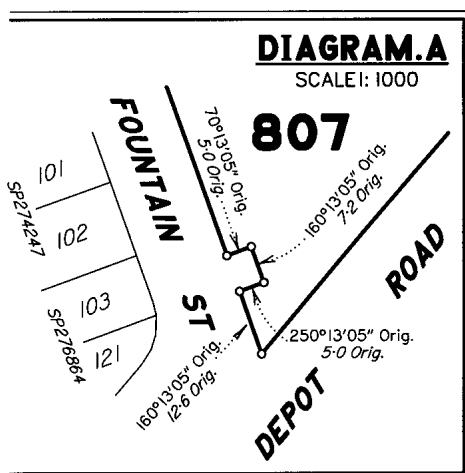


Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 13

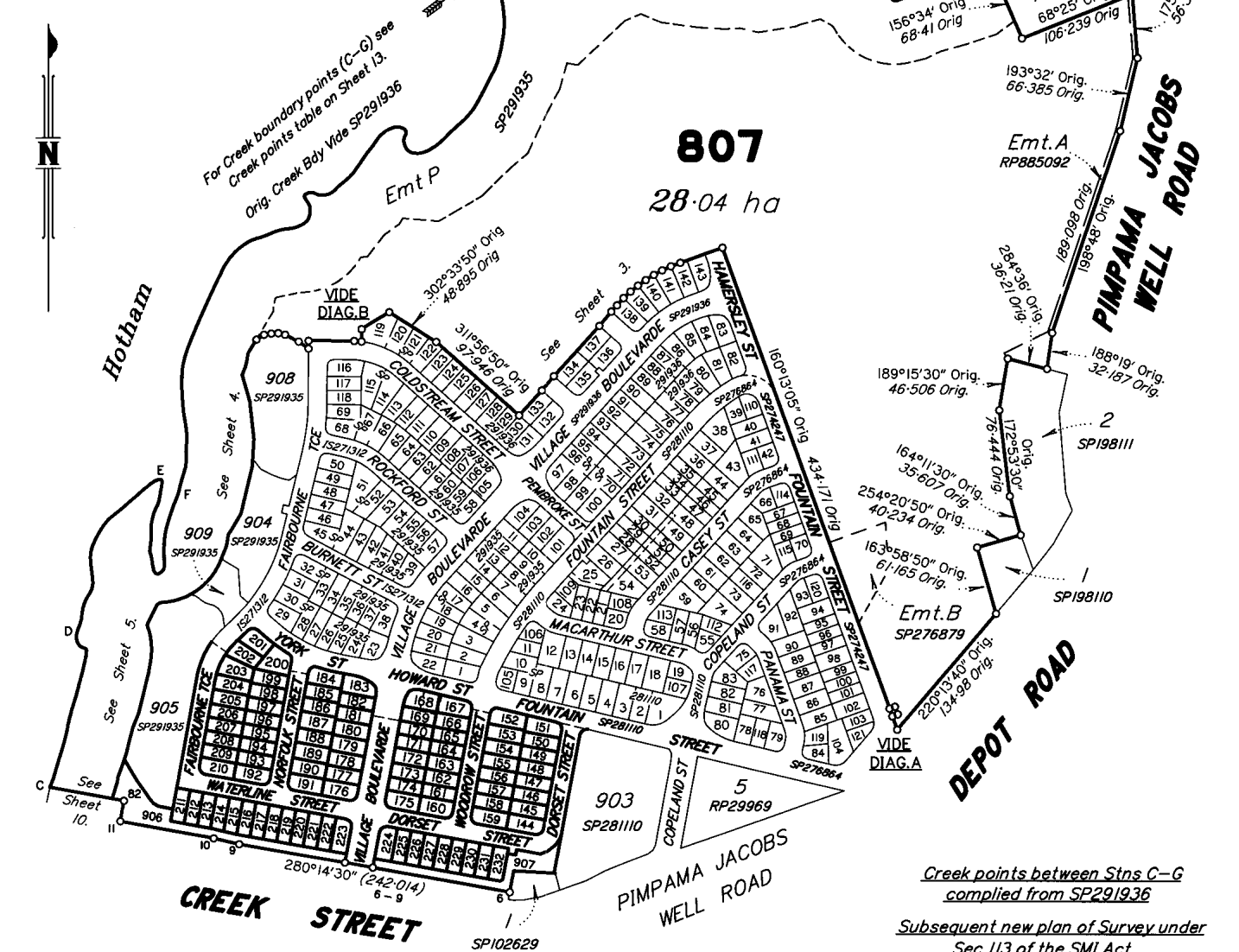
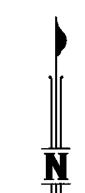
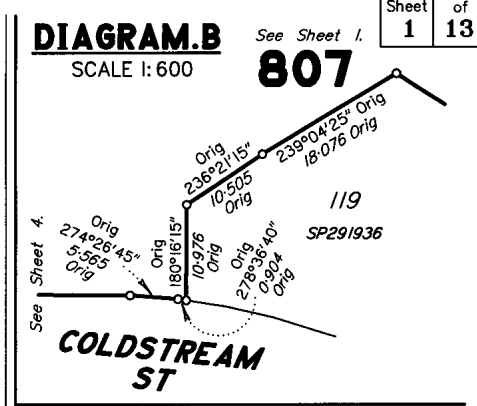


Original information compiled from SP291936 in the Department of Natural Resources and Mines.

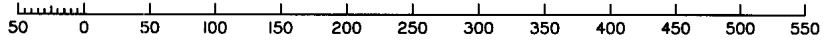
Peg placed at all new corners, unless otherwise stated.

For Reference marks & Permanent marks tables see sheet 13.

Area of New Road
1.55 ha



Scale 1:4000 - Lengths are in Metres.



MICHEL GROUP SERVICES PTY LTD (ACN 061 750 132) hereby certify that the land comprised in this plan was surveyed by the corporation, by Ross William BEDFORD, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Anthony David CULLANE, 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 27/10/2017.

MICHEL GROUP SERVICES PTY. LTD.
A.C.N. 061 750 132
COMMON SEAL

Director: *[Signature]*
Director: *[Signature]*

Date: 21/11/17

Plan of Lots 144-232, 807, 906 & 907

Cancelling Lot 806 on SP291936

LOCAL GOVERNMENT: GOLD COAST CITY LOCALITY: PIMPAMA

Meridian: MGA (Zone 56 vide CORS) Survey Records: No

Scale: 1:4000

Format: STANDARD

SP291937

State copyright reserved.

Job: 9592 Drawn: JW

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

718481817

\$9102.00
20/12/2017 15:46

BE 400 NT

5. Lodged by *HWL Ebsworth Lawyers*
GPO Box 2033, Brisbane QLD 4001
Ph. 07 3169 4700
Ref: LSM:552694

88A

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

1. Certificate of Registered Owners or Lessees.

±/We EAGLE STREET FINANCE PTY LTD
A.C.N. 119 052 247
TRUSTEE UNDER INSTRUMENT 711517759

(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
Eagle Street Finance Pty Ltd ACN 119 052 247
Trustee under Instrument 711517759:
WILLIAM ROBERT EU
DIRECTOR

ROBERT JOHN EU
DIRECTOR

* Rule out whichever is inapplicable

2. Planning Body Approval.

* COUNCIL OF THE CITY OF GOLD COAST
hereby approves this plan in accordance with the :
% PLANNING ACT 2016

Dated this 15th day of December 2017

Andrew Young #
Authorising Officer #

* 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 : -
Local Govt :
Surveyor : 9592

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51122444	Lot 806 on SP291936	144-232, 807, 906 & 907	New Rd	-

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
701579201 (Emt A on RP885092)	807
716783848 (Emt B on SP276879)	807
718352614 (Emt P on SP291935)	807
716993962 (Emt K on SP281110)	166-169

Emt N on SP281110 (716993958) and
Emt O on SP281110 (716993958) must be extinguished prior
to the registration of this plan.

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

144-232, 807, 906 & 907	Por. 3
Lots	Orig

10. Lodgement Fees :
Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

7. Orig Grant Allocation :
8. Passed & Endorsed :
MICHEL GROUP SERVICES PTY LTD
By: A.C.N. 061 750 132
Date: 21/12/17
Signed: *Ballou*
Designation: Liaison Officer

11. Insert Plan Number
SP291937

DIAGRAM.D
SCALE 1: 600

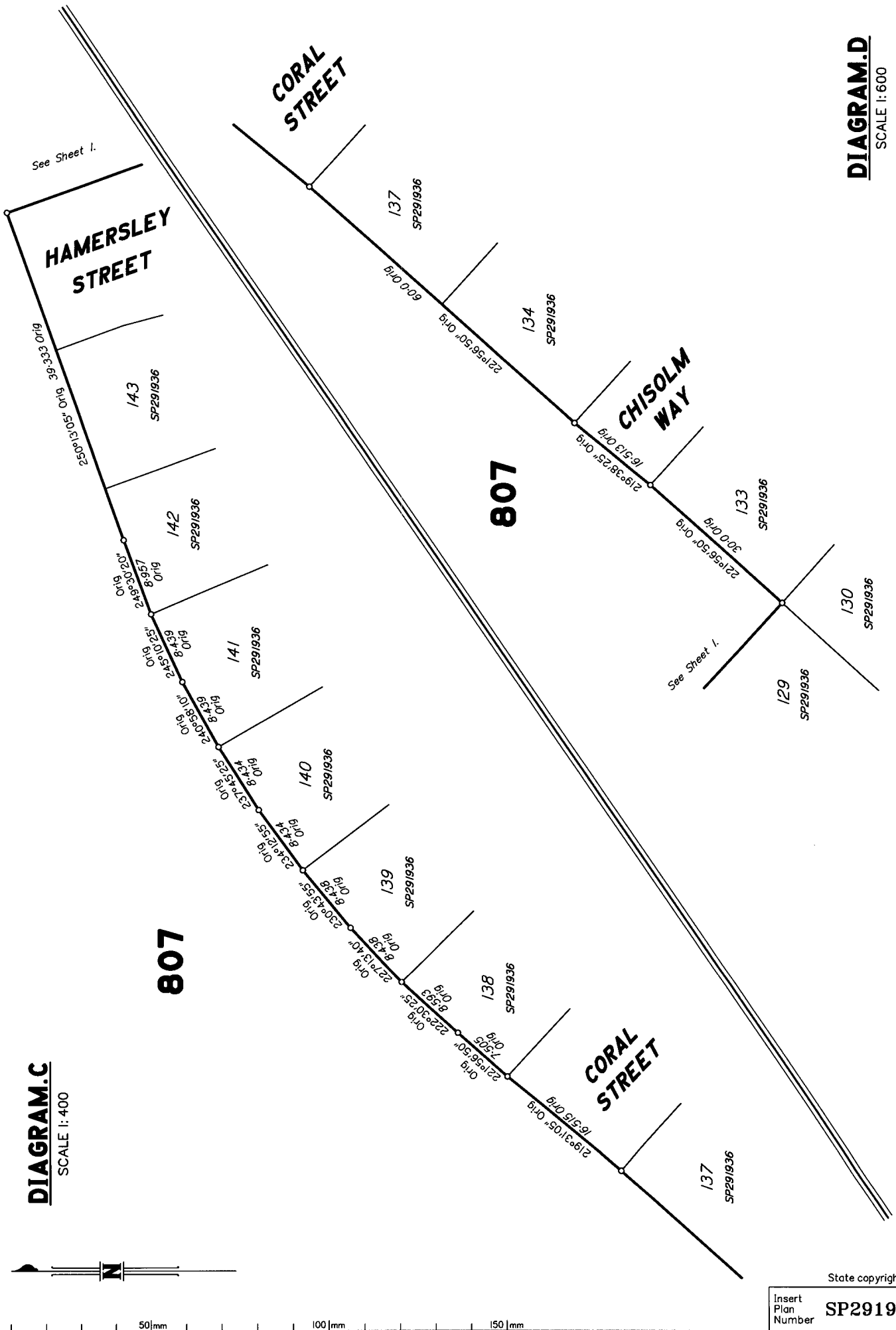


DIAGRAM.C
SCALE 1: 400

State copyright reserved.

Insert Plan Number **SP291937**

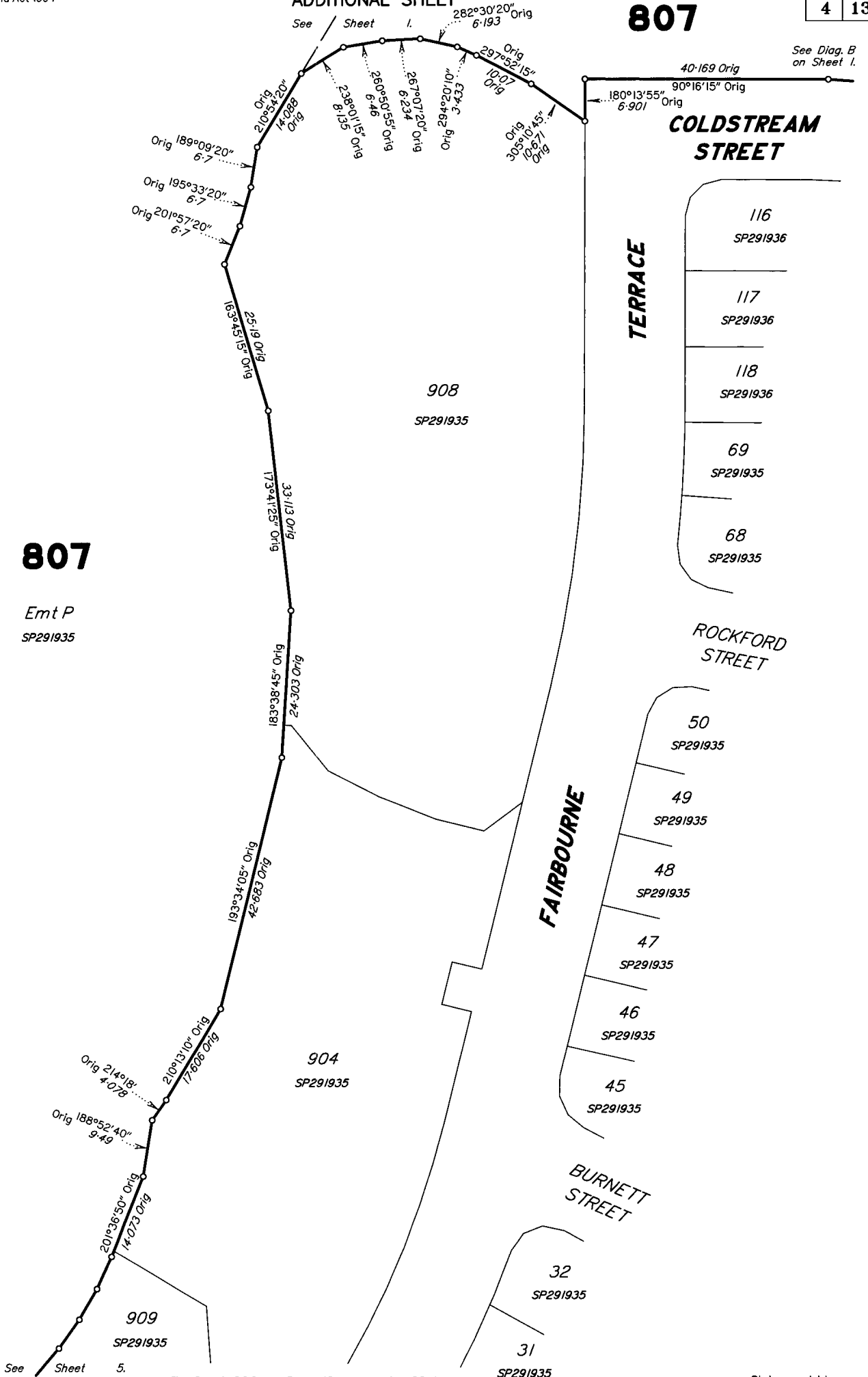
807

See Diag. B on Sheet 1.

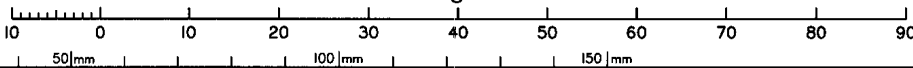


807

Emt P
SP291935



Scale 1:600 - Lengths are in Metres.



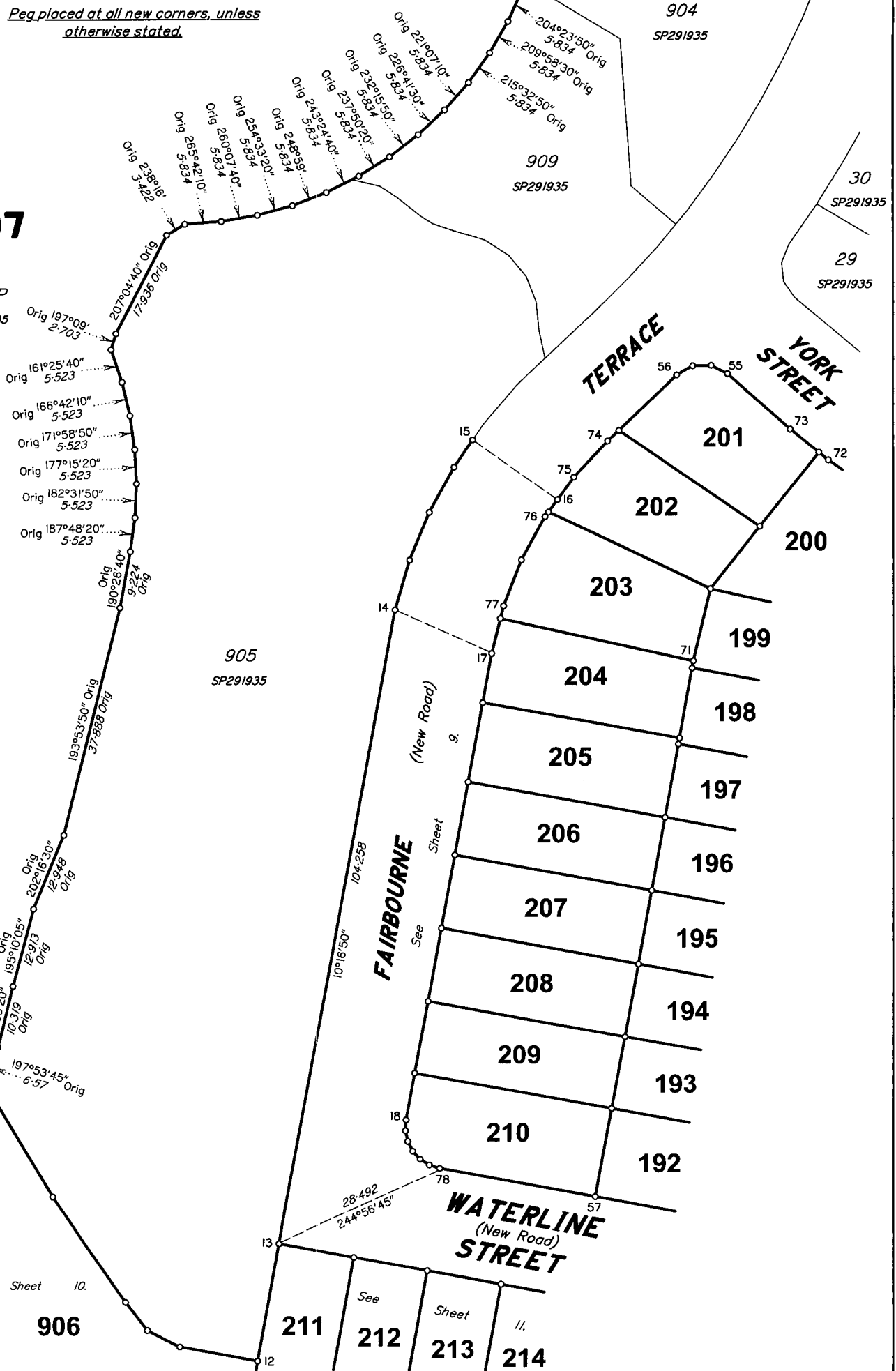
State copyright reserved.
Insert Plan Number **SP291937**

Peg placed at all new corners, unless otherwise stated.



807

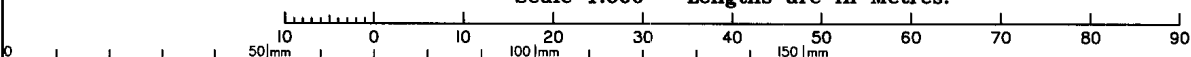
Emt P
SP291935



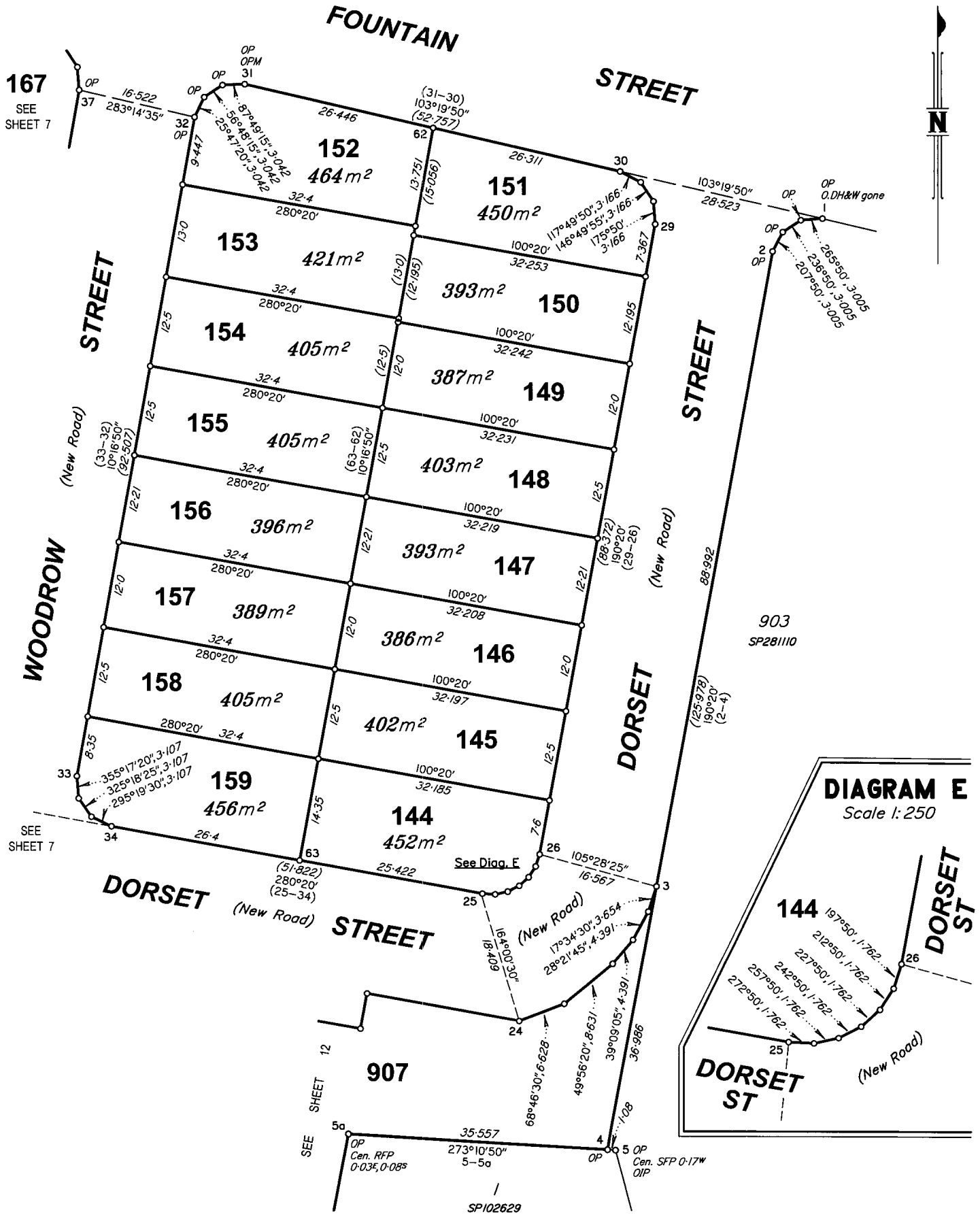
Scale 1:600 - Lengths are in Metres.

State copyright reserved.

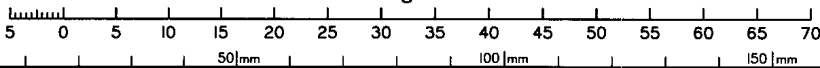
Insert Plan Number **SP291937**



Peg placed at all new corners, unless otherwise stated.

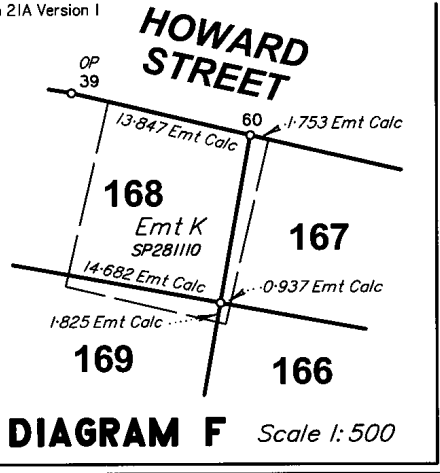


Scale 1:500 - Lengths are in Metres.

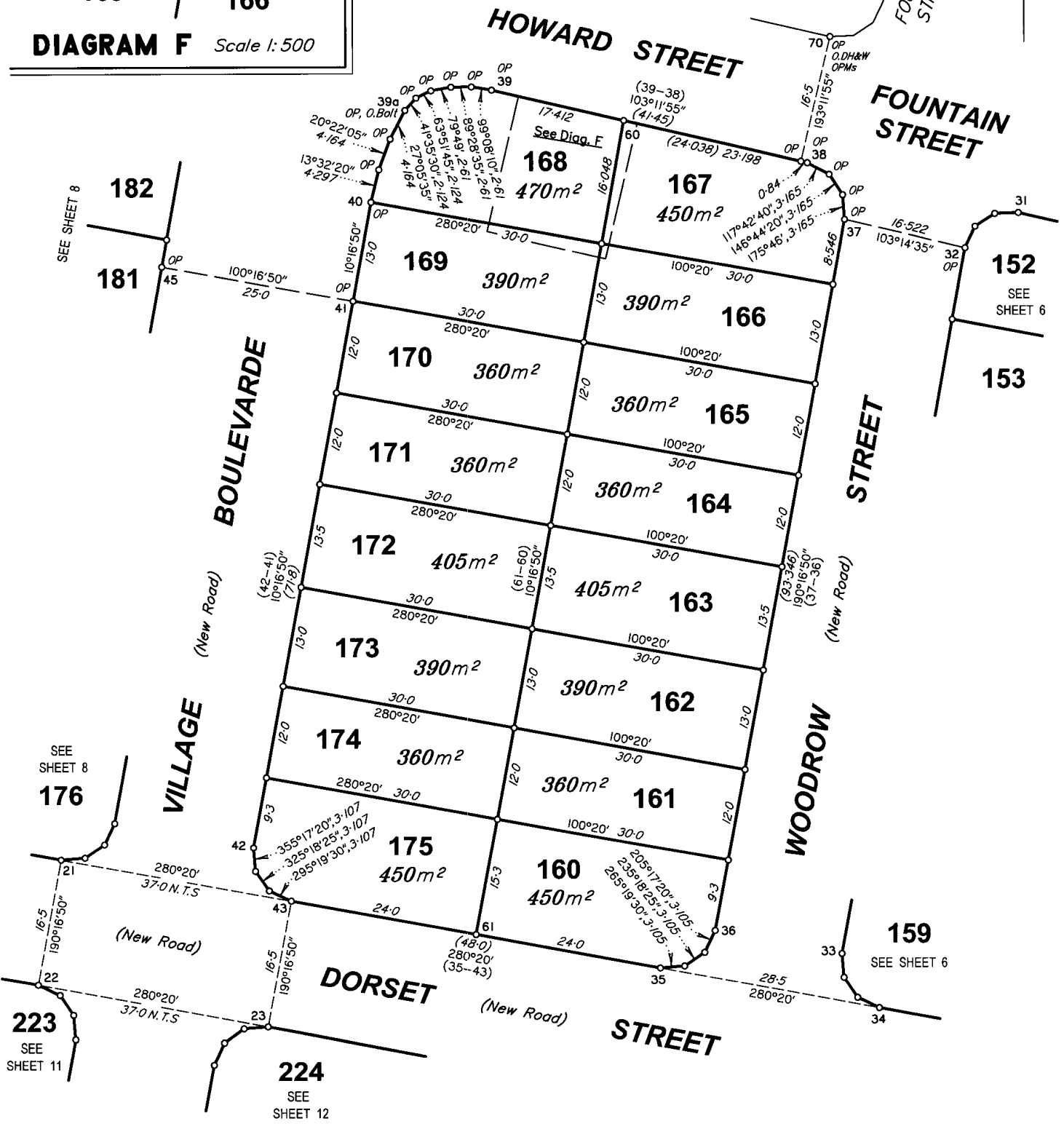


State copyright reserved.

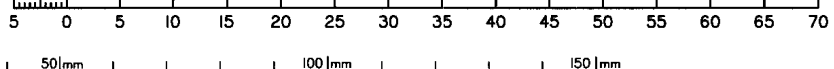
Insert Plan Number **SP291937**



Peg placed at all new corners, unless otherwise stated.



Scale 1:500 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP291937**



Peg placed at all new corners, unless otherwise stated.

200
SEE SHEET 9

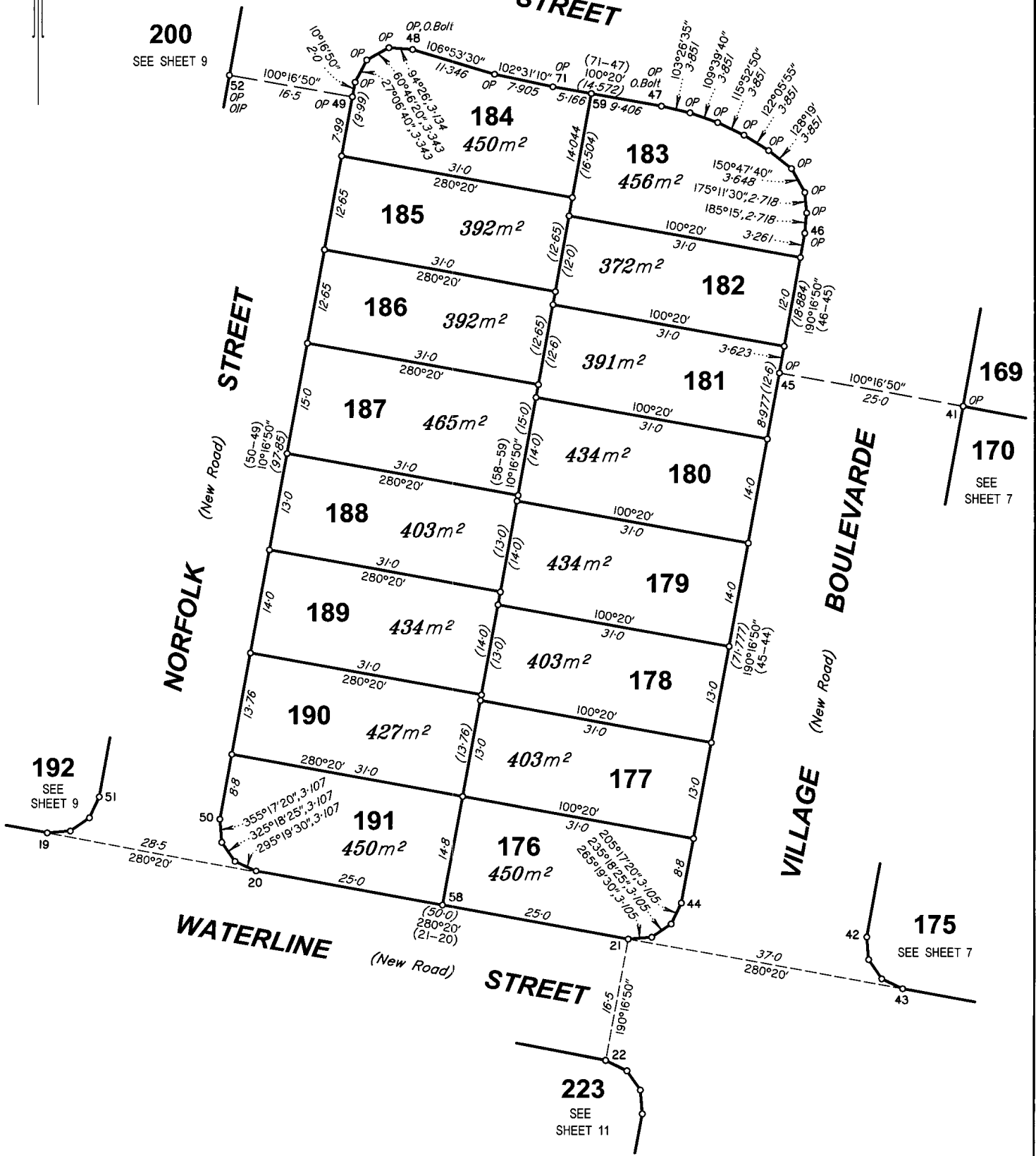
YORK STREET

NORFOLK STREET (New Road)

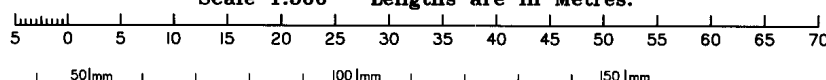
VILLAGE BOULEVARDE (New Road)

WATERLINE STREET (New Road)

STREET



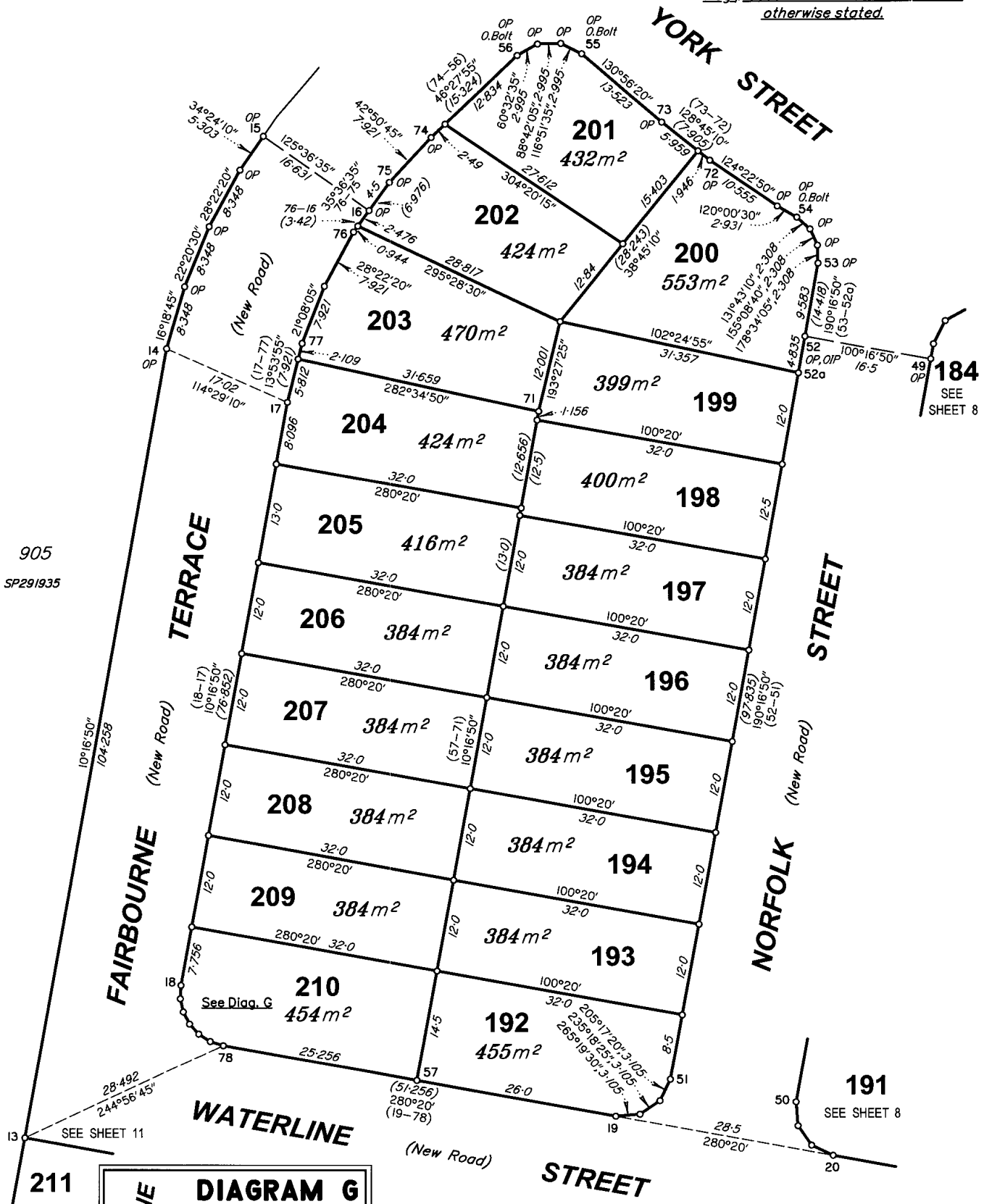
Scale 1:500 - Lengths are in Metres.



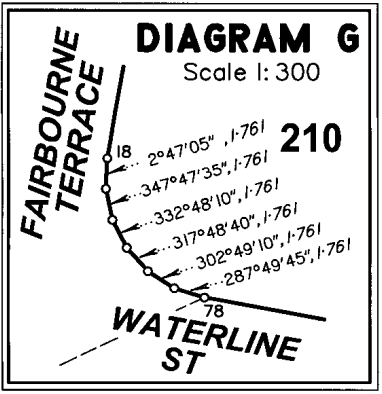
State copyright reserved.

Insert Plan Number **SP291937**

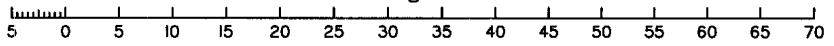
Peg placed at all new corners, unless otherwise stated.



905
SP291935



Scale 1:500 - Lengths are in Metres.



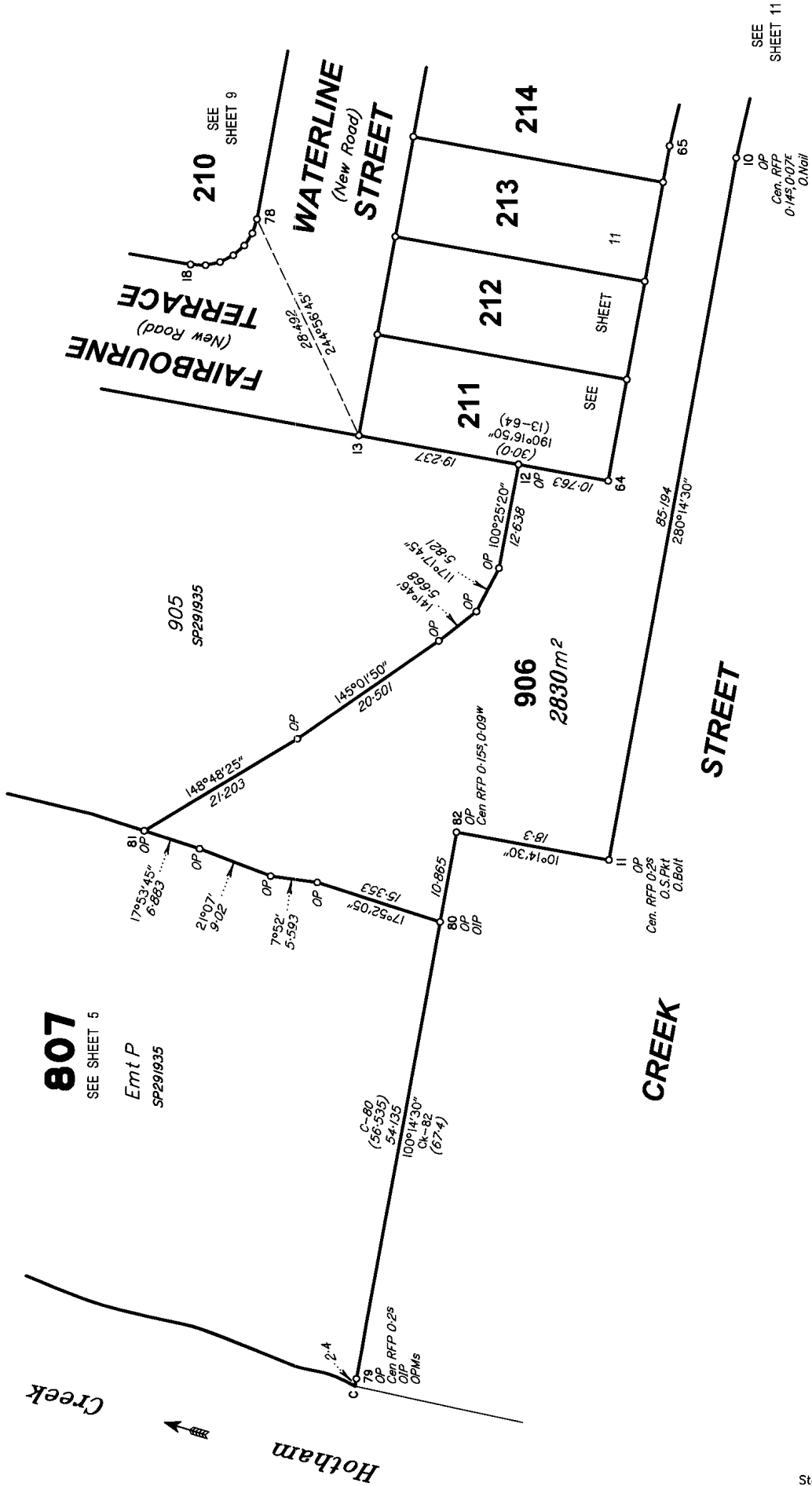
State copyright reserved.

Insert Plan Number **SP291937**

50mm 100mm 150mm



Peg placed at all new corners, unless otherwise stated.



Scale 1:500 - Lengths are in Metres.

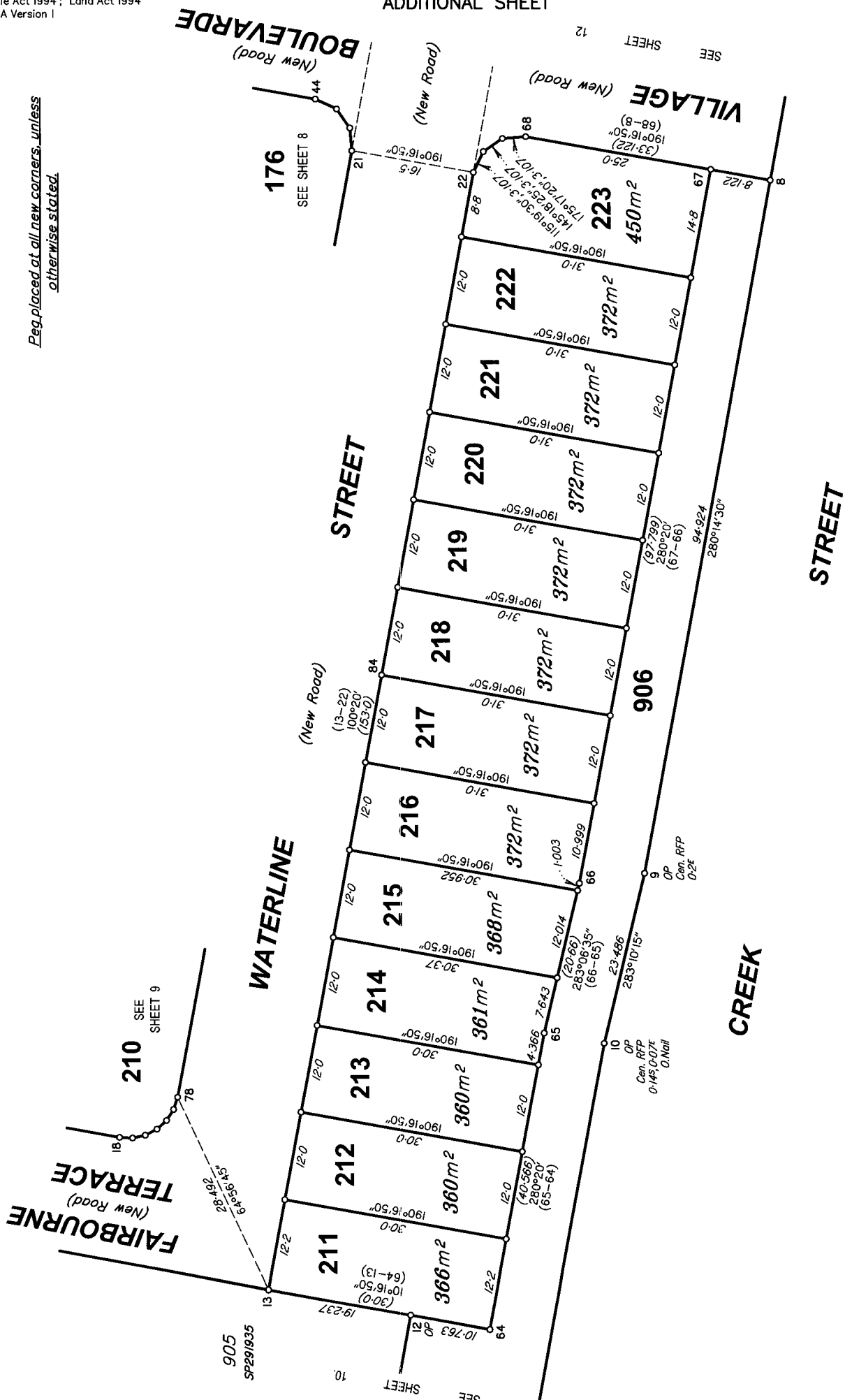
State copyright reserved.

Insert Plan Number **SP291937**

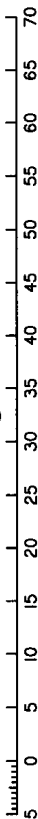
0 50|mm 100|mm 150|mm

ADDITIONAL SHEET

Reg. placed at all new corners, unless otherwise stated.



Scale 1:500 - Lengths are in Metres.



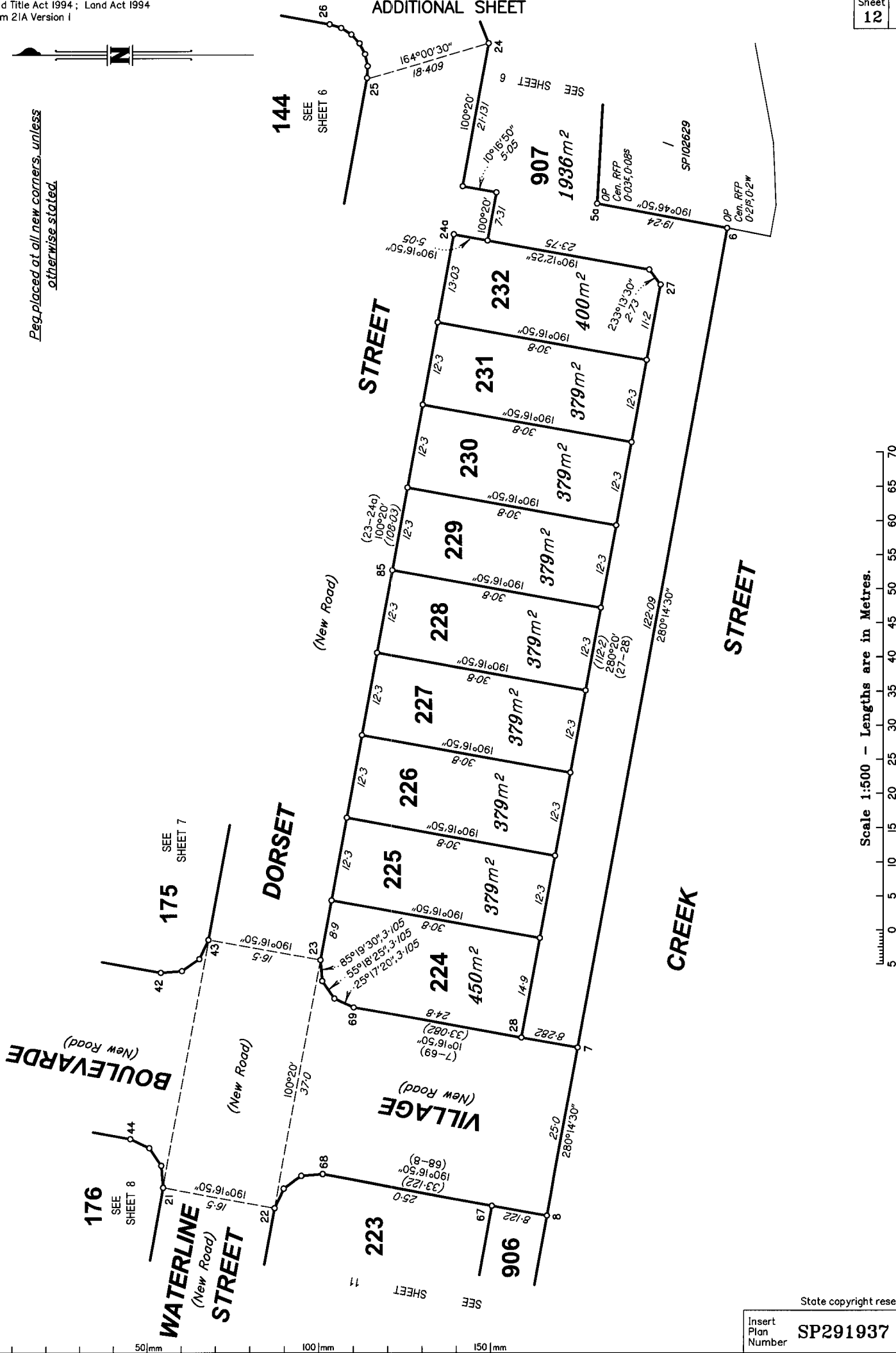
State copyright reserved.

Insert Plan Number SP291937



Reg. placed at all new corners, unless otherwise stated.

ADDITIONAL SHEET



Scale 1:500 - Lengths are in Metres.

State copyright reserved.

Insert Plan Number SP291937

50mm 100mm 150mm

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
79-OPM	29/SP269935	201°15'15"	25-844	121183	Bolt
79-OPM	29/SP269935	260°36'30"	63-52	116834	Standard
70-OPM	6/SP291935	76°25'25"	250-307	200543	Mini Mark
70-OPM	6/SP291935	103°10'45"	252-921	200542	Mini Mark
31-OPM	27/SP281110	342°35'	5-453	200546	Mini Mark

MGA COORDINATES GDA-94

STN	EASTING	NORTHING	ZONE	PU	LINEAGE	METHOD	REMARKS
OPM200542	528409.787	6923182.333	56	0-020	Derived	CORS QUICK STATIC	
OPM200543	528406.844	6923298.712	56	0-020	Derived	CORS QUICK STATIC	
OPM200545	528439.671	6923439.477	56	0-020	Derived	CORS QUICK STATIC	
OPM753419	536795.648	6909322.129	56	0-008	Datum		
OPM753165	519963.655	6933760.224	56	0-008	Datum		

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O.D./H&W gone	67/SP281110	296°35'40"	19-278
1	Bolt in Kb		303°32'	8-641
3	Bolt in Kb		275°14'	4-339
5	OIP	23/SP269935	163°09'35"	1-1
6	Bolt in Kb		228°58'45"	36-966
10	O.Nail in Bit	27/SP269935	178°07'10"	21-092
11	O.Bolt in Conc Drive	98/SP291935	207°40'10"	19-418
11	O.S Pkt	28/SP269935	102°31'55"	20-506
39a	O.Bolt	9/SP291935	270°47'55"	15-018
43	Bolt in Kb		214°09'	4-578
47	O.Bolt	14/IS271312	56°23'	5-982
48	O.Bolt	15/IS271312	4°23'	4-433
52	OIP	17/SP291935	294°38'05"	12-473
54	O.Bolt	19/IS271312	357°27'	5-335
55	O.Bolt	20/SP291935	61°46'	4-592
56	O.Bolt	21/IS271312	345°32'	5-128
70	O.D./H&W	31/SP281110	121°02'	8-88
79	OIP	15/SP102629	29°16'50"	15-124
80	OIP	96/SP291935	83°00'50"	28-935
84	Bolt in Kb		58°53'	6-665
85	Bolt in Kb		35°24'	4-902

Note: Additional Reference Marks to be placed following construction (see IS276981)

SURVEY REPORT:

PART A - Physical Boundary Report - Stations C TO G

Subsequent New Plan of Survey of a Non-tidal Boundary (Watercourse)

Section 113 Survey and Mapping Infrastructure Act 2003.

Compiled from registered & authoritative information - Section 112 SMIA

Survey History

A first new plan of survey SP269935 was registered for the subject land on 8-9-2014 pursuant to s. 108 of the Survey and Mapping Infrastructure Act 2003.

On the first plan of survey, the top of the right bank of Hotham Creek was adopted as the boundary.

Subsequent new plans of survey SP291935 and SP291936 revealed that earthworks had left little or no trace of the original top of the bank, and therefore the creek boundary from stations C-G had become fixed at its last known location as depicted on SP269935. Our site visit revealed that these rock stabilisation earthworks are still in place. We have compiled the location of Hotham Creek bank from SP291936 which fixed its position from stations C-G.

PART B - Reinstatement Report

- Plans used include SP291936, SP291935, SP281110 and IS271312.

- The boundaries of the subject land have been reinstated from the existing monuments and reference marks at stations 1-6, 9-12, 14-16, 31, 32, 37-39, 39a, 40, 41, 45-49, 52-56, 71-75 and 79-81. Dimensions agree with the previous survey within the measurement accuracies specified in section 3.4.2 of the Cadastral Survey Requirements version 7.0.

TABLE A
ORIG. CREEK POINTS

BEARING	DIST
23°08'35"	6-886
15°30'15"	10-609
17°19'25"	15-186
15°48'45"	17-559
9°30'15"	13-912
17°18'20"	20-977
14°50'15"	21-653
12°21'	17-511
354°47'20"	3-919
284°20'40"	6-373
336°48'30"	8-385
13°19'	6-417
20°18'15"	10-441
5°22'	4-654
5°22'	5-47
18°10'05"	8-496
33°15'45"	11-191
4°36'25"	7-809
351°46'40"	22-042
16°02'30"	11-883
29°25'20"	14-251
35°03'55"	10-0
52°14'20"	15-39
49°37'25"	15-332
49°12'35"	20-299
64°59'45"	7-754
107°21'30"	3-566
191°07'35"	11-485
189°29'45"	8-741
208°47'25"	7-52
198°45'40"	5-754
189°31'30"	10-961
174°20'25"	9-254
191°11'55"	11-223
152°35'50"	4-571
172°41'25"	17-934
62°10'35"	10-861
356°52'55"	9-22
359°06'	14-603
7°30'05"	12-762
17°22'40"	18-96
23°05'10"	14-778
11°11'15"	6-928
16°33'55"	14-552
16°33'35"	5-043
358°43'35"	12-336
5°23'30"	12-867
351°01'50"	15-763
348°27'45"	6-72
356°38'35"	40-204
21°38'25"	35-045
24°18'40"	43-936
26°53'05"	27-421
51°10'20"	22-556
75°27'30"	14-661
65°07'25"	14-112
85°20'20"	14-068

TABLE A
CONTINUED

BEARING	DIST
62°48'10"	12-082
18°38'50"	8-324
358°54'25"	7-401
320°49'55"	10-131
57°24'50"	5-245
80°26'40"	4-125
115°40'55"	7-811
78°39'35"	9-577
43°10'	8-501
50°54'35"	11-862
40°33'30"	9-773
32°35'50"	16-455
38°30"	12-544
34°03'45"	11-642
64°02'25"	15-006
117°26'25"	10-438
208°02'30"	9-795
157°12'30"	11-388
96°37'50"	13-331
57°39'50"	18-259
42°05'05"	13-509
48°01'25"	26-774
26°28'45"	31-129
27°40'10"	15-333
13°40'30"	18-437
8°26'25"	14-473
357°15'50"	19-325
344°43'45"	15-354
90°30'55"	20-688
94°38'45"	15-521
100°14'30"	14-823
50°25'	16-332
45°52'30"	17-636
61°55'40"	18-881
67°59'55"	26-266
86°15'20"	16-5
116°38'05"	16-52
145°31'40"	17-231
88°21'05"	19-769
76°00'35"	17-807
84°19'15"	13-203
95°19'05"	22-866
73°51'50"	20-02
72°40'05"	26-251
90°53'05"	30-299
108°11'05"	18-51
173°29'05"	5-279
146°13'50"	8-267
110°09'45"	6-286
111°10'45"	19-219
142°40'	3-53
264°39'	4-413
251°01'15"	9-367
156°40'15"	13-632
66°36'35"	9-686
74°13'15"	31-881
71°18'55"	25-678
66°33'20"	25-192