

SURVEY PLAN

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
3a	502 735.325	6 982 770.266	56	0-027	Derived	AUSPOS	Screw in Lintel
5a	502 935.037	6 982 586.77	56	0-025	Derived	AUSPOS	O Screw in Chnl
26a	502 770.943	6 982 447.885	56	0-022	Derived	AUSPOS	Screw in Lintel

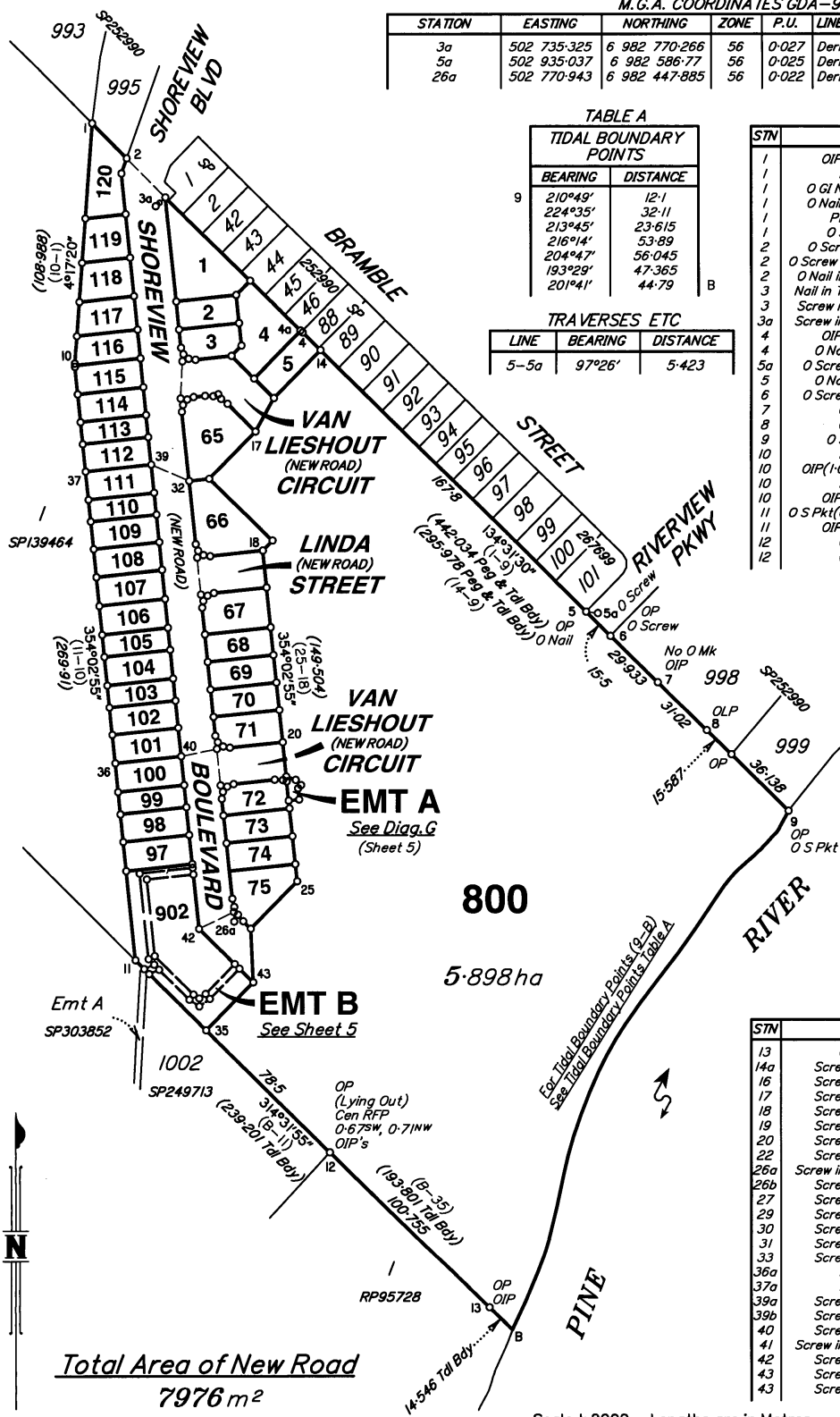
TABLE A

TIDAL BOUNDARY POINTS	
BEARING	DISTANCE
210°49'	12.1
224°35'	32.11
213°45'	23.615
216°14'	53.89
204°47'	56.045
193°29'	47.365
201°41'	44.79

TRAVERSES ETC		
LINE	BEARING	DISTANCE
5-5a	97°26'	5.423

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP gone	5/SP139464	228°15'30"	0.942
1	Pin		310°55'	1.446
1	O GI Nail gone	2/1S187425	226°22'30"	7.54
1	O Nail in Conc	1/1S266646	69°53'30"	11.977
1	Pin Fd		272°06'	18.315
1	O S Pkt	1/1S266646	6°55'30"	32.045
2	O Screw gone	58/SP252990	102°18'	4.944
2	O Screw in SW Lintel	2/1S266646	70°36'30"	5.836
2	O Nail in Bit gone	2/1S266646	258°19'30"	8.396
3	Nail in Top Wall Fd		134°26'	2.038
3	Screw in Conc Fd		343°23'	3.219
3a	Screw in SW Lintel		At	Stn
4	OIP gone	1/SP252990	218°42'	1.663
4	O Nail gone	4/1S266646	227°41'	5.858
5a	O Screw in Chnl	5/1S266646	At	Stn
5	O Nail gone	5/1S266646	298°22'	11.552
6	O Screw in Chnl	1/SP267699	12°25'	9.746
7	OIP	50/SP252990	71°07'	17.083
8	OIP	8/1S266646	306°20'30"	6.257
9	O S Pkt	9/1S266646	271°09'50"	22.117
10	Pin		269°08'	0.618
10	OIP (1.0m Deep)	7/SP139464	266°09'30"	1.168
10	Pin		95°43'	2.052
10	OIP gone	10/1S266646	156°37'	23.21
11	O S Pkt (0.4m Deep)	11/1S266646	185°34'	0.631
11	OIP gone	8/SP139464	48°48'30"	1.1
12	OIP	7/1S187425	3°04'30"	1.718
12	OIP	12/1S266646	269°30'	2.208



First new plan of survey under s80 of the Survey and Mapping Infrastructure Act 2003.

See Sheet 6 for Ambulatory Boundary & Reinstatement Reports.

Peg placed at all new & original subject corners unless shown otherwise.

For details of Lots 1-5, 65 & 112-120, See Sheet 3.

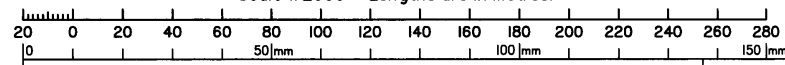
For details of Lots 66-71 & 101-111, See Sheet 4.

For details of Lots 72-75, 97-100, 902 & Emt's A & B, See Sheet 5.

REFERENCE MARKS CONT.

STN	TO	ORIGIN	BEARING	DIST
13	OIP	RP62349	134°31'55"	2.012
14a	Screw in Kb		229°12'	4.39
16	Screw in Kb		249°30'	4.762
17	Screw in Kb		45°40'	3.852
18	Screw in Kb		162°58'	3.424
19	Screw in Kb		348°54'	4.545
20	Screw in Kb		172°41'	3.855
22	Screw in Kb		354°39'	5.665
26a	Screw in SW Lintel		At	Stn
26b	Screw in Kb		222°54'	3.864
27	Screw in Kb		263°35'	2.169
29	Screw in Kb		173°19'	1.793
30	Screw in Kb		263°32'	2.127
31	Screw in Kb		231°53'	1.362
33	Screw in Kb		240°05'	2.855
36a	Pin		270°10'	1.098
37a	Pin		263°41'	1.008
39a	Screw in Kb		70°42'	8.244
39b	Screw in Kb		112°59'	9.26
40	Screw in Kb		125°42'	10.674
41	Screw in SW Lintel		108°32'	14.444
42	Screw in Kb		72°15'	6.547
43	Screw in Kb		55°12'	4.42
43	Screw in Kb		47°40'	12.652

Scale 1:2000 - Lengths are in Metres.



FOCUS ON SURVEYING PTY. LTD. (ACN 161 544 207) hereby certify that the land comprised in this plan was surveyed by the corporation, by Peter Douglas STEVENSON, registered surveyor, for whose work the corporation accepts responsibility, under the supervision of Martin James PATRICKS, 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 8/02/2019.

M. J. P. Sole Director
27.2.19 Date

Plan of Lots 1 - 5, 65 - 75, 97 - 120, 800, 902, Easement A in Lot 800 & Easement B in Lot 902

Cancelling Lot 2 on SPI39464

LOCAL MORETON BAY
GOVERNMENT: REGIONAL COUNCIL LOCALITY: GRIFFIN

Meridian: MGA Zone 56 vide CORS Survey Records: Yes

Scale: 1:2000
Format: STANDARD



SP306472

UPR-307 DRAFTED: SS DIGITAL DRAFTING

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

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\$4546.00
17/06/2019 15:22

BE 400 NT

5. Lodged by

DAVID K LAWYERS
GPO BOX 5041
BRISBANE QLD 4001
(07) 3102 2583 INFO@DAVIDKLAWYERS.COM.AU
(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

+/We UNISON PROJECTS ECHO PTY LTD
A.C.N. 601 145 331
TRUSTEE UNDER INSTRUMENT 717732478

(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-

UNISON PROJECTS ECHO PTY LTD ACN 601 145 331
TRUSTEE UNDER INSTRUMENT 717732478
by its duly constituted Attorney Amelie Jane Wilkinson
under registered Power of Attorney No. 718069612

* Rule out whichever is inapplicable

2. Planning Body Approval.

* MORETON BAY REGIONAL COUNCIL
hereby approves this plan in accordance with the :
% PLANNING ACT 2016

Dated this 28th day of MAY 2019

AMY WHITE
DELEGATED OFFICER
TEAM LEADER PLANNING
#

* 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 : 5A\34180\2017\476\1
Surveyor : UPR-307

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50356241	Lot 2 on SPI39464	1-5, 65-75, 97-120, 800 & 902	New Rd	Emt's A & B

1-5, 65-75, 97-120, 800 & 902	Por 420
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By : Martin James Patricks
Date : 27-3-19 29-5-19
Signed : M.J.P. - M.P.
Designation : Cadastral Surveyor

Development Approval :

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

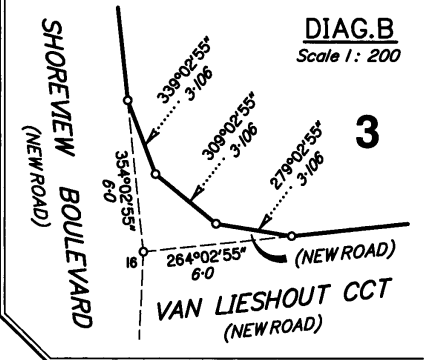
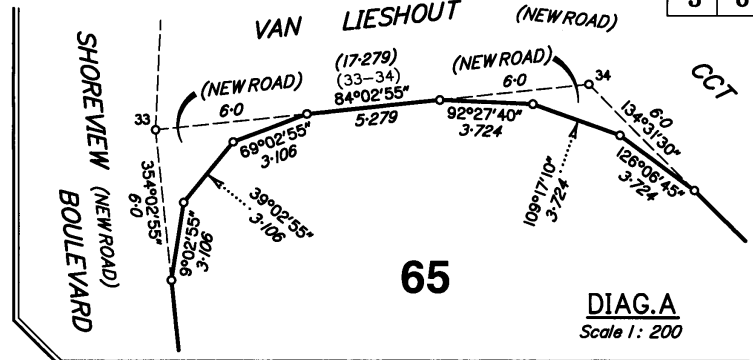
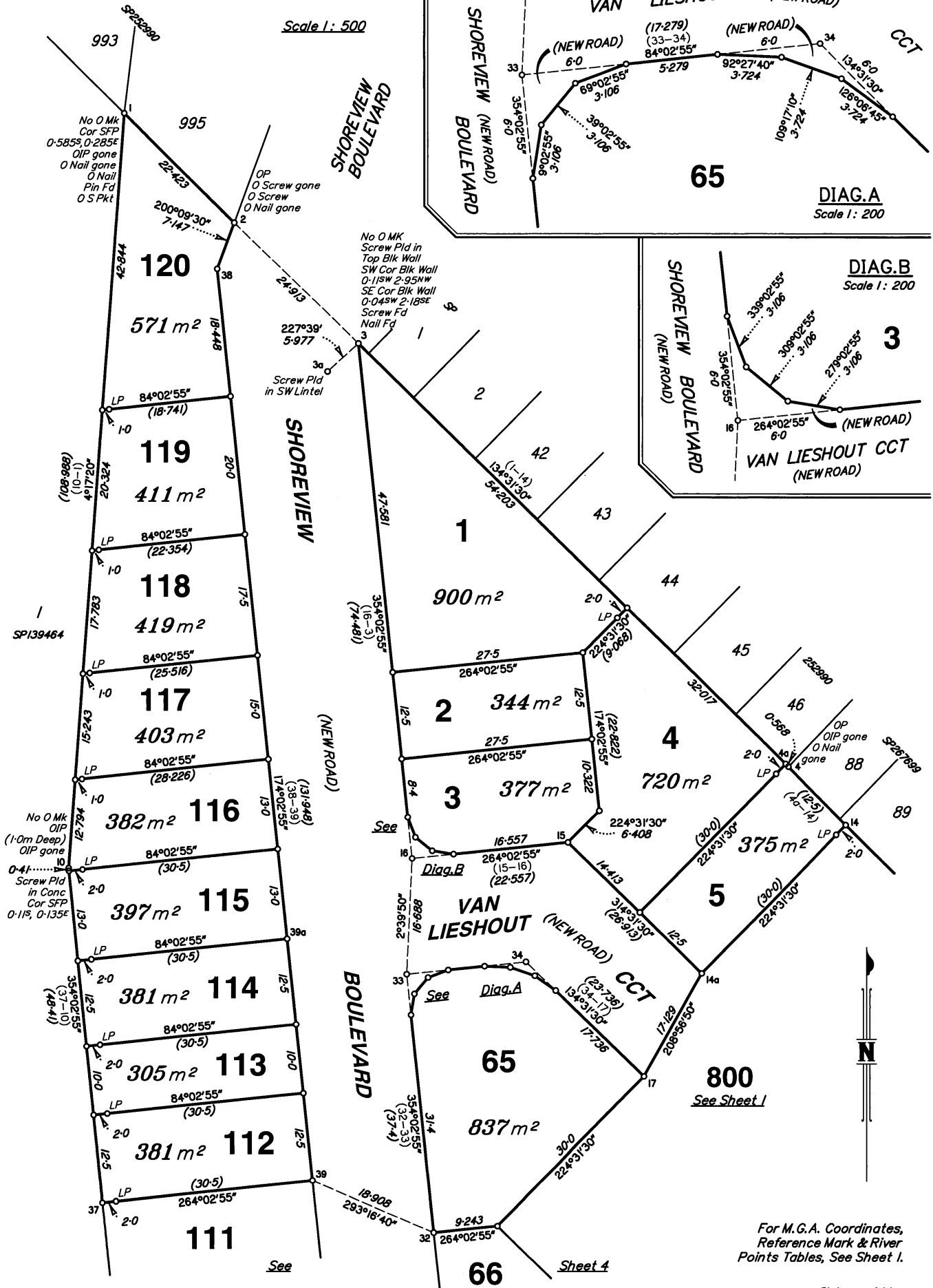
Cadastral Surveyor/Director* Date
*delete words not required

10. Lodgement Fees :

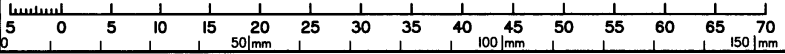
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Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

11. Insert Plan Number
SP306472

Scale 1 : 500



Scale 1 : 500 - Lengths are in Metres.



For M.G.A. Coordinates,
Reference Mark & River
Points Tables, See Sheet 1.

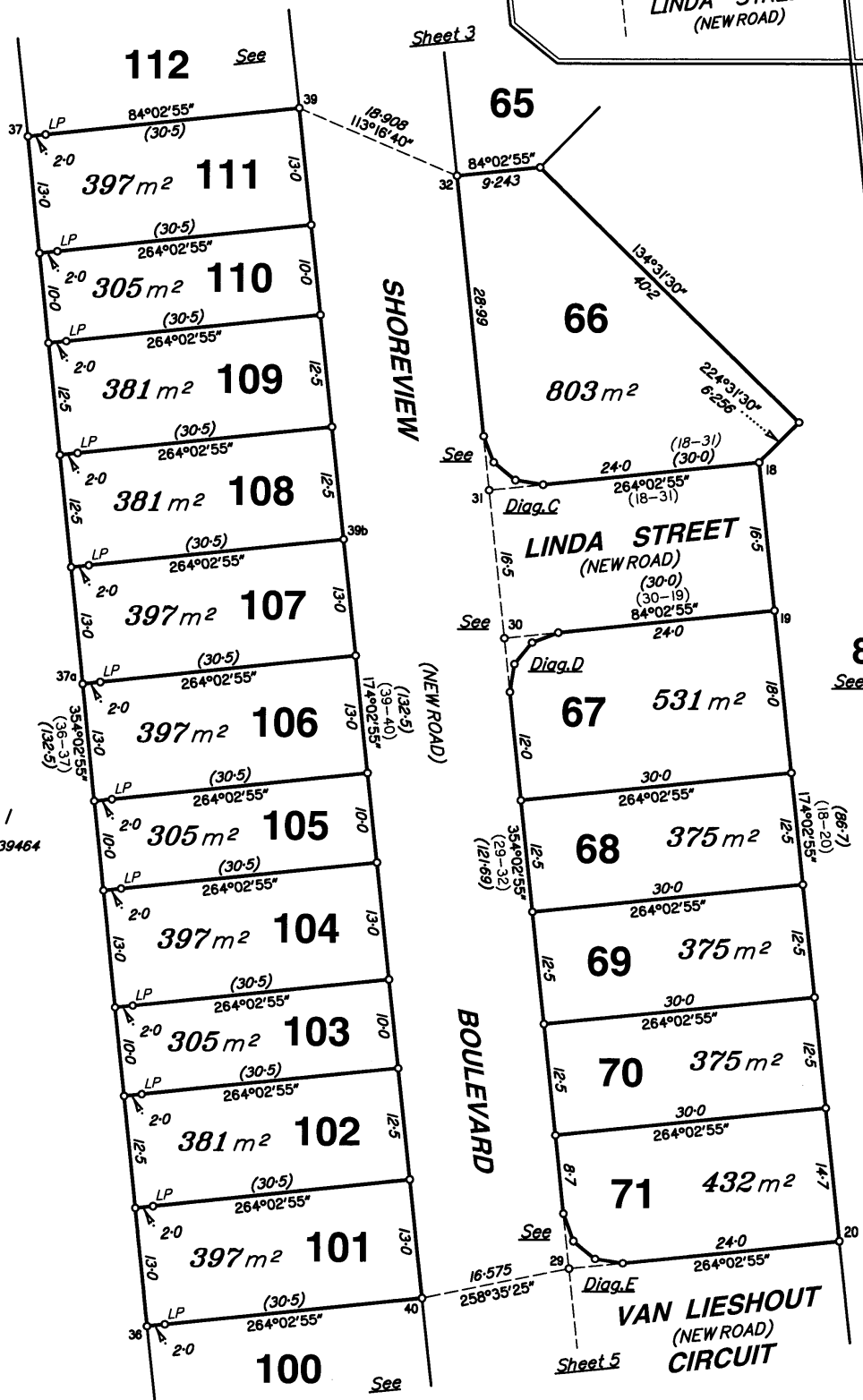
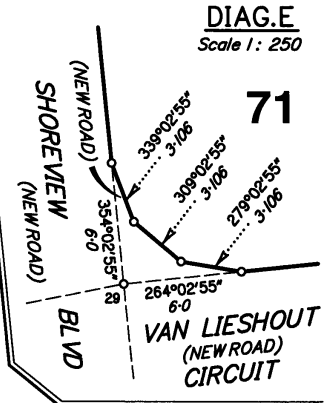
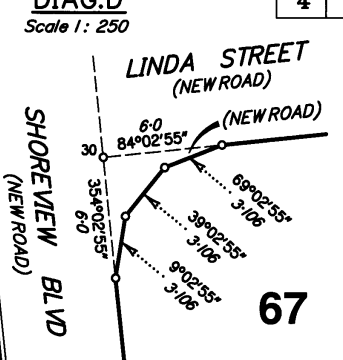
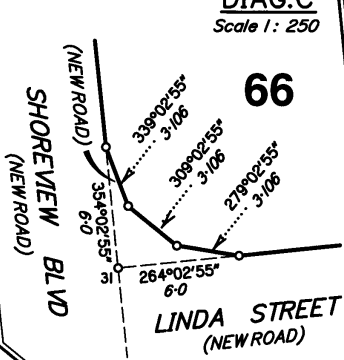
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Insert Plan Number **SP306472**

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For M.G.A. Coordinates,
Reference Mark & River
Points Tables, See Sheet 1.

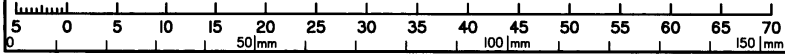
Scale 1: 500



800
See Sheet 1



Scale 1: 500 - Lengths are in Metres.



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Insert Plan Number
SP306472

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REINSTATEMENT REPORT

- Plans Searched: IS266646, IS187425, IS218231, IS218227, SP303852, SP139464, SP252990, SP267699, RP62349, RP169866, S31135.
- Datum Line: 1 - 9 fixed by original monuments at Stns 1-2 & 5-9, which agrees with IS266646 & SP252990. Swing to SP139464 = $-8^{\circ}30'30''$
- Line 1 - 10 fixed by original monuments at Stns 1 and 10 = Deed (SP139464) however +0.008 to IS187425.
- Line 10 - 11 fixed by original monuments at Stns 10 and 11 = deed (SP139464) however +0.02 to IS187425.
- Line 11 - 13 fixed by original marks at Stns 11, 12 and 13 agrees with IS266646, SP139464 & IS187425.

Ambulatory Boundary Definition.

Survey History and definition of boundary.

Original Portion No. 420 was granted in July 1862. The Deed of grant details that Portion 420 commences on the left bank of the Pine River.

Portion No. 420 was subdivided into Lot 1 & 2 on RP62349. RP62349 surveyed the ambulatory boundary as the High Water Mark of the Pine River.

Lot 2 on SP139464 is that balance lot remaining from the subdivision of Lot 1 on RP62349. This plan shows original distances to the ambulatory boundary derived from RP62349.

Survey of tidal watercourse boundary.

This plan adapts the original natural feature being the left bank of the Pine River and its location has been determined by field survey taking into account the ambulatory boundary principles. The original adapted natural feature is not a line of intersection of a tidal plane with the land.