

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

SURVEY PLAN

Sheet 1 of 7

PERMANENT MARKS			
PM	ORIGIN	BEARING	DIST
		SEE SHEET 7	

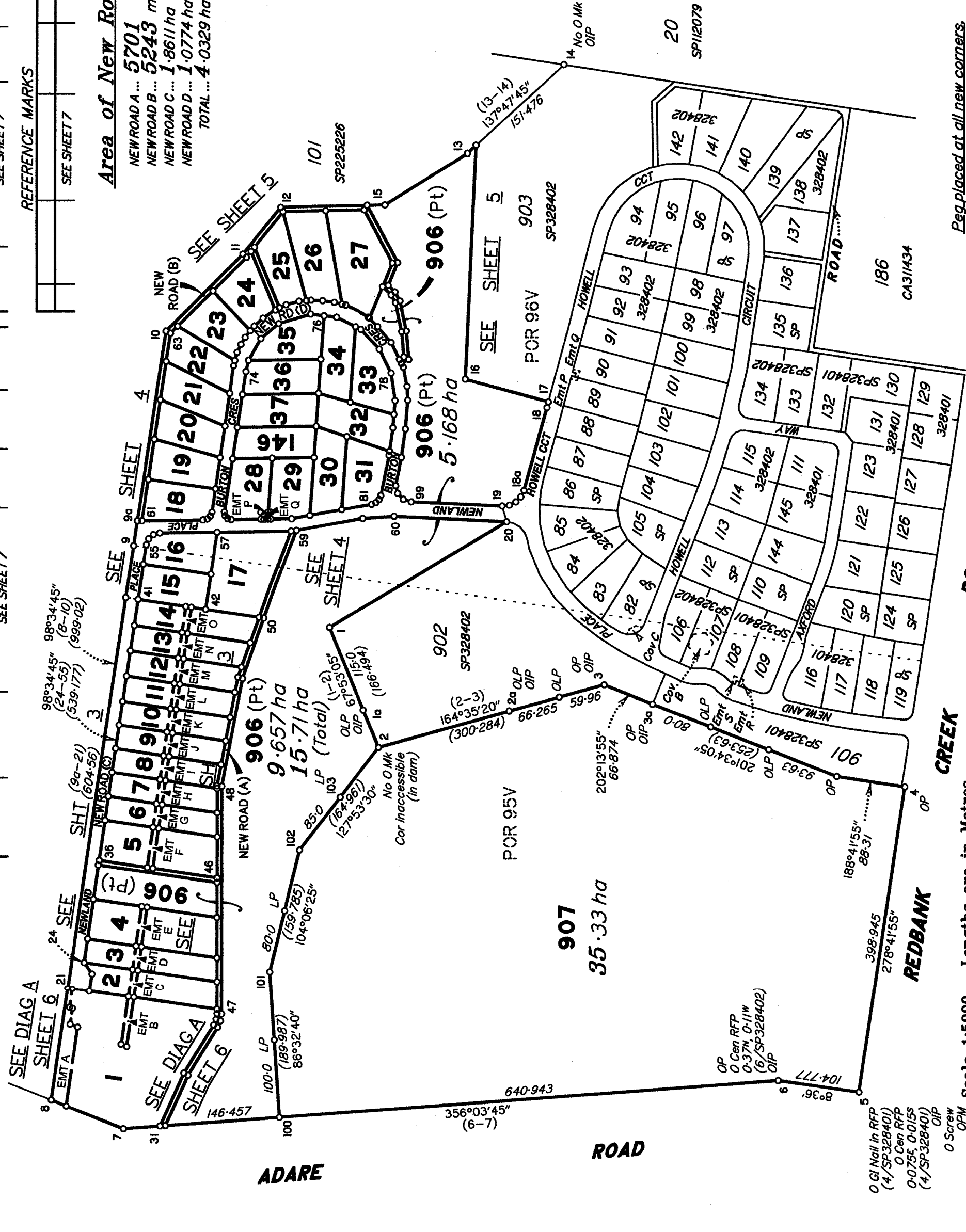
REFERENCE MARKS			
		SEE SHEET 7	

Area of New Road

NEW ROAD A ... 5701
NEW ROAD B ... 5243 m²
NEW ROAD C ... 1.8611 ha
NEW ROAD D ... 1.0774 ha
TOTAL ... 4.0329 ha

Station	Easting	Northing	Zone	P.U.	Lineage	Method	Remarks
					SEE SHEET 7		

MGA COORDINATES GDA-2020



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

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 13/05/2025.

27-05-2025
Date
Director

Plan of Lots 1-37, 146, 906 & 907 and
Emts A & B in Lot 1, Emts C-O in Lots
2-14 (Respectively), Emt P in Lot 28 and
Emt Q in Lot 29

Cancelling Lot 900 on SP328402

LOCAL LOCKYER VALLEY
GOVERNMENT:REGIONAL COUNCIL LOCALITY: Adare

Meridian: MGA Zone 56 Vide CORS

Survey Records: No

Scale: 1:5000

Format: STANDARD



SP329589

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

724191158

EL 400 \$6,099.59
10/07/2025 14:46:37

(Dealing No.)

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

4. Lodged by

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

Sheet 2 of 7

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51355667	Lot 900 on SP324802	1-37, 146, 906, & 907	New Rd	Easements A-Q

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
721897683	1-37, 146, 906 & 907	
723616195	1-37, 146, 906 & 907	

Reinstatement Report

SEARCH: SP328402, SP328401, SP225226, IS216700, IS216725, IS206400, RP880397, RP846025, CA311434.

•

Stns 1, 1a, 2a-20 are in agreement with previous surveys with the corners and lines fixed using original marks located off or near original corners.

1-15, & 907
16, 17 & 906
18-37 & 146

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

Lots

Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt : RL2022/0017
Surveyor : 001762

5. Passed & Endorsed :
By :
Date :
Signed :
Designation :

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 SP329589

ADDITIONAL SHEET

SEE

DIAG

A

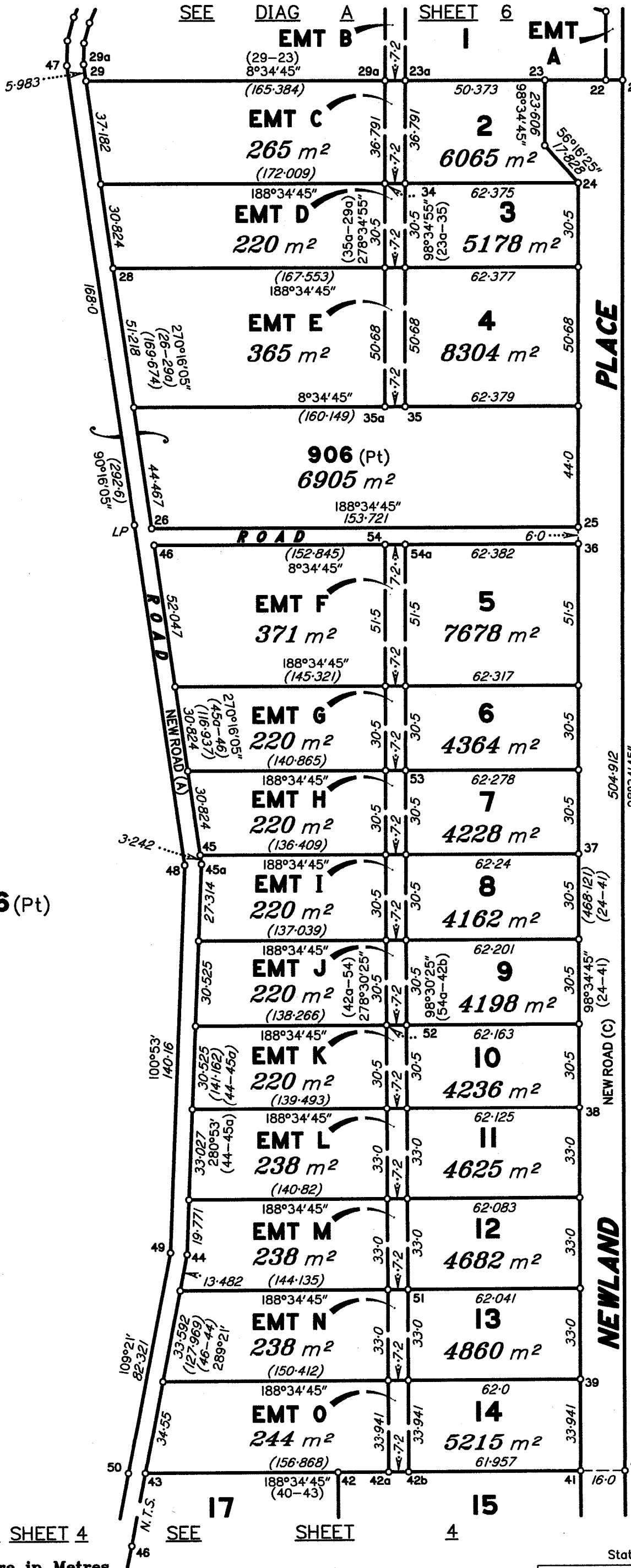
SHEET 6

EMT

I

EMT

A



Nail in top RFP
Cen RFP
0-035E, 0-035S

101
SP225226

98°34'45"
(21-40)

(468-121)
(24-41)

98°34'45"
(24-41)

62-163

62-125

62-083

62-041

62-0

61-957

Cen RFP
0-105S, 0-115E

906 (Pt)

907

902

SP328402

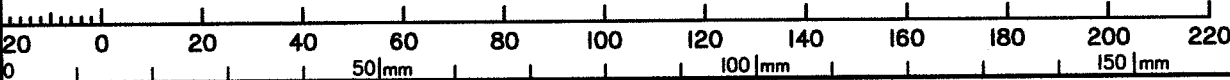
SEE SHEET 4

SEE

SHEET

4

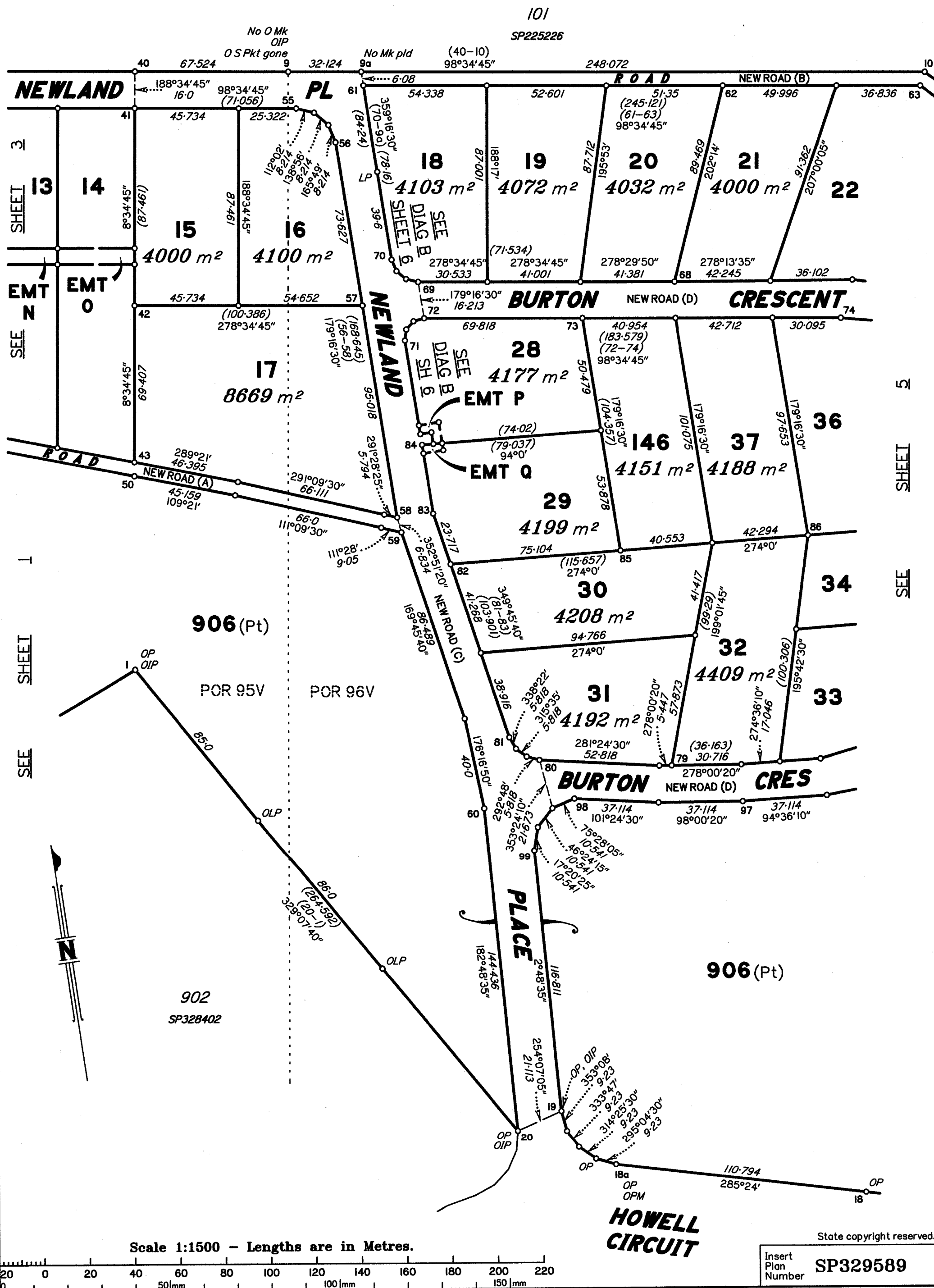
Scale 1:1500 - Lengths are in Metres.



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Insert
Plan
Number

SP329589





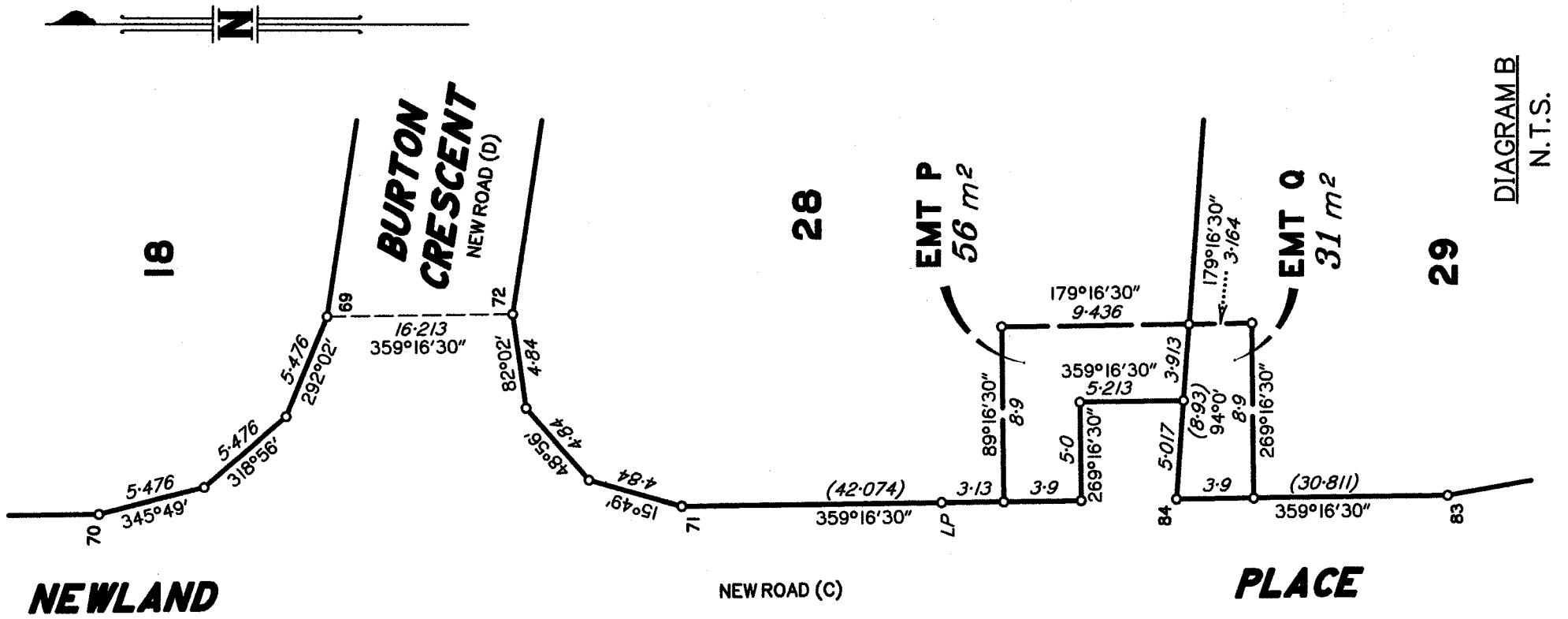


DIAGRAM B
N.T.S.

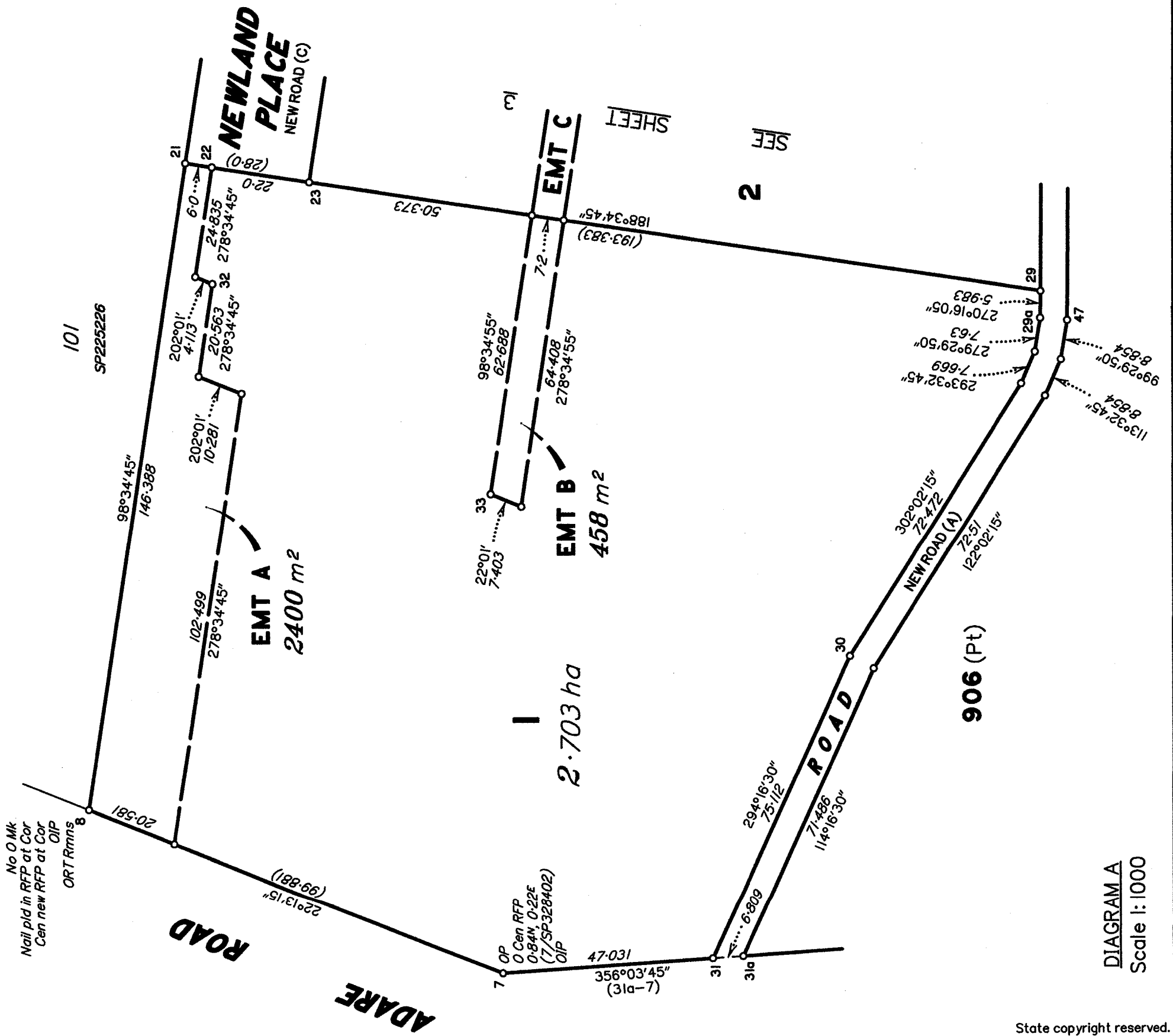


DIAGRAM A
Scale 1:1000

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Insert Plan Number
SP329589

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	64/SP328402	17°43'	1.79
1a	OIP	63/SP328402	340°33'	1.38
2a	OIP	62/SP328402	172°29'	14.455
3	OIP	61/SP328402	246°19'	0.93
3a	OIP	27/SP328401	340°56'	1.227
5	OIP	5/IS206400	198°33'35"	0.791
5	O Screw in conc	5/IS206400	349°32'35"	3.055
6	OIP	4/IS206400	299°58'35"	1.263
7	OIP	2/IS206400	334°33'35"	0.847
8	OIP	1/IS206400	320°03'40"	1.308
8	ORT Rmns	Vide 1/IS206400	80°39'15"	24.08
9	OIP	2/IS216725	38°57'25"	1.115
9	O S Pkt gone	9/SP328402	151°23'	2.6
9	Screw in kerb		123°19'	19.441
10	OIP	3/SP225226	45°02'25"	0.845
10	O S Pkt gone	10/SP328402	276°23'20"	77.031
11	OIP gone	4/SP225226	105°59'20"	0.714
11	Pin		10°17'	2.201
11	O S Pkt gone	11/SP328402	135°47'	13.28
12	OIP	5/SP225226	128°20'55"	0.82
13	OIP	7/SP225226	6°36'45"	0.753
13	O S Pkt	13/SP328402	151°09'30"	56.153
14	OIP	8/SP225226	320°14'45"	1.029
15	OIP	15/SP328402	11°32'	1.155
15	O S Pkt	15/SP328402	316°35'30"	9.16
16	OIP	65/SP328402	169°40'	1.57
17	OIP	52/SP328402	281°52'	3.36
19	OIP	55/SP328402	185°58'	1.57
20	OIP	56/SP328402	190°34'	1.534
21	Screw in kerb		119°41'	13.949
23	Pin		53°28'	5.341
24	Pin		332°52'	3.826
24	Screw in kerb		293°49'	9.367
25	Screw in kerb		6°53'	4.788
26	Pin		238°07'	11.698
28	Pin		181°16'	7.563
29	Pin		313°43'	3.039
30	Pin		126°36'	1.853
31	Screw in Hdwl		223°37'	46.13
32	Pin		138°45'	0.87
33	Pin		311°23'	1.254
34	Pin		245°17'	2.111
35	Pin		92°04'	2.979
36	Pin		66°07'	6.035
37	Screw in kerb		10°27'30"	11.103
38	Screw in kerb		4°57'	4.789
38	Pin		312°20'	5.769
39	Screw in kerb		10°10'	11.074
40	Pin		195°23'	3.698
41	Pin		354°23'	3.53
42	Pin		130°09'	2.563
43	Pin		229°40'	7.404
44	Pin		167°47'30"	8.598
45	Pin		183°07'	7.687
46	Pin		150°55'	7.625
47	Pin		103°03'	5.836
48	Pin		126°22'	2.758

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
49	Pin		191°28'	2.016
50	Pin		121°08'	3.738
51	Pin		309°49'	0.916
52	Pin		223°22'	3.073
53	Pin		74°14'	1.898
54	Pin		261°02'30"	11.086
55	Screw in kerb		3°34'	4.75
56	Pin		157°16'	2.527
57	Screw in kerb		91°32'	4.653
58	Screw in kerb		60°49'	6.026
59	Pin		178°53'	3.409
60	Screw in kerb		27°02'	11.007
61	Pin		208°46'	4.256
62	Pin		0°37'	5.668
63	Pin		16°46'	5.578
64	Pin		50°36'	1.091
65	Screw in kerb		268°43'30"	7.036
66	Screw in kerb		213°58'	5.835
67	Pin		142°16'	0.662
68	Screw in kerb		191°18'	4.934
69	Pin		182°25'	1.141
70	Screw in kerb		274°16'	5.035
71	Pin		270°08'	2.531
72	Screw in kerb		10°18'	4.573
73	Pin		66°58'	0.866
74	Screw in kerb		8°12'	4.691
75	Pin		60°21'	1.931
76	Screw in kerb		97°40'	5.58
77	Screw in kerb		124°14'	5.762
78	Pin		166°03'	2.574
79	Screw in kerb		142°0'	16.429
80	Pin		171°49'	4.709
81	Screw in kerb		255°01'	5.538
82	Screw in kerb		257°48'	4.902
83	Pin		326°06'	4.346
84	Screw in kerb		273°14'	4.907
85	Pin		38°30'	1.129
86	Pin		145°42'	2.249
88	Pin		105°08'	1.592
89	Pin		167°06'	3.101
90	Pin		187°51'	7.05
91	Pin		250°17'30"	9.573
92	Screw in kerb		350°03'	12.145
93	Pin		246°59'	1.634
93	Screw in kerb		244°06'	20.203
94	Screw in kerb		258°10'	8.022
95	Pin		309°33'	1.595
96	S Pkt		228°48'	1.867
97	Pin		14°08'	0.636
98	Screw in kerb		8°48'	4.482
99	Pin		272°59'	0.993
100	Pin		185°59'	1.627
101	S Pkt		329°47'	1.443
102	S Pkt		22°47'	1.475
103	Pin		228°54'	1.816

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
5-OPM	4/SP328401	253°08'45"	43.312	18596
18a-OPM	54/SP238402	255°16'	21.19	210300
22-PM		156°04'	8.67	210303
87-PM		240°47'	3.008	210302

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		
OPM210300	430 164.881	6 954 545.255	56	0-025	Derived	AUSPOS	Mini Mark
PM210302	430 419.151	6 954 862.549	56	0-022	Derived	AUSPOS	Mini Mark
PM210303	429 551.717	6 955 122.291	56	0-023	Derived	AUSPOS	Mini Mark