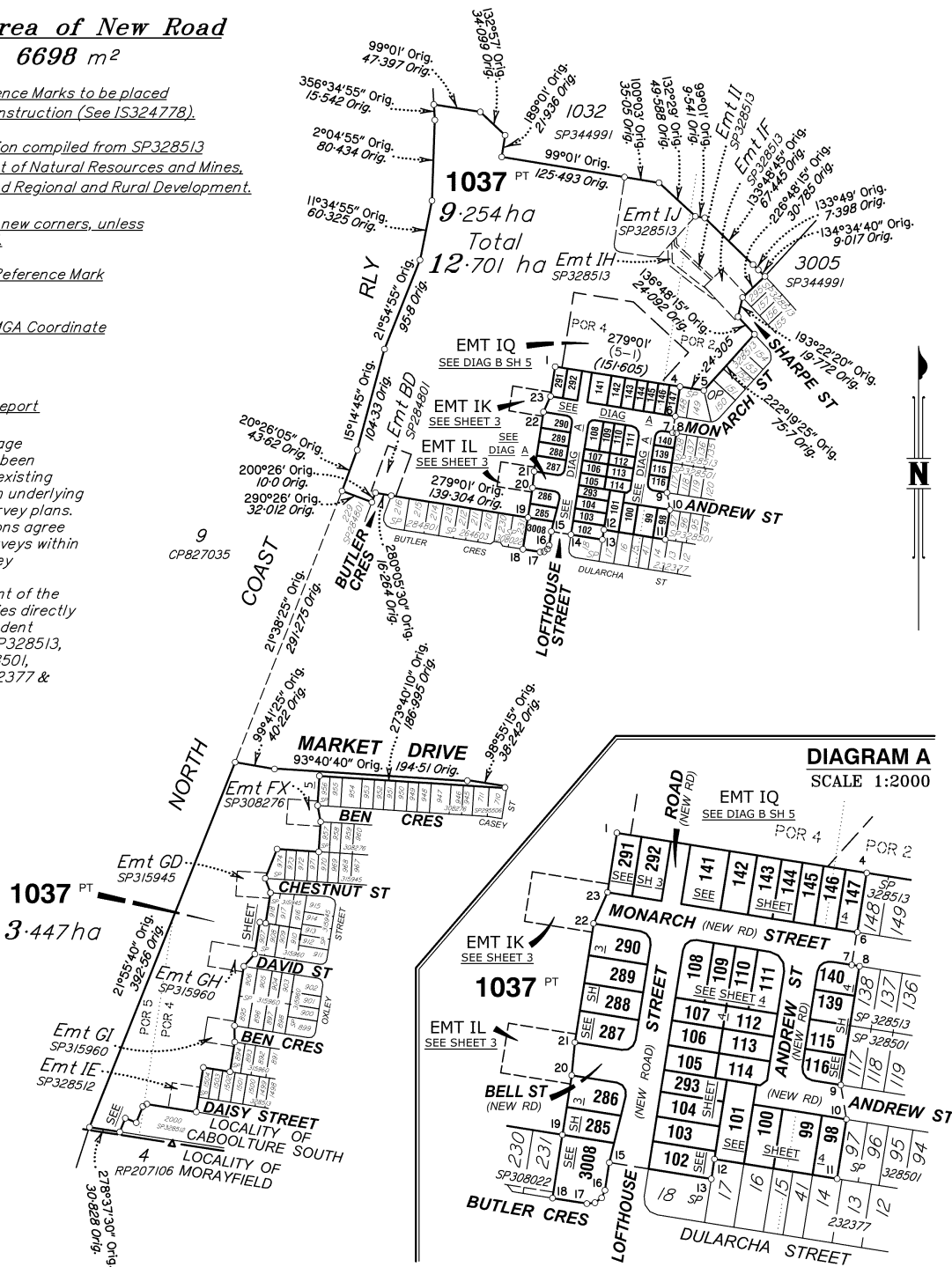
See Sheet 5 for Reference Mark Tabulations.

See Sheet 5 for MGA Coordinate Tabulations.

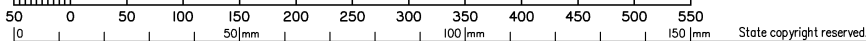
**Reinstatement Report**

This is a staged development. Stage boundaries have been reinstated from existing monuments from underlying and adjoining survey plans. Subject dimensions agree with previous surveys within established survey accuracies.

The reinstatement of the subject boundaries directly follows the precedent established by SP328513, IS306104, SP328501, IS239247, SP232377 & SP308021.



Scale 1:4000 - Lengths are in metres.



Therefor Group Pty Ltd (ACN 147 343 084) hereby certify that the land comprised in this plan was surveyed by the corporation, by Benjamin Todd ALCOORN, Surveying Associate and Liam Christopher MORLAND, Surveying Associate for whose work the corporation accepts responsibility, under the supervision of Angela Margaret DÄHN, 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 08-07-2025.

*Am...*  
Authorised Delegate

09-07-2025  
Date

**Plan of Lots 98-116, 139-147, 285-293, 1037 & 3008 and Easements IK, IL & IQ in Lot 1037**

Cancelling Lot 1036 on SP328513

LOCAL GOVERNMENT: MORETON BAY CITY LOCALITY: CABOOLTURE SOUTH

Meridian: MGA Zone 56 vide CORS

Survey Records: No

Scale: 1:4000

Format: STANDARD



SP344976

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

**724210968**

**EL 400 \$5,483.34  
18/07/2025 16:07:36**

(Dealing No.)

4. Lodged by

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

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51384640	Lot 1036 on SP328513	98-116, 139-147, 285-293, 1037 & 3008	New Rd	Emts IK, IL & IQ

**ENCUMBRANCE EASEMENT ALLOCATIONS**

Easement	Lots to be Encumbered
717176465 (Emt BD on SP284801)	1037
719753151 (Emt FX on SP308276)	1037
720033882 (Emt GD on SP315945)	1037
720133479 (Emts GH & GI on SP315960)	1037
723495729 (Emt IE on SP328512)	1037
723495730 (Emt IE on SP328512)	1037
724086608 (Emts IF & IH on SP328513)	1037
724086609 (Emts II & IJ on SP328513)	1037

724086608 (Easement IG on SP328513) to be surrendered prior to registration of this plan.

723057049 & 723057050 (Easement ID on SP328501) to be surrendered prior to registration of this plan.

719434331 (Easement FR on SP308021) to be surrendered prior to registration of this plan.

1037	Pors 2, 4 & 5
98 & 147	Por 2
100-114, 141-145, 285-293 & 3008	Por 4
99, 115, 116, 139, 140 & 146	Pors 2 & 4
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :  
Local Govt :  
Surveyor : SB3594/2D

5. Passed & Endorsed :

By :  
Date :  
Signed :  
Designation :

**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

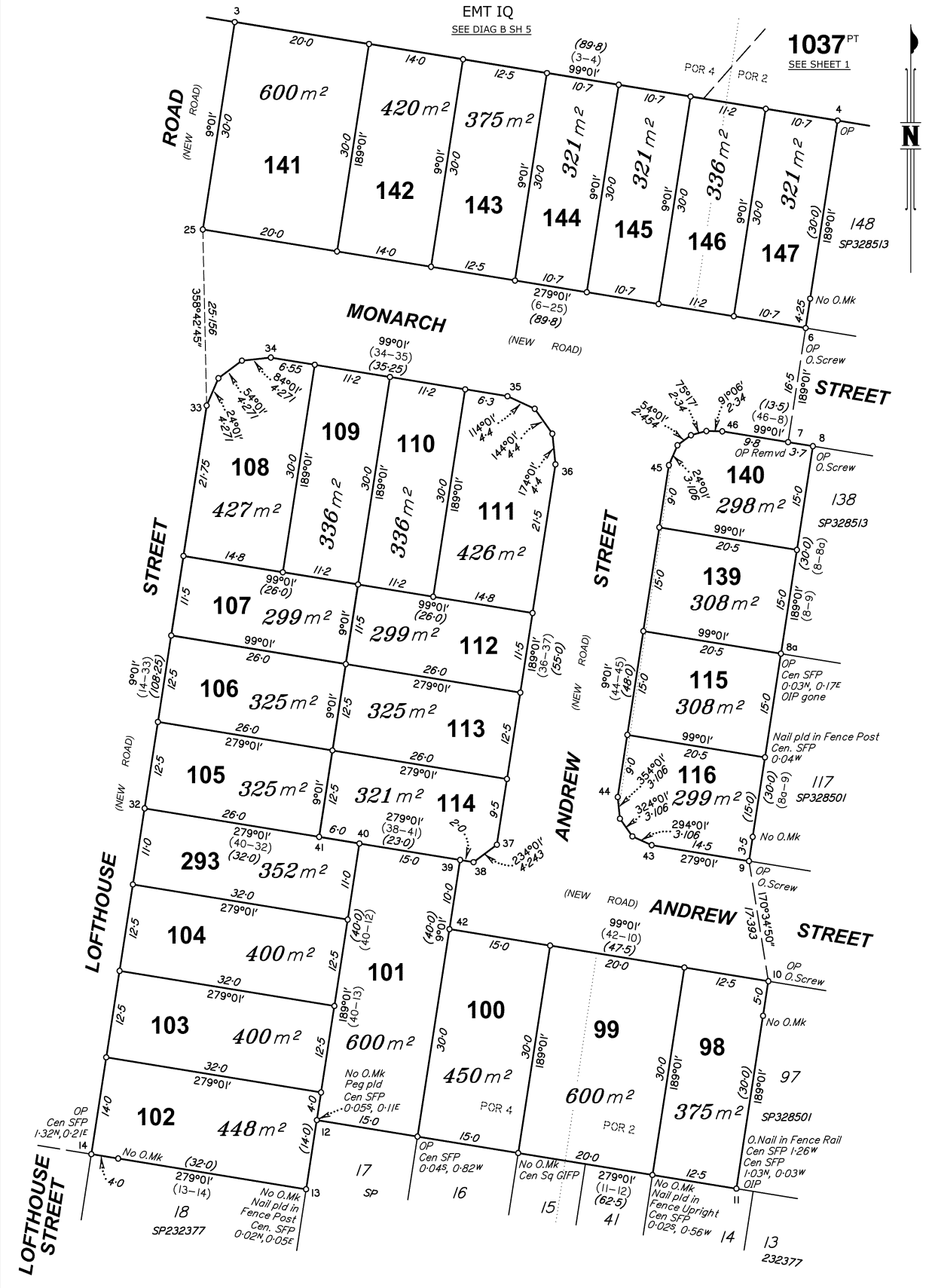
**7. Lodgement Fees :**

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

8. Insert Plan Number

**SP344976**





Scale 1:500 - Lengths are in metres.

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Insert Plan Number **SP344976**

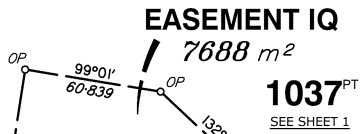
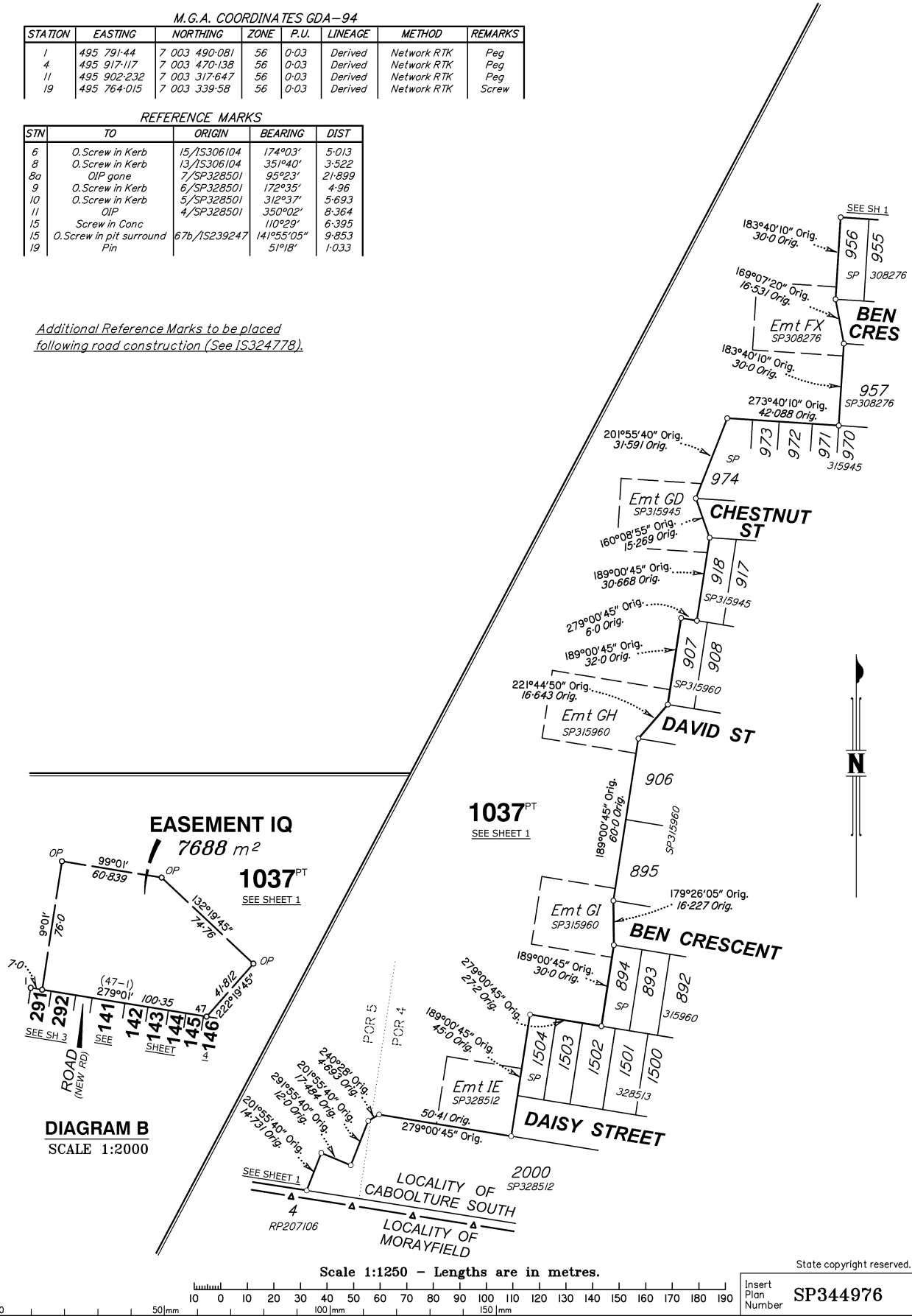
M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
1	495 791.44	7 003 490.081	56	0.03	Derived	Network RTK	Peg
4	495 917.117	7 003 470.138	56	0.03	Derived	Network RTK	Peg
11	495 902.232	7 003 317.647	56	0.03	Derived	Network RTK	Peg
19	495 764.015	7 003 339.58	56	0.03	Derived	Network RTK	Screw

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
6	O.Screw in Kerb	15/1S306104	174°03'	5.013
8	O.Screw in Kerb	13/1S306104	351°40'	3.522
8a	OIP gone	7/SP328501	95°23'	21.899
9	O.Screw in Kerb	6/SP328501	172°35'	4.96
10	O.Screw in Kerb	5/SP328501	312°37'	5.693
11	OIP	4/SP328501	350°02'	8.364
15	Screw in Conc		110°29'	6.395
15	O.Screw in pit surround	67b/1S239247	141°55'05"	9.853
19	Pin		51°18'	1.033

Additional Reference Marks to be placed following road construction (See 1S324778).



Scale 1:1250 - Lengths are in metres.

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Insert Plan Number **SP344976**