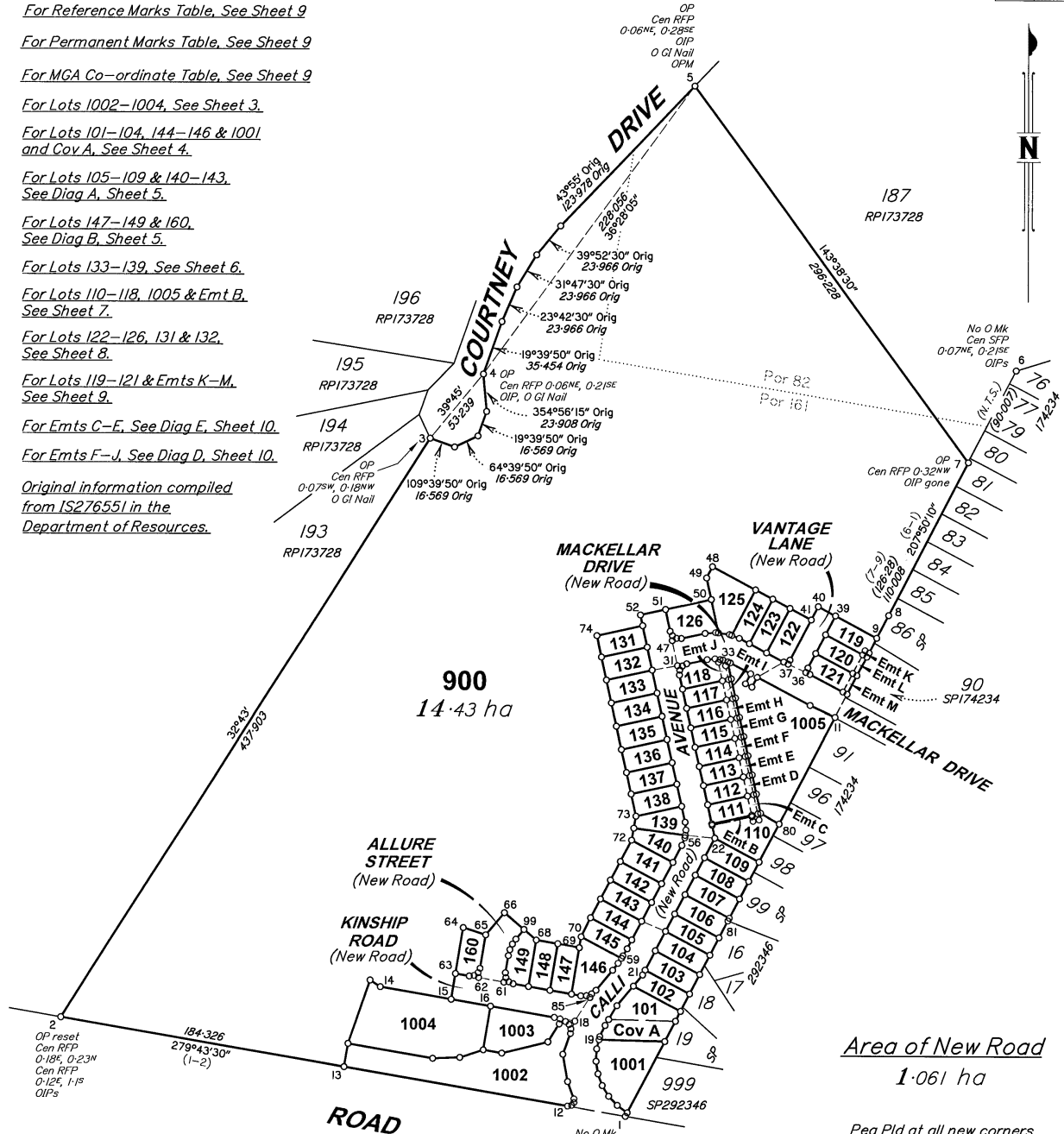


Land Title Act 1994; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 10

- For Reference Marks Table, See Sheet 9
- For Permanent Marks Table, See Sheet 9
- For MGA Co-ordinate Table, See Sheet 9
- For Lots 1002-1004, See Sheet 3.
- For Lots 101-104, 144-146 & 1001 and Cov A, See Sheet 4.
- For Lots 105-109 & 140-143, See Diag A, Sheet 5.
- For Lots 147-149 & 160, See Diag B, Sheet 5.
- For Lots 133-139, See Sheet 6.
- For Lots 110-118, 1005 & Emt B, See Sheet 7.
- For Lots 122-126, 131 & 132, See Sheet 8.
- For Lots 119-121 & Emts K-M, See Sheet 9.
- For Emts C-E, See Diag E, Sheet 10.
- For Emts F-J, See Diag D, Sheet 10.
- Original information compiled from IS276551 in the Department of Resources.

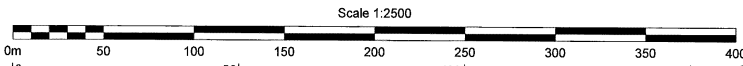


Survey Report

Original marks placed and referenced on IS276551 have been used to reinstate the subject boundaries. All marks and dimensions agree with IS276551.

B.B.H. PTY. LTD. (ACN 010 427 531) (trading as Bennett and Bennett Group) hereby certify that the land comprised in this plan was surveyed by the corporation, by Michael Stuart Zahl, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Stephen William Mavor, 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 the Survey Act 2003 and associated Regulations and Standards and that the said survey was completed on 22/07/2024.

THE COMMON SEAL OF B.B.H. PTY. LTD.
 OF
 010 427 531
 Director
 Date 26/07/2024



Plan of Lots 101-126, 131-149, 160, 900, 1001-1005 and Covenant A in Lot 101 & Easements B-M in Lots 110-121 Respectively

Cancelling Lots 188-192 on RP173728

LOCAL GOVERNMENT:
GOLD COAST CITY COUNCIL

LOCALITY:
UPPER COOMERA

Meridian: **MGA Zone 56 vide GNSS**

Survey Records: **No**

Area of New Road

1.061 ha

Peg Pld at all new corners, unless otherwise noted.

Scale: **1:2500**
Format: **STANDARD**



SP313554

Bennett + Bennett 17110_037_SFP.DWG BR/12/06/2024

723577751

EL 400 \$7,275.20
03/10/2024 13:05:37

(Dealing No.)

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

Sheet of
2 10

4. Lodged by

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

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
I6100143	Lot 188 on RPI73728	900		
I6100144	Lot 189 on RPI73728	119-126, 900 & 1005	New Rd	Emts K-M
I6100145	Lot 190 on RPI73728	104-118, 125, 126, 131-141, 900 & 1005	New Rd	Emts B-J
I6100146	Lot 191 on RPI73728	101-106, 137-149, 160, 900 & 1001-1004	New Rd	Cov A
I6100147	Lot 192 on RPI73728	160, 900 & 1002-1004	New Rd	

101-126, 131-149, 160 & 1001-1005 900	Por 161 Por 82 & 161
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : 171101

5. Passed & Endorsed :
By : B.B.H. PTY LTD ACN 010 427 531
Date : 26/07/2024
Signed : *R. McLabbe*
Designation : Liaison Officer

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

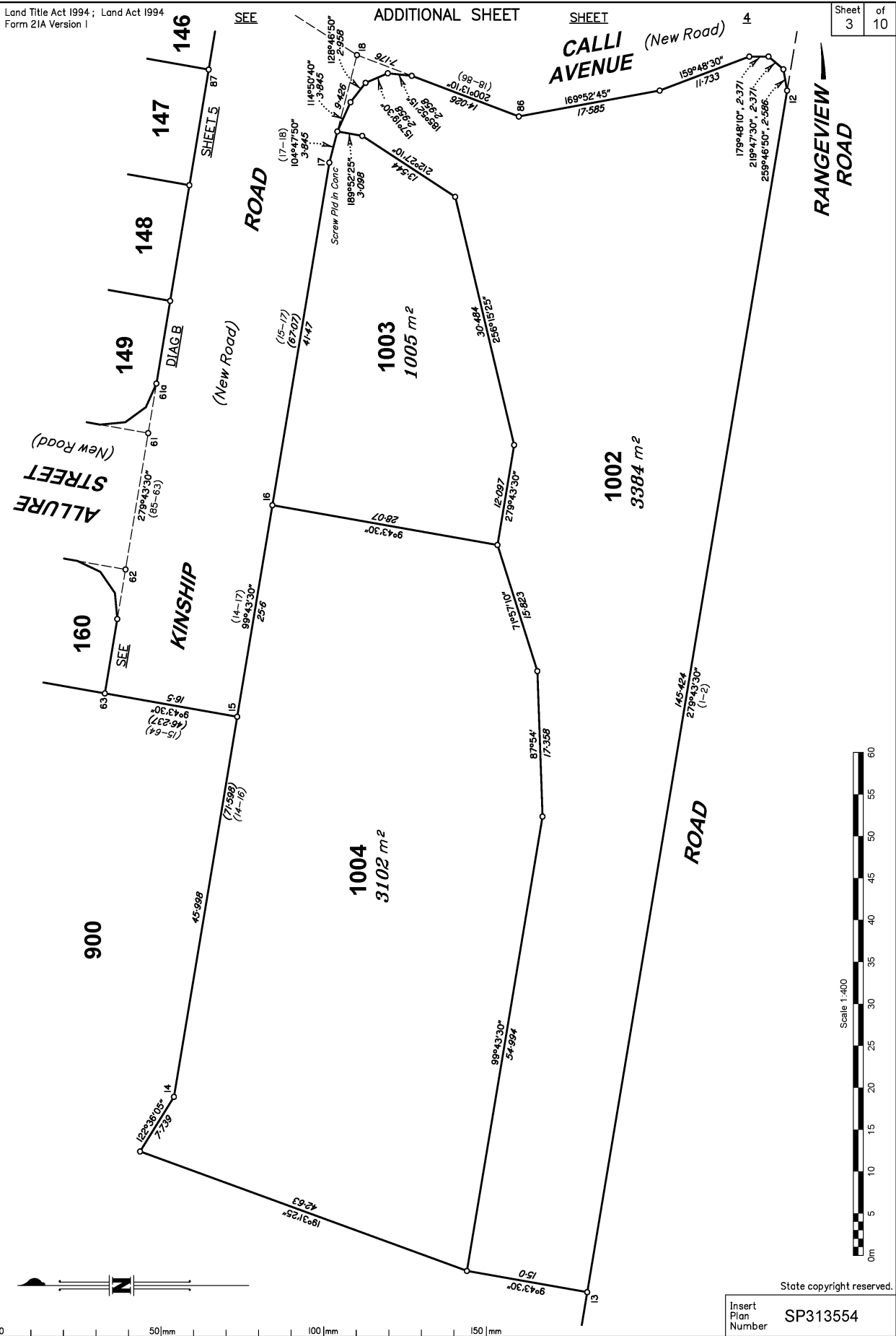
Cadastral Surveyor/Director * Date
~~delete words not required~~

7. Lodgement Fees :

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

8. Insert Plan Number
SP313554

Bennett + Bennett 171101_037_SFP_DWG BR1 12/06/2024



Insert Plan Number SP313554

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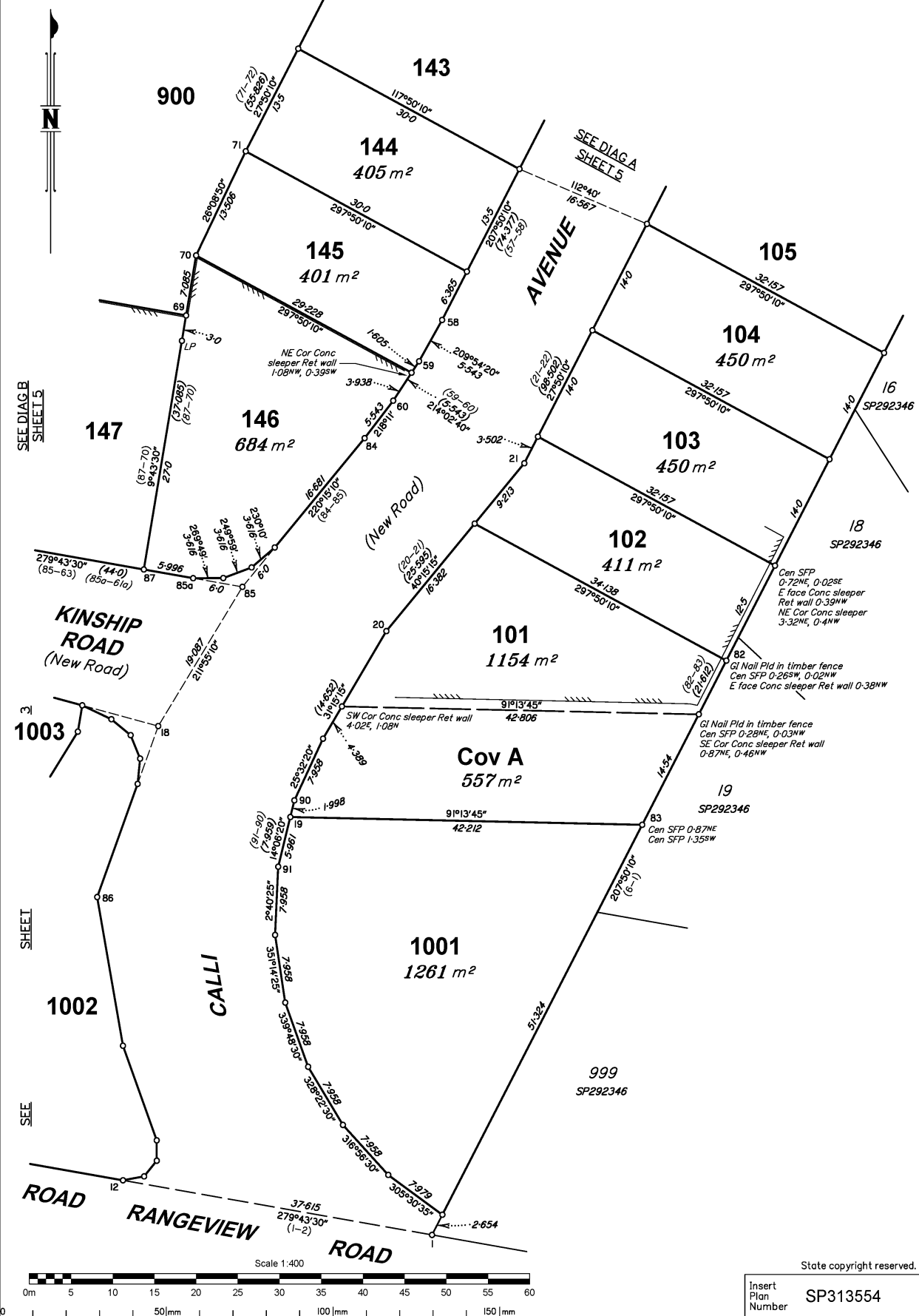


DIAGRAM A
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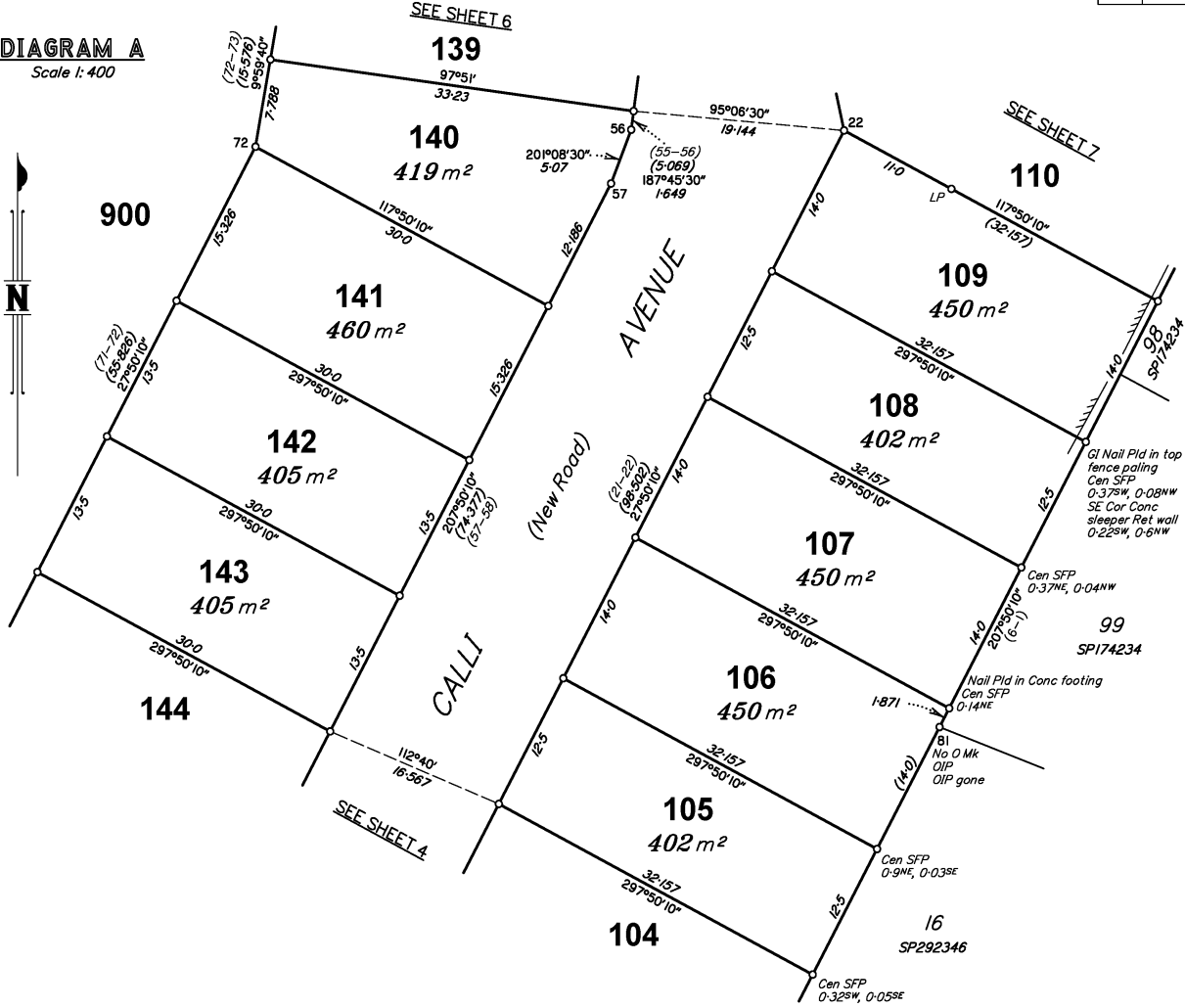
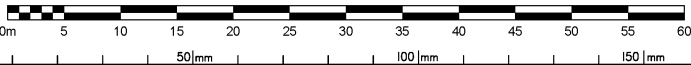
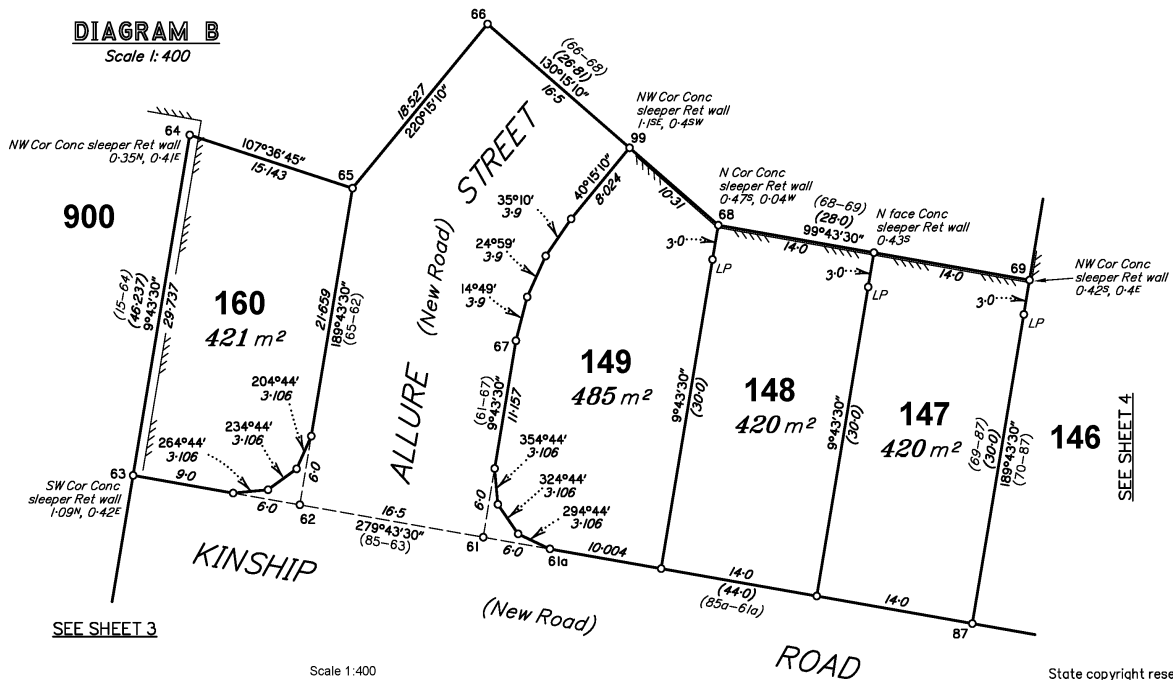


DIAGRAM B
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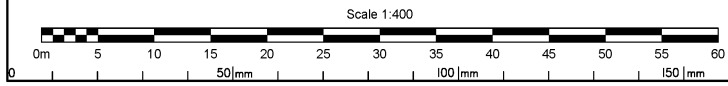
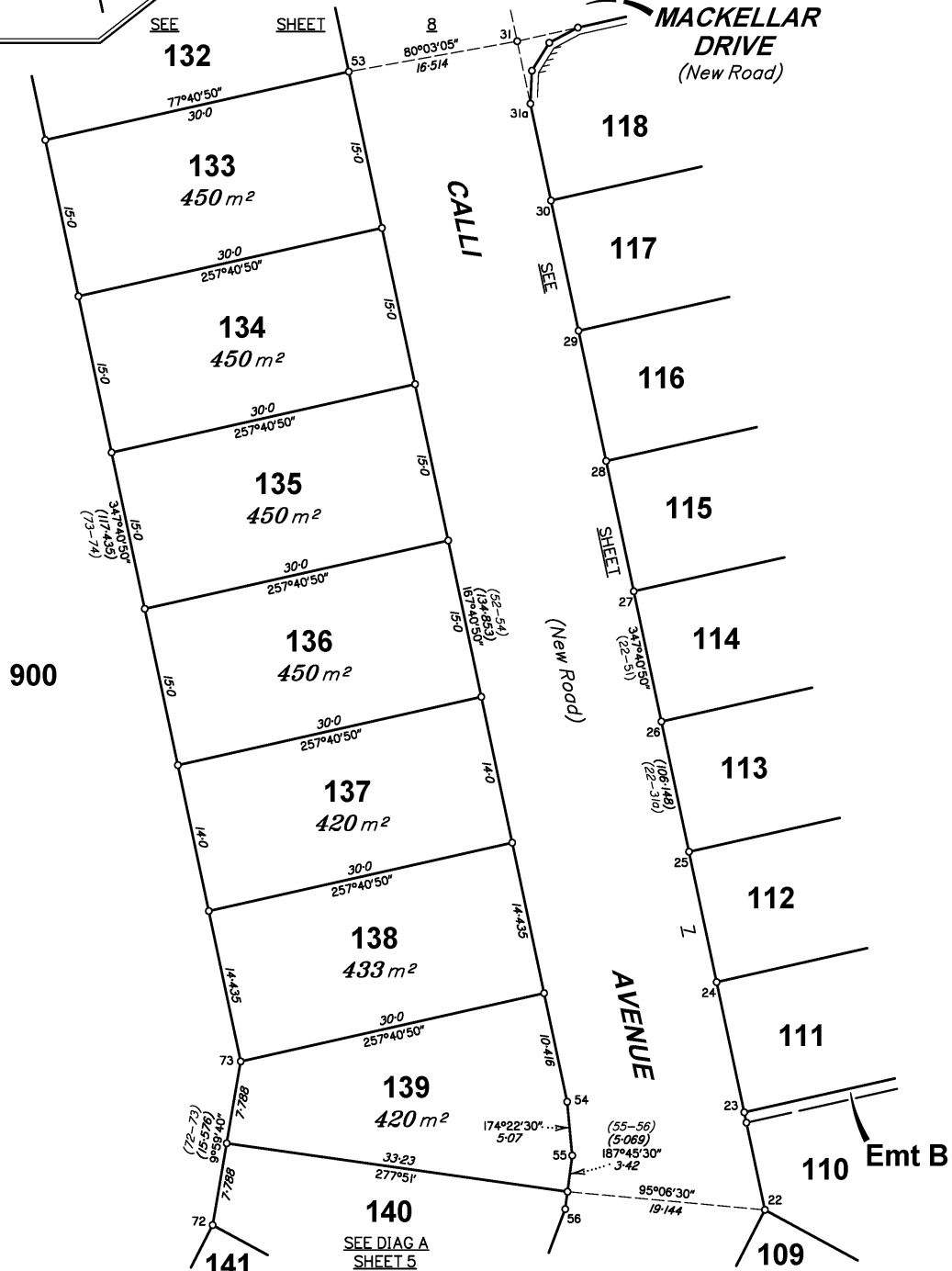
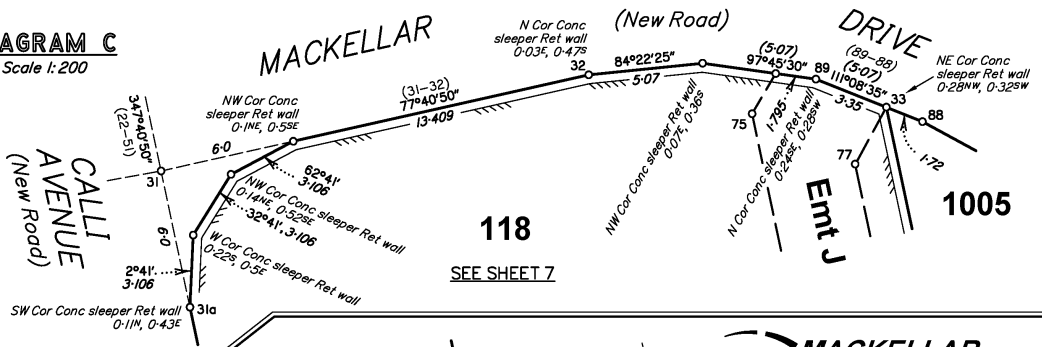


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Insert Plan Number **SP313554**

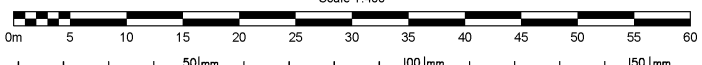
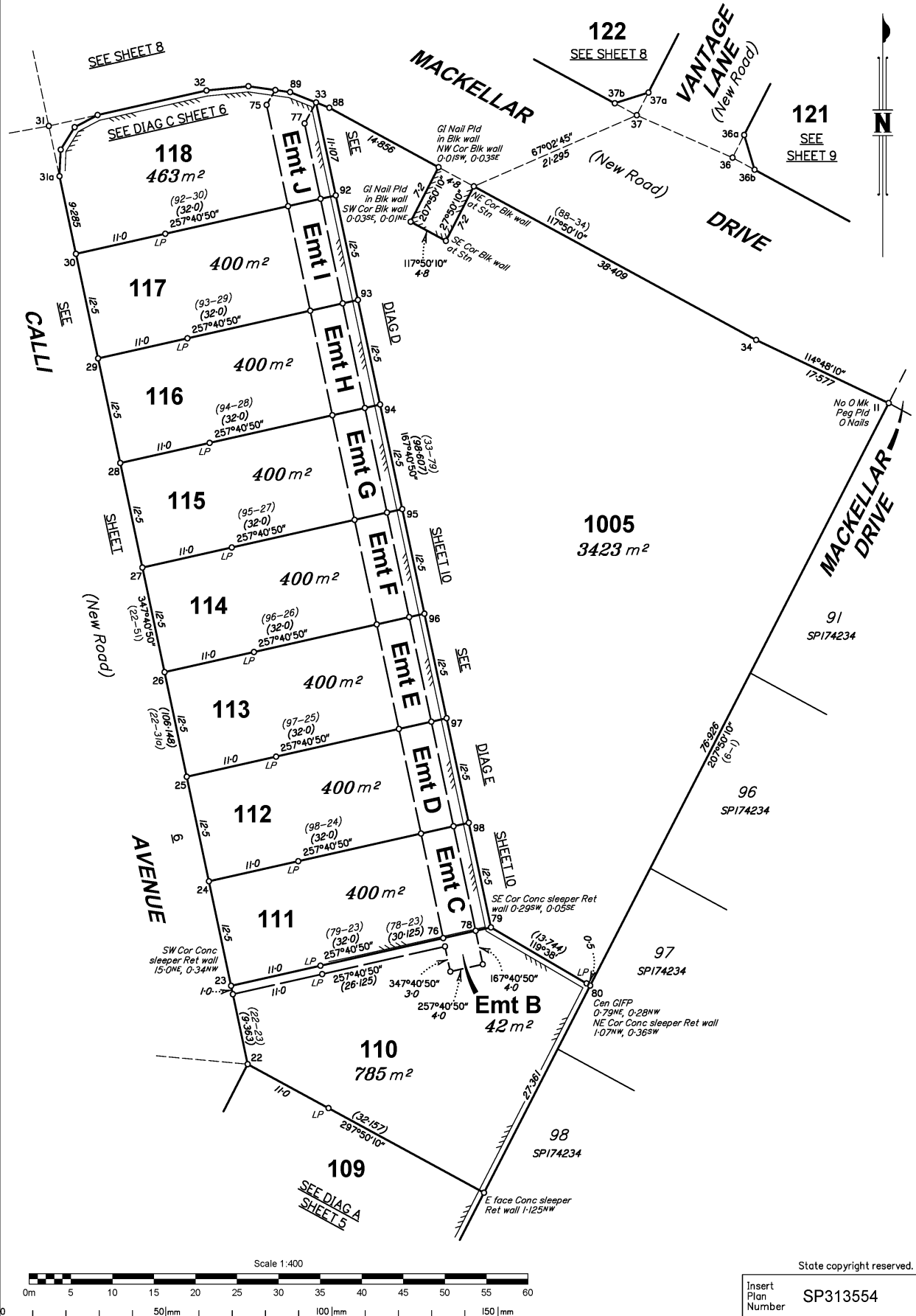
Bennett + Bennett 17110_L037_SFP.DWG BRV 12/06/2024

DIAGRAM C
Scale 1:200



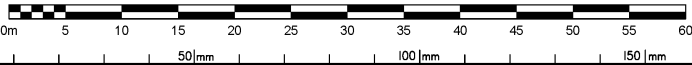
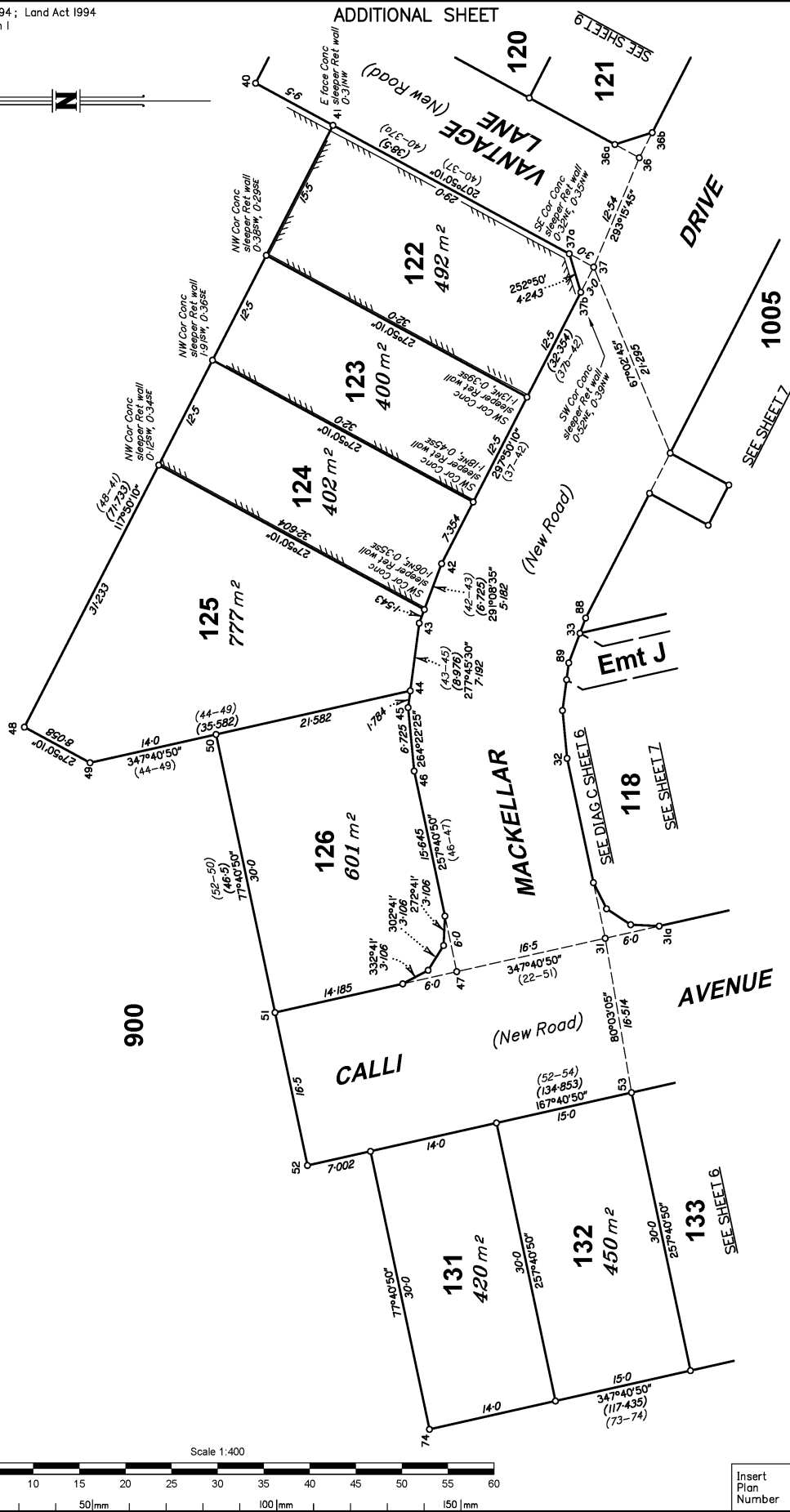
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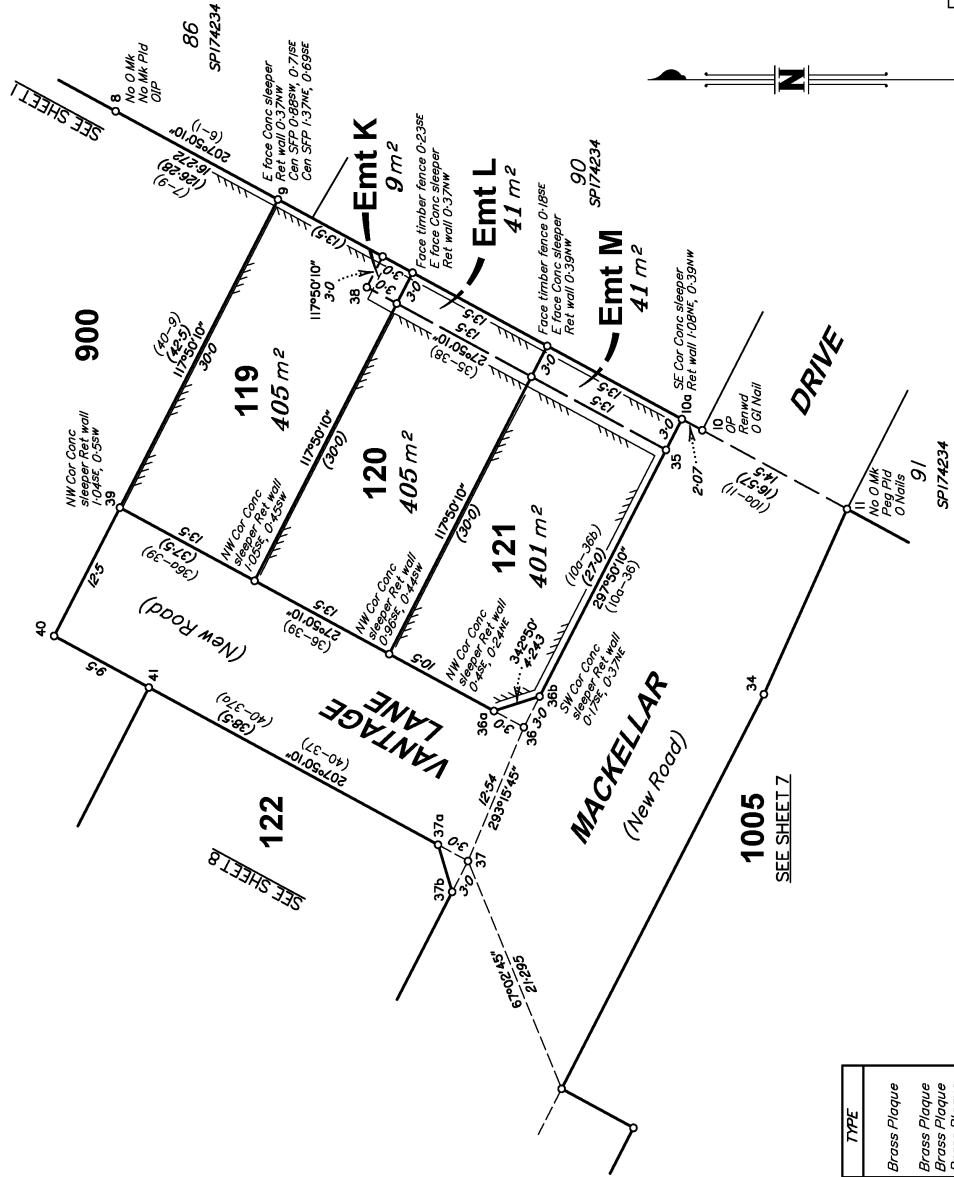
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Insert Plan Number SP313554

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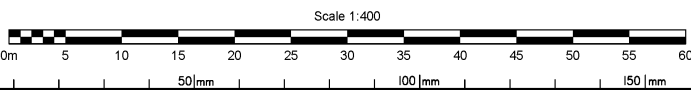
STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
PM186350	527 329.111	6 917 364.052	56	0.021	Derived	Network Post—Processed (Static)	
PM186351	527 403.512	6 916 928.419	56	0.019	Derived	Network Post—Processed (Static)	
PM186354	527 452.597	6 917 173.495	56	0.019	Derived	Network Post—Processed (Static)	
PM186355	527 537.377	6 917 150.555	56	0.019	Derived	Network Post—Processed (Static)	

M.G.A. COORDINATES GDA—2020



STN	TO	ORIGIN	BEARING	DIST
1	OIP gone	5/15276551	228°27'	12.369
1	Screw in Kb	9/15292346	201°05'30"	12.065
1	OIP gone	5/15276551	61°51'30"	14.257
1	O Nail in Conc	9/15276551	96°17'30"	5.241
2	OIP	18/18217328	94°2'	0.9
3	OIP	7/15276551	120°48'40"	32.62
4	O GI Nail in Bit	5/15276551	56°02'	17.965
4	OIP	28°34'	0.975	
5	O GI Nail in Bit	24/18217328	240°55'30"	30.655
5	OIP	12/15276551	317°0'	0.968
5	O GI Nail in Bit	12/15276551	313°12'	6.868
6	OIP	16/182162858	27°50'10"	1.0
6	OIP	16/15276551	257°52'	4.223
7	I Pin	20/8°35'	208°35'	2.15
7	OIP gone	17/15276551	305°40'	38.736
8	OIP	18/15276551	330°38'40"	13.441
10	O GI Nail in Bit	19/15276551	126°26'30"	26.211
11	O Nail in Kb	20/15276551	104°53'10"	17.612
11	O Nail in Kb	20/15276551	109°00'50"	22.643
12	I Pin	23/8°57'	238°57'	7.678
13	I Pin	26/3°14'	263°14'	17.82
14	Screw in Kb	9/1120°	94°11'20"	45.772
16	Screw in Kb	7°42'	7°42'	4.423
19	Screw in Kb	244°52'	244°52'	8.19
21	Screw in Kb	230°26'	230°26'	24.992
22	Screw in Kb	271°30'	271°30'	6.928
31	Screw in Kb	213°49'	213°49'	6.082
33	Screw in Kb	320°25'	320°25'	7.802
36	Screw in Kb	190°59'	190°59'	5.635
37	Screw in Kb	252°17'	252°17'	6.145
39	Screw in Kb	260°39'	260°39'	5.492
40	Star-Pkt	76°41'	76°41'	36.715
41	Screw in Kb	131°23'	131°23'	2.506
44	Screw in Kb	176°34'	176°34'	4.491
47	Screw in Kb	304°54'	304°54'	6.457
51	Screw in Kb	258°44'	258°44'	4.367
52	Screw in Kb	134°32'	134°32'	8.067
56	Screw in Kb	77°45'	77°45'	4.827
59	Screw in Kb	182°28'40"	182°28'40"	11.1
61	Screw in Kb	285°36'	285°36'	4.306
62	Screw in Kb	140°49'	140°49'	3.762
63	Screw in Kb	187°12'	187°12'	4.406
66	Screw in Kb	142°20'	142°20'	4.491
66	Screw in Kb	252°32'	252°32'	51.228
66	Star-Pkt	282°39'	282°39'	19.686
73	I Pin	343°28'	343°28'	72.25
74	Star-Pkt	316°36'	316°36'	1.074
80	OIP gone	27°50'10"	27°50'10"	0.755
81	OIP	183°01'	183°01'	13.605
81	Screw in Kb	232°43'	232°43'	9.77
85	Screw in Kb	305°51'	305°51'	4.428

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	5/15276551	66°46'25"	281.634	170053	Bronze Plaque
4-PM	9/15292346	31°02'30"	21.637	186350	Bronze Plaque
5-OPM	12/15276551	43°03'	64.364	130263	Bronze Plaque
18-PM	16/15276551	302°51'	371.83	186355	Bronze Plaque
52-PM	157°27'	165°23'	7.391	186354	Bronze Plaque
		157°27'	23.344	186354	Bronze Plaque



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DIAGRAM D

Scale 1:200

MACKELLAR (New Road) DRIVE

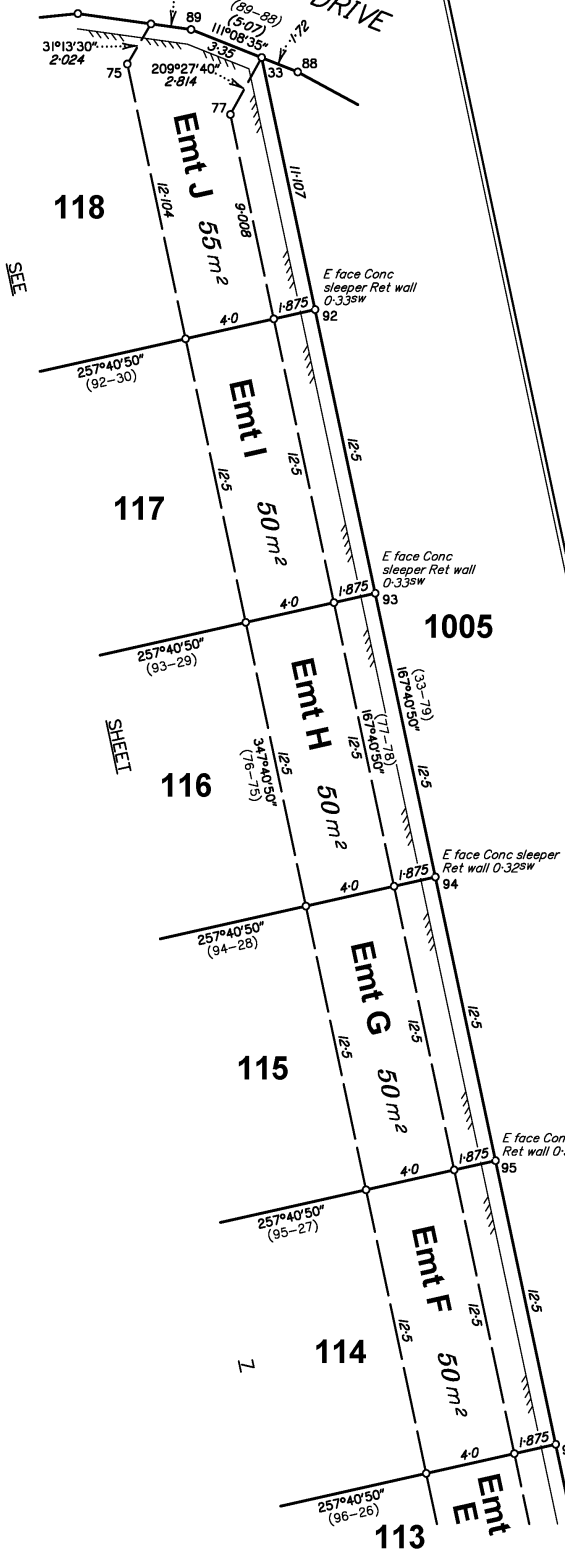
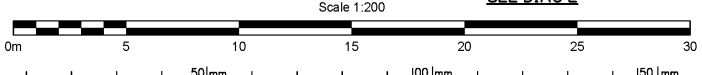
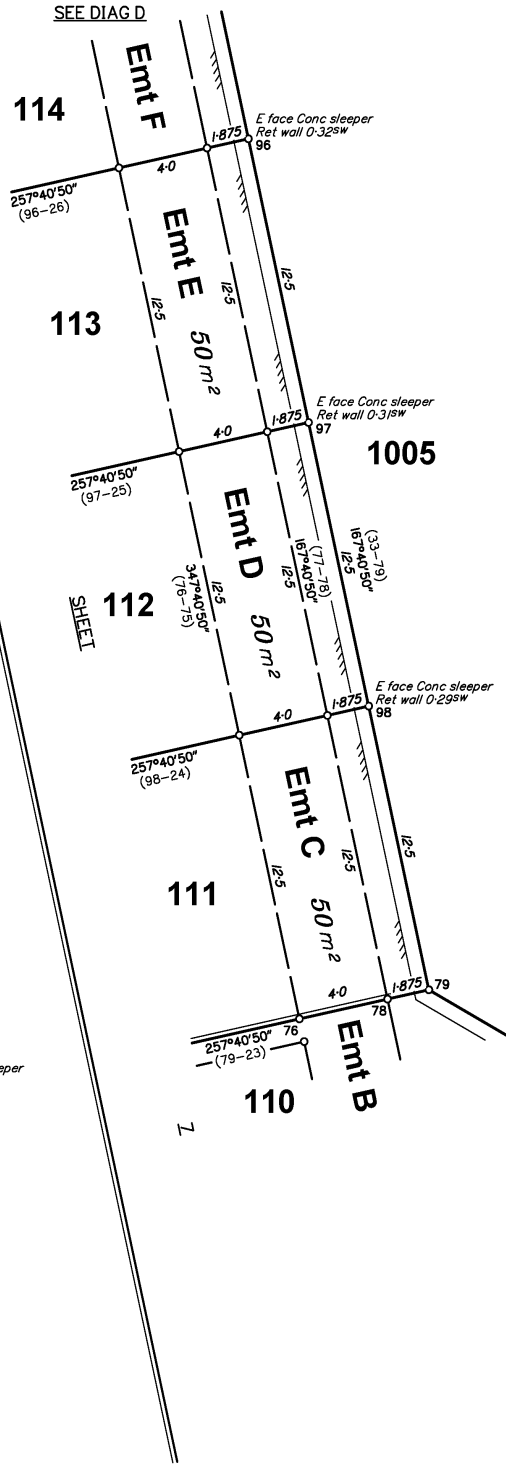


DIAGRAM E

Scale 1:200



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