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

SURVEY PLAN

Original information compiled from SP326156 in the Department of Resources.

Peg placed at all new corners, unless otherwise stated.

Area of New Road

(27–45–47–50–54–56–57–18–16 –59–60–62–64–65–67–70–4–2 –71–72–71a–76–80–83–28–27)

1·263 ha

I, Ian Kingsley SMITH, hereby certify that the land comprised in this plan was surveyed by Clinton Andrew CARSELDINE, registered surveyor, for whose work I accept responsibility 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 20/07/2022.

I.K.S.

..... Cadastral Surveyor

Date 10-8-22

Plan of Lots 63–87, Emt A in Lot 67, Emt B in Lot 68, Emt C in Lot 73, Emt D in Lot 76, Emt E in Lot 77, Emt F in Lot 81, Emt G in Lot 84, Emt H in Lot 86 & Emt I in Lot 87

Cancelling Lot 79 on SP326156

LOCAL GOVERNMENT: *REGIONAL COUNCIL* LOCALITY: *CHATSWORTH*

Survey Records: *No*

Meridian: *SP326156*

Format: STANDARD

Scale: *1:2000*

SP328631

0 50mm 100mm 150mm

State copyright reserved.

Amendments by me
Cadastral Surveyor I.K.S. Date 6-10-22

Scale 1:2000 – Lengths are in metres.

20 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280

For Survey Report, see Sheet 2.
For Reference Marks Table, Permanent Marks Table, Traverse Table and MGA Co–Ordinates Table, see Sheet 8.

Sheet 1 of 8

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Land Title Act 1994 ; Land Act 1994
Form 21B Version 2

(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)

1. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51269019	Lot 79 on SP326156	63–87	New Rd	Emts A–I

Survey Report

- Main plans used – MCH3730, MCH4667, MPH40505, SP300760, SP326146 and SP326156.
- Datum – Line 1–6 fixed by monuments and reference marks measuring with Deed agreement to SP326156.
- Good agreement confirmed along Bruce Highway frontages in accordance with SP326156 completed recently by our firm.
- Northwestern and Northeastern boundary Lines 25–32 and 30–33–37–38–39–40–1, also measured with Deed agreement to SP326156.
- Boundary Lines 13–16–18–21–25 and onto Station 27 were well fixed throughout and agreement was confirmed with our previous stage plans SP300760.
- All new internal boundaries were then surveyed and intersected onto the above reinstated perimeter boundaries.
- All Lots, Easements and New Road sections closed within the prescribed limits.

69–87 63–68	POR 372 POR 372 & LOT 118 ON CP855383
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : 42526

5. Passed & Endorsed :
By : I. K. Smith
Date : 10-8-22
Signed : 9.1.5.
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 **SP328631**

AJH 42526_(SP328631)_Roberts Bros.dwg

Land Title Act 1994; Land Act 1994
Form 21A Version 1

DIAGRAM A

Scale 1:800

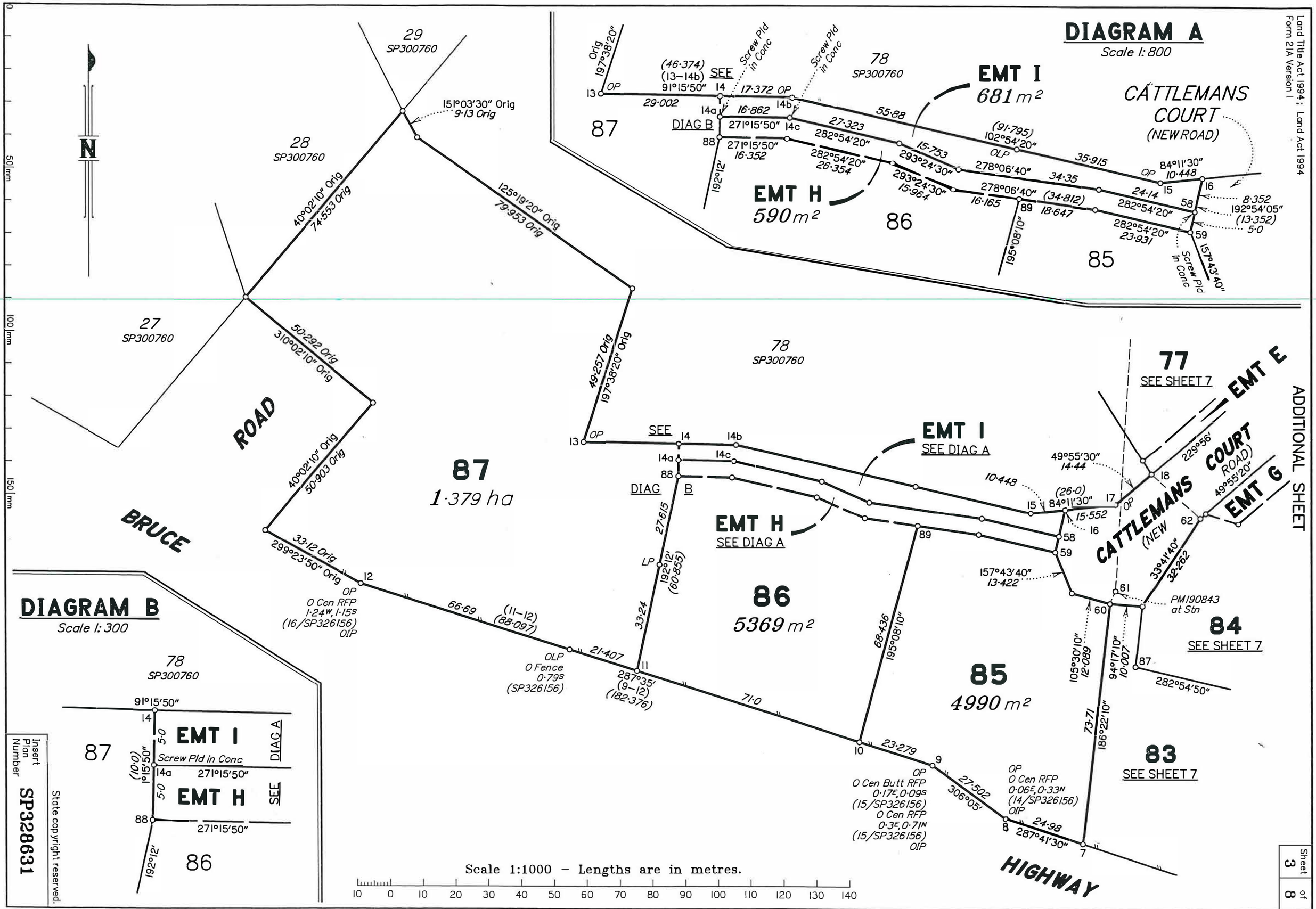

DIAGRAM B

Scale 1:300

Insert Plan Number **SP328631**

State copyright reserved.

Scale 1:1000 – Lengths are in metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

Sheet 3 of 8

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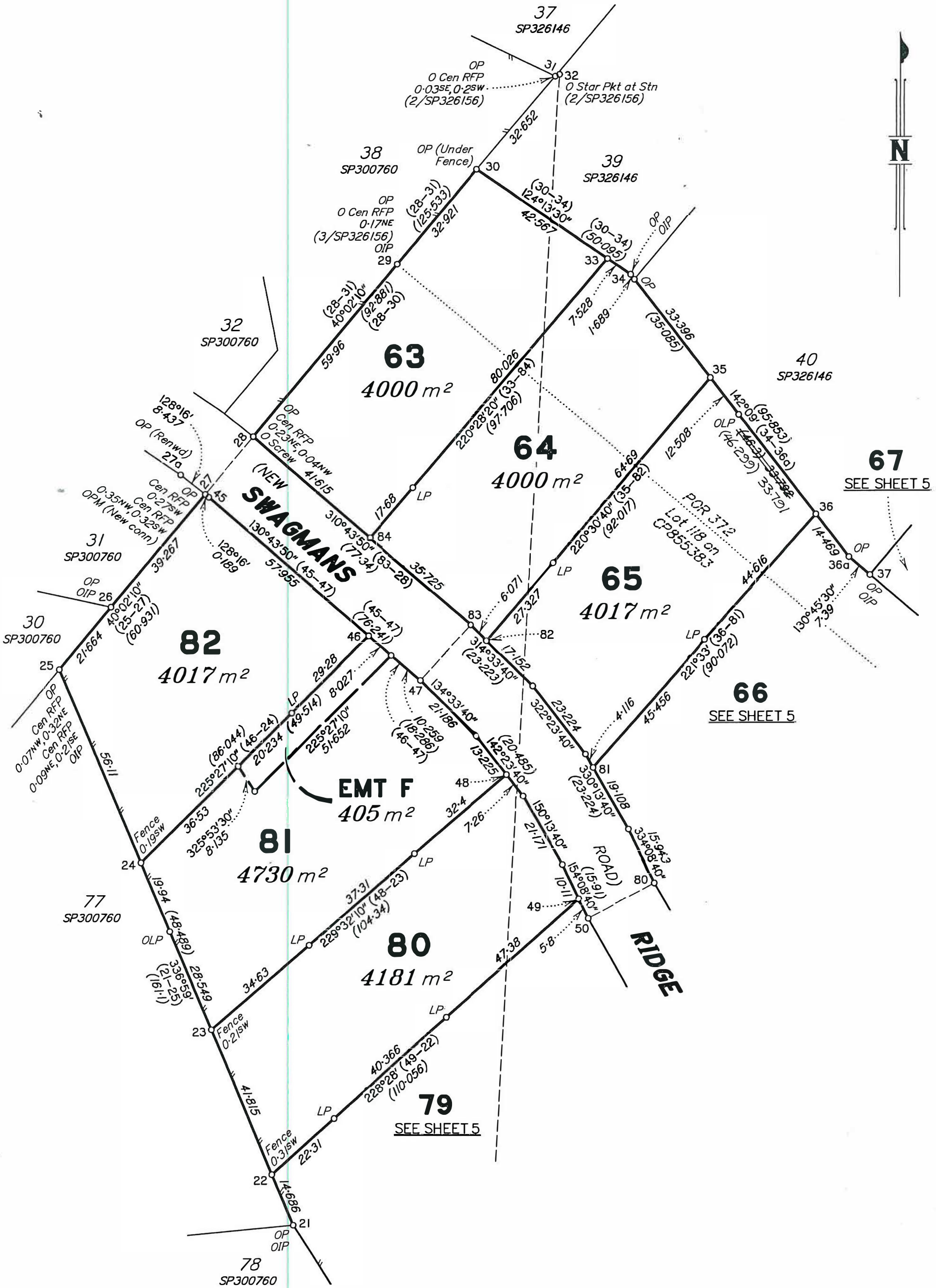
Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 4 of 8



Scale 1:1000 – Lengths are in metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

0 50 mm 100 mm 150 mm

State copyright reserved.

Insert Plan Number **SP328631**

A/H 42526_(SP328631)_Roberts Bros.dwg

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 5 of 8

DIAGRAM C
Not to Scale

EMT A
519 m²

EMT B

524 m²

65 SEE SHEET 4

66 4014 m²

67 6544 m²

68 4694 m²

69 4109 m²

70 SEE SHEET 6

77 SEE SHEET 7

78 4381 m²

79 4217 m²

80 SEE SHEET 4

SWAGMANS RIDGE (NEW ROAD)

(NEW ROAD)

RIDGE

42 SP326146

41 SP326146

40 SP326146

2 MPH5043

77 SP300760

78 SP300760

N

DIAGRAM D
Scale 1:800

Scale 1:1250 – Lengths are in metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190

0 50 mm 100 mm 150 mm

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AJH 42526_(SP328631)_Roberts Bros.dwg

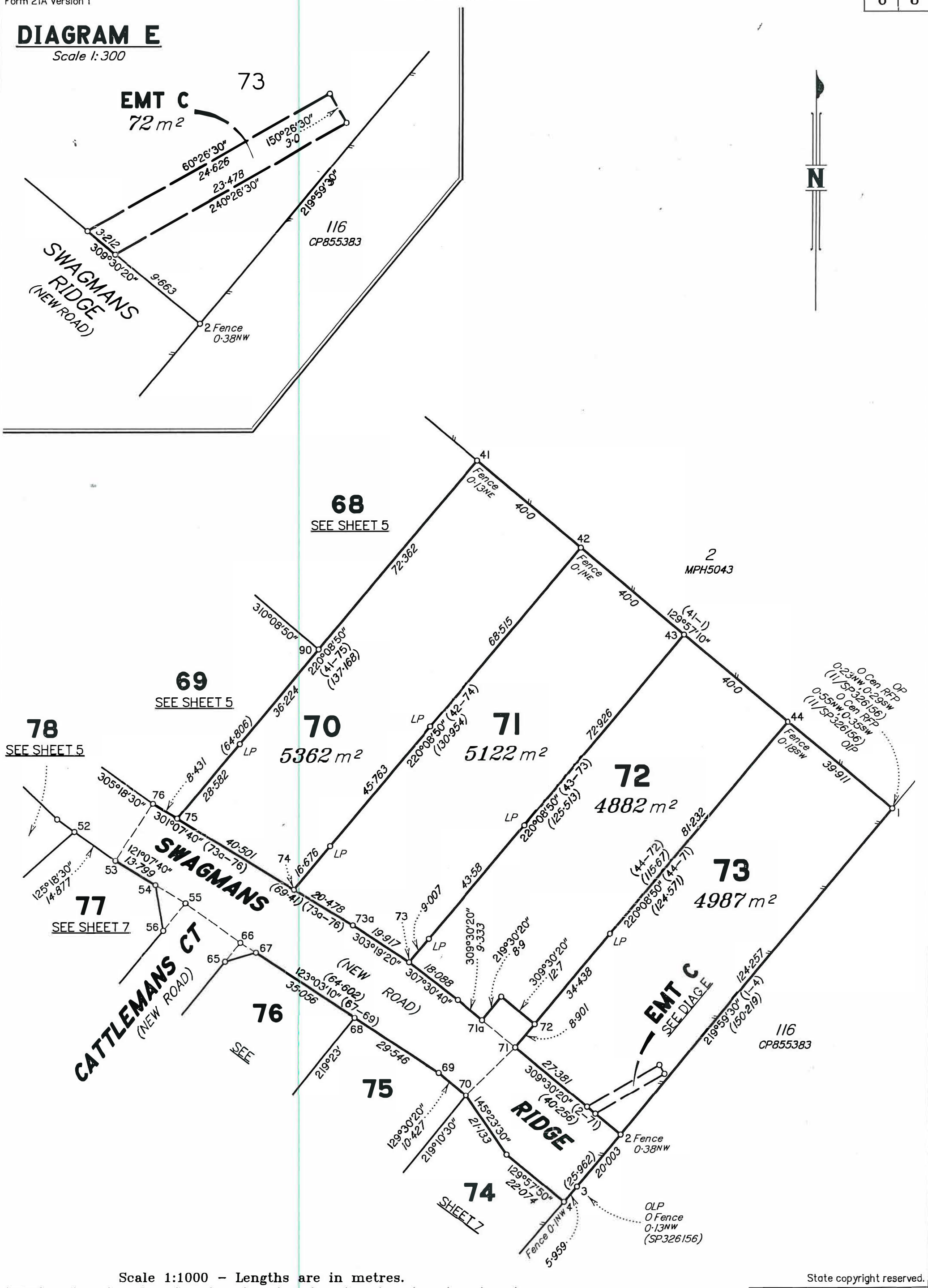
Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 6 of 8

DIAGRAM E

Scale 1:300



Scale 1:1000 – Lengths are in metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

0 50 mm 100 mm 150 mm

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Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 7 of 8

N

78
SEE SHEET 5

77
5561 m²

EMT E
377 m²

76
4665 m²

EMT D
447 m²

75
4864 m²

74
5198 m²

EMT G
288 m²

84
5951 m²

85

83
8026 m²

78
SP300760

116
CP855383

SEE SHEET 3

SEE SHEET 3
PM190843 at Stn 61

SWAGMANS COURT (NEW ROAD)

CATTLEMANS (NEW ROAD)

RIDGE

BRUCE HIGHWAY

52, 53, 54, 55, 56, 57, 64, 64a, 63, 62, 62a, 61, 60, 87, 86, 85, 66, 67, 65, 68, 69, 70, 3, 4, 5, 6, 7, 17, 18, 19

121°07'40" 13·799
125°18'30" 14·877
45·2
170°40'50" 13·63
23·804 219°32'30"
(120·57) 48°28' 38·467
LP
137°19'30" 4·732
17·204 222°08'10"
11·204
6·0
227°19'40" (17·204)
18·565 47°19'40"
18·563 42°08'10"
139°55'20" 9·84
36·903
Fence 0·12SW
38·836 327°31" (43·88) (18–19)
49°56' 75·027
229°56' 69·914
(67·46) 49°55'20" (62–64)
30·352
48·796 229°55'20" (64a–62a)
9·001
41·081
(86–63) (50·082) 44·888
34·893
29·124
5·044
SEE
OP Cen RFP 0·04SW, 0·2NW
33°41'40" 32·262
2·215
286°48'10" 10·746
94°17'10" 10·007
6°22'10" 18·656
28·52
LP
282°54'50" (5–87) (138·066)
107·066
186°22'10" 73·71
108·7 287°41'30"
OP 6 O Cen RFP 0·5W, 0·09S (12/SP326156) OIP ORT
43·86
29·546
129°30'20" 10·427
44·704
145°23'30" 21·133
129°57'50" 22·074
OLP O Fence 0·13NW (SP326156)
Fence 0·1NW
5·959
46·846 219°23' (68–86) (115·976)
(126·23) 219°10'30" (70–85) 65·046
25·27
40·857 319°16'20" (5–63) (132·129)
16·48
(41·19) 37·72
3·47
219°59'30" (3–6)
No Mk Pld (In Gully)
2·48
5·851
(5–6) (73·281) 67·43
35·056 123°03'10" (64·602) (67–69)
73°55'20" 9·537
39°32'30" 28·884

Scale 1:1000 – Lengths are in metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

0 50 mm 100 mm 150 mm

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Insert Plan Number **SP328631**

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Land Title Act 1994; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

TRAVERSES ETC

LINE	BEARING	DISTANCE
18–62	131°39'40"	20·224
27–28	40°02'10"	20·01
31–32	66°42'	1·24
32–61	183°15'20"	433·282
47–83	42°38'40"	20·011
50–80	62°16'40"	20·011
53–76	33°13'10"	20·013
54–55	121°07'40"	10·377
55–56	219°32'30"	10·485
55–66	125°32'	20·05
57–64	138°37'50"	20·005
60–61	25°15'	4·25
65–66	39°32'30"	7·258
66–67	123°03'10"	5·42
70–71	46°14'50"	20·14
71–71a	309°30'20"	12·6

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OI P	46/MPH40505	204°15'15"	1·288
4	Star Pkt		33°45'	7·602
5	Pin		234°33'	2·593
6	OI P	74/MCH3730	287°41'30"	1·0
6	ORT	74/MCH3730	55°46'30"	63·88
8	OI P	14/SP326156	47°09'	0·94
9	OI P	15/SP326156	96°27'	0·52
10	Pin		49°56'	1·247
11	Pin		332°51'	1·56
12	OI P	16/SP326156	288°27'	0·656
13	Pin		261°25'	0·94
14a	Screw in Conc		at Station	
14c	Screw in Conc		at Station	
18	Pin		204°38'	0·97
21	OI P	48/SP300760	98°44'	0·963
25	OIP	16/SP300760	112°12'	2·275
26	OIP	15/SP300760	304°53'	2·26
28	O Screw in Kb	13/SP300760	275°58'10"	11·013
29	OIP	13/MCH4667	59°03'20"	0·66
32	O Star Pkt	2/SP326156	at Station	
34	OIP	4/SP326156	221°47'	0·954
35	Pin		176°37'	1·163
36	Pin		271°08'	1·24
37	OIP	5/SP326156	217°42'	0·857
38	OIP	6/SP326156	170°02'	1·21
39	OIP	8/SP326156	267°55'	0·85
40	OIP	9/SP326156	149°15'	1·016
42	Pin		181°40'	1·32
47	Screw in Kb		41°03'	6·052
50	Screw in Kb		61°36'30"	6·002
53	Screw in Kb		30°50'	6·053
55	Screw in Kb		134°56'	0·84
57	Screw in Kb		137°42'	6·436
58	Screw in Conc		at Station	
59	Screw in Kb		97°15'20"	4·5
62	Screw in Kb		299°46'	7·107
63	Pin		319°27'	1·847
64	Screw in Kb		319°35'30"	6·758
66	Pin		266°46'	1·467
66	Screw in Kb		301°08'	5·203
70	Screw in Kb		1°29'40"	7·533
71	Screw in Kb		220°42'50"	6·082
76	Screw in Kb		212°50'	5·985
80	Screw in Kb		242°02'	5·996
83	Screw in Kb		222°17'20"	5·998
87	Screw in Conc		282°02'	3·515

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
27–OPM (New Conn) 61–PM	14a/SP300760	30°12'30" at Station	5·965	196358 190843	

M.G.A. COORDINATES GDA–2020

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
32	462 664·875	7 108 286·476	56	0·015	Derived	AUSPOS	O Star Pkt
61	462 640·279	7 107 854·073	56	0·015	Derived	AUSPOS	PM190843

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Insert Plan Number **SP328631**

0 50 mm 100 mm 150 mm

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