

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

Sheet 1 of 5

SURVEY PLAN

Original Information compiled from SP225226 and IS206400 in the Department of Resources

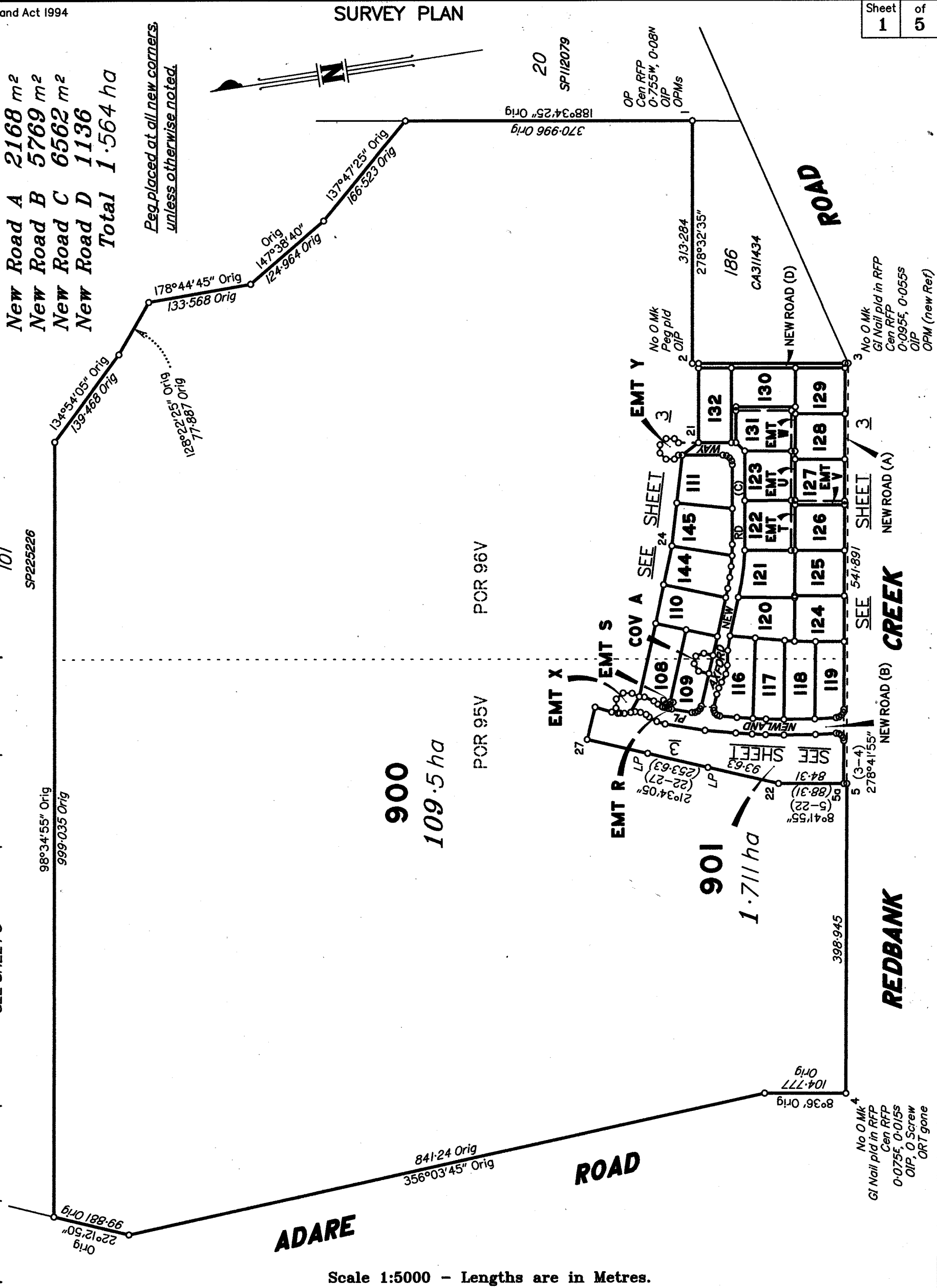
Area of New Road
 New Road A 2168 m²
 New Road B 5769 m²
 New Road C 6562 m²
 New Road D 1136
 Total 1.564 ha

Peg placed at all new corners unless otherwise noted.

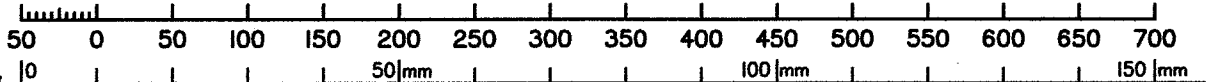
PERMANENT MARKS			
PM	ORIGIN	BEARING	DIST
	SEE SHEET 5		NO

REFERENCE MARKS			
STN	TO	ORIGIN	DIST
	SEE SHEET 5		

MGA COORDINATES GDA-94			
Station	Easting	Northing	Zone
			SEE SHEET 5



Scale 1:5000 - Lengths are in Metres.



B Planned & Surveyed Pty Ltd (A.C.N. 607 422 293) hereby certify that the land comprised in this plan was surveyed by the corporation, by Joshua Isaac BELOT, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of James Molesworth GOODWIN, 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 31/03/2023.

20-04-2023 *[Signature]*
 Date Director

Plan of Lots 108 -111, 116-132, 144, 145, 900, 901 and Emt R in Lot 109, Cov A in Lot 109, Emt S in Lot 108, Emt T & U in Lots 122 & 123 Respectively, Emt V in Lot 127, Emt W in Lot 131, Emt X & Y in Lot 900

Cancelling Lot 95 on CA311434 and Lot 96 on SP225226
 LOCAL LOCKYER VALLEY
 GOVERNMENT: REGIONAL COUNCIL LOCALITY: Adare
 Meridian: MGA Zone 56 Vide CORS

Scale: 1:5000

Format: STANDARD

SP328401

Survey Records: No

722727613

EL 400 \$3,706.33
06/09/2023 10:04:48

(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, email, reference, and Lodger Code)

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
14785030 50775759	Lot 95 on CA311434 Lot 96 on SP225226	108, 109, 116 – 119, 900, 901 108–111, 116–132, 144, 145, 900	New Rd New Rd	Cov A, Emnts R, S & X Cov A & Emnts T, U, V, W & Y

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
721897682	108–111, 116–132, 144, 145, 900 & 901	
721897683	108–111, 116–132, 144, 145, 900 & 901	

110, 111, 120 – 132, 144, 145
108, 109, 116 – 119, 900
901

POR 96V
POR 95V & 96V
POR 95V

Lots


Orig

2. Orig Grant Allocation :

3. References :

Dept File :
Local Govt : RL2022/0017
Surveyor : 001762

5. Passed & Endorsed :

By : James Molesworth Goodwin
Date : 20-04-23
Signed : 
Designation : Cadastral Surveyor

6. Building Format Plans only.

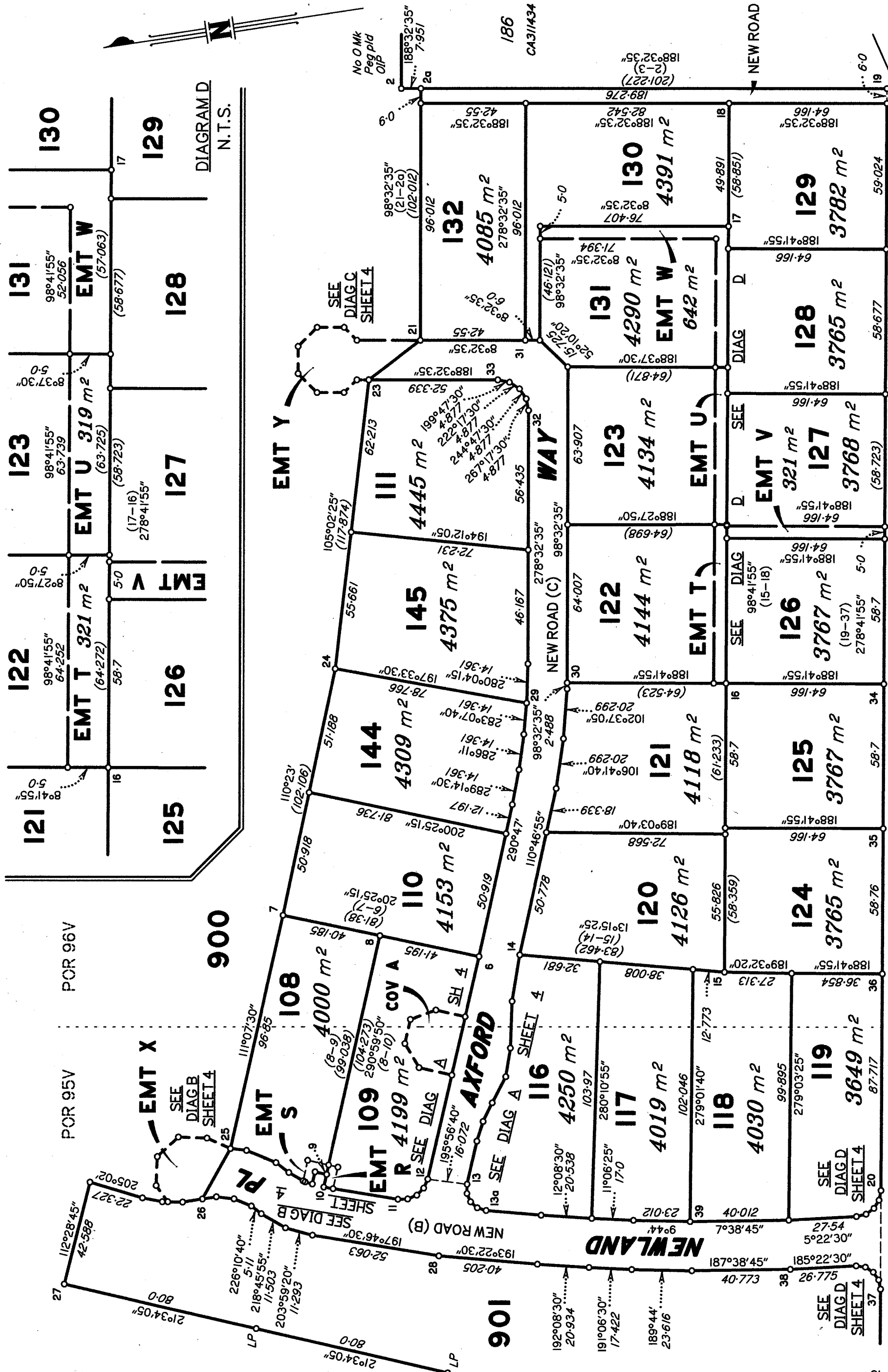
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

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

7. Lodgement Fees :

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

8. Insert Plan Number **SP328401**



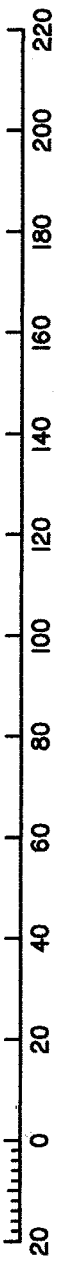
No O Mk
Cl Nail pld in RFP
Cen RFP
0-095E, 0-055S
OIP
OPM (New Ref)

ROAD

CREEK

REDBANK

Scale 1:1500 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number SP328401

DIAGRAM D
N.T.S.

900

901

AXFORD

NEWLAND

NEW ROAD (D)

WAY

NEW ROAD (C)

NEW ROAD (A)

NEW ROAD (B)

POR 96V

POR 95V

PL

LP

21°34'05"

80-0

226°10'40"

5-11

218°45'55"

11-503

203°59'20"

11-293

197°46'30"

52-063

193°22'30"

40-205

192°08'30"

20-934

191°06'30"

17-422

189°44'

23-616

12°08'30"

20-538

11°06'25"

17-0

103-97

280°10'55"

32-681

110°46'55"

290°47'

110°23'

102-106

50-918

200°25'15"

81-736

120°23'

102-106

51-188

280°04'15"

14-361

283°07'40"

14-361

286°11'

14-361

289°41'30"

14-361

12-197

289°41'30"

14-361

280°04'15"

14-361

197°33'30"

78-766

105°02'25"

117-874

55-661

194°12'05"

72-231

4375 m²

145

144

4309 m²

144

143

4445 m²

143

142

4134 m²

123

122

4144 m²

122

121

4118 m²

121

120

4126 m²

120

119

3649 m²

119

118

4030 m²

118

117

4019 m²

117

116

4250 m²

116

115

3767 m²

115

114

3767 m²

114

113

3768 m²

113

112

3765 m²

112

111

3649 m²

111

110

4153 m²

110

109

4000 m²

109

108

4000 m²

108

107

4153 m²

107

106

4144 m²

106

105

4134 m²

105

104

4126 m²

104

103

4118 m²

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102

4118 m²

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4118 m²

70

69

4118 m²

69

68

4118 m²

68

67

4118 m²

67

66

4118 m²

66

65

4118 m²

65

64

4118 m²

64

63

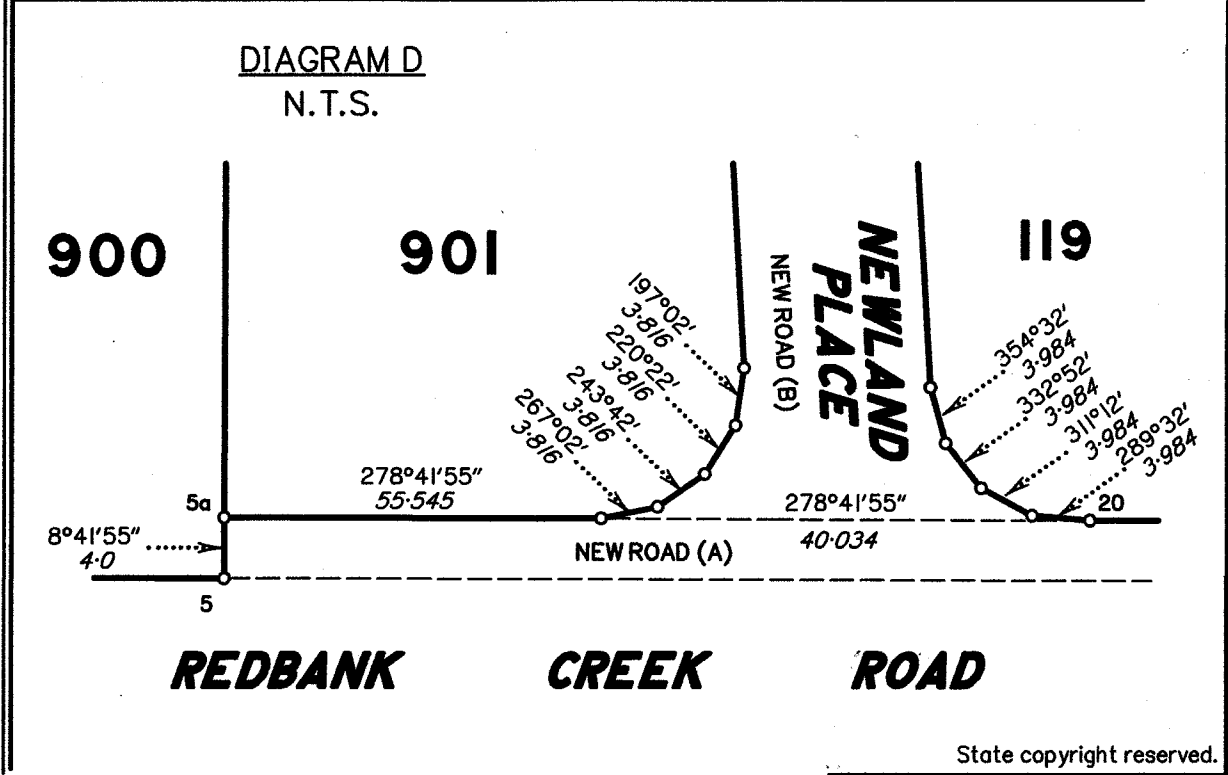
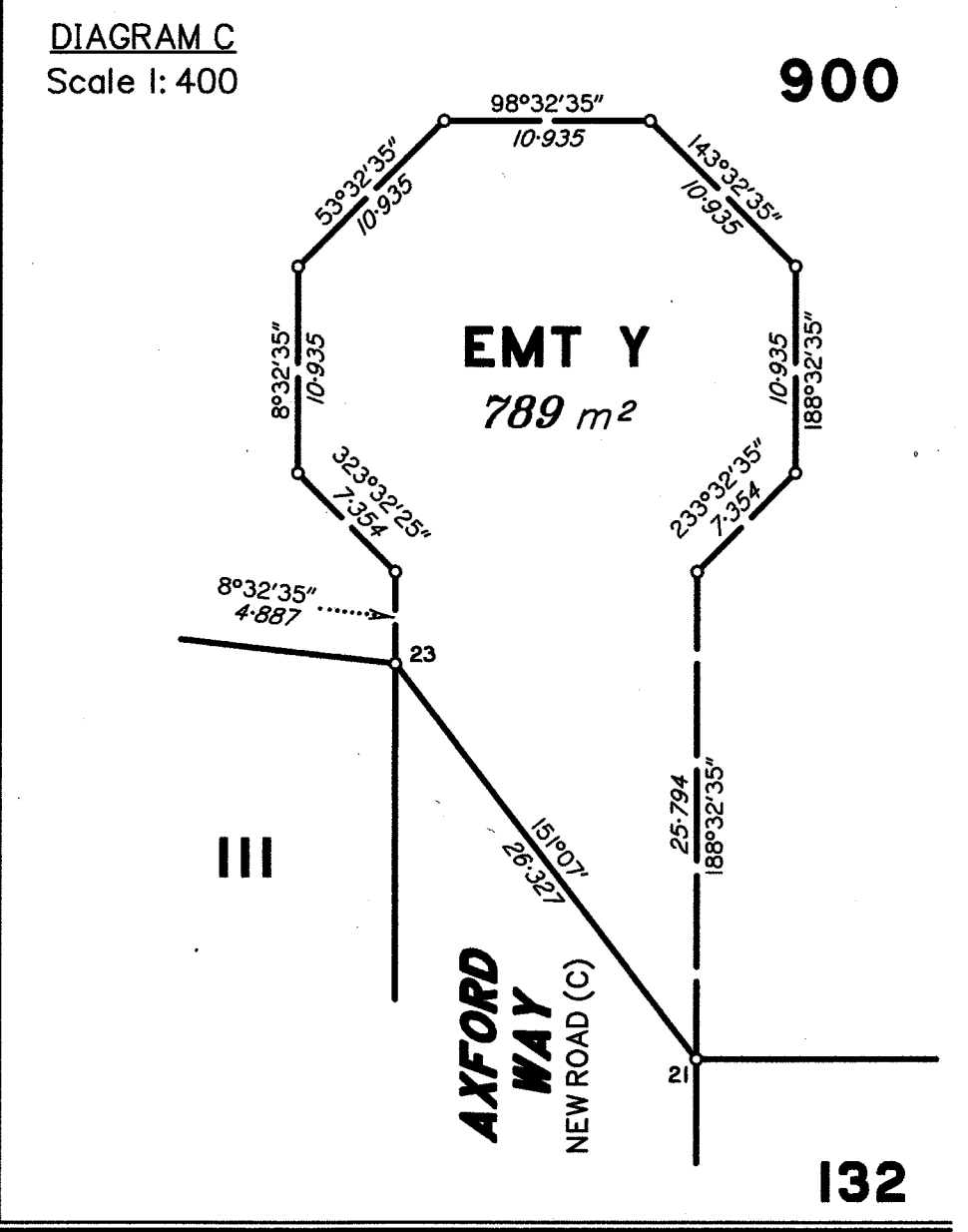
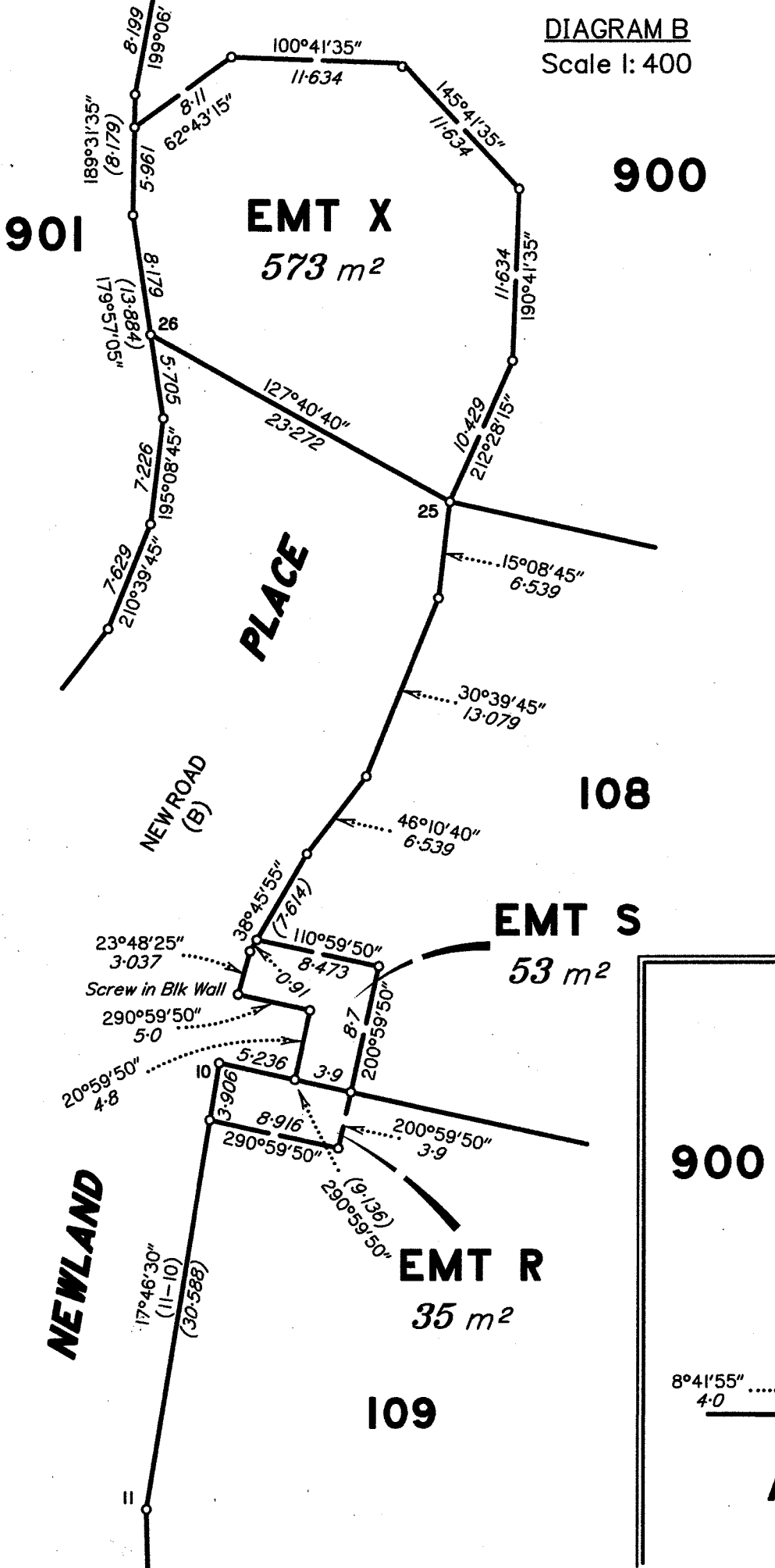
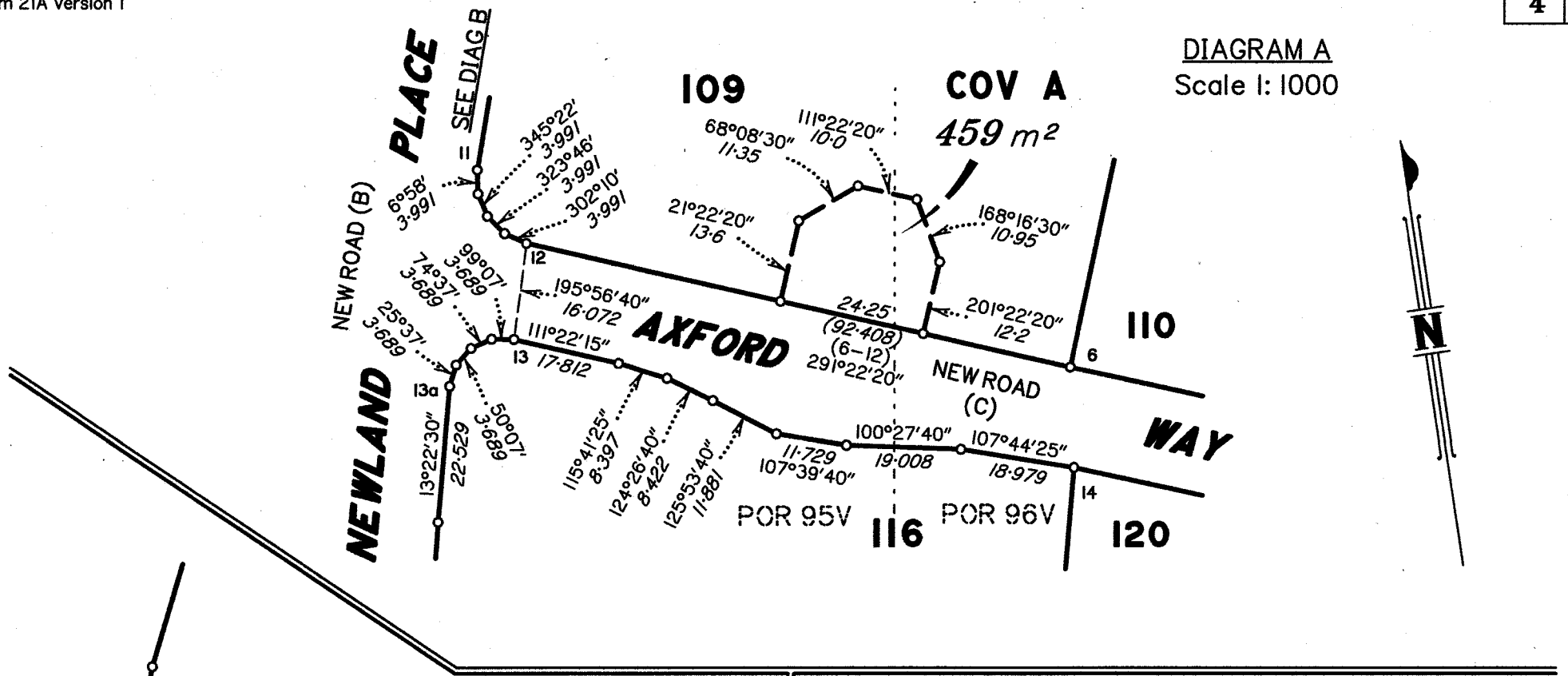
4118 m²

63

62

4118 m²

62



MGA COORDINATES GDA-2020

Station	Easting	Northing	Zone	P.U.	Lineage	Method	Remarks
OPM100405	432 636.270	6 954 555.800	56	0-017	Datum		
PM210295	429 919.195	6 954 279.144	56	0-035	Derived	RTK	Mini Mark
From 2	430 367.495	6 954 178.950	56	0-035	Derived	RTK	OIP
From 3	430 337.055	6 953 979.500	56	0-035	Derived	RTK	OIP

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	5/IS216700	327°02'35"	1.838
1	Star Picket		312°01'	32.876
2	OIP	6/IS216700	226°51'35"	1.103
2	Star Picket		59°16'20"	68.571
2a	Pin		352°38'	1.378
3	OIP	IS206400	226°54'35"	0.913
4	OIP	IS206400	198°33'35"	0.791
4	O Screw in conc	IS206400	349°32'35"	3.055
4	ORT gone	IS206400	29°45'	24.623
5a	Pin		135°19'	0.661
6	Screw in Kerb		151°49'	7.314
11	Pin		285°54'	2.664
12	Screw in Kerb		185°25'	5.006
13	Screw in Hdwl		285°48'	9.3
13a	Screw in Kerb		285°02'	5.739
14	Pin		301°10'	2.85
15	Pin		153°23'	1.185
18	Pin		91°07'	0.746
19	Pin		239°48'	0.731
20	Pin		184°07'	8.649
21	Pin		278°46'	4.164
21	Screw in Kerb		353°52'	19.122
23	Screw in Kerb		131°49'	5.758
24	Pin		21°44'	0.878
25	Pin		244°31'	2.608
25	Star Picket		113°26'30"	12.624
26	Star Picket		0°20'	1.683
26	Screw in Kerb		160°33'	13.469
27	Pin		340°56'	1.227
28	Star Picket		199°12'30"	2.64
28	Screw in Kerb		93°51'	6.866
29	Pin		212°02'	3.064
30	Screw in Kerb		30°13'	5.222
31	Screw in Hdwl		279°27'30"	3.181
31	Pin		209°51'30"	8.553
32	Screw in Kerb		185°15'	4.809
33	Pin		101°01'	3.645
33	Screw in Kerb		180°34'30"	10.387
34	Pin		244°09'	0.944
35	Nail in Hdwl		174°51'30"	27.067
36	Pin		197°23'	0.771
37	Screw in Hdwl		152°29'30"	24.752
38	Screw in Kerb		93°11'	6.062
39	Screw in Kerb		279°27'	5.923

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	10/SP225226	244°45'	441.21	89889	
1-OPM	10/SP225226	269°00'25"	1311.37	18596	
3-OPM	7/IS206400	238°56'50"	69.296	89889	
4-OPM	RPI50122	253°08'45"	43.312	18596	
10-PM		283°38'	13.964	210295	Mini Mark

New Ref
New Conn

Reinstatement Report

SEARCH: SP225226, IS216700, IS216725, IS206400, RP880397, RP846025, CA311434.

- Stns 1 - 4 are in agreement with previous surveys with the corners and lines fixed using original marks located off or near original corners.