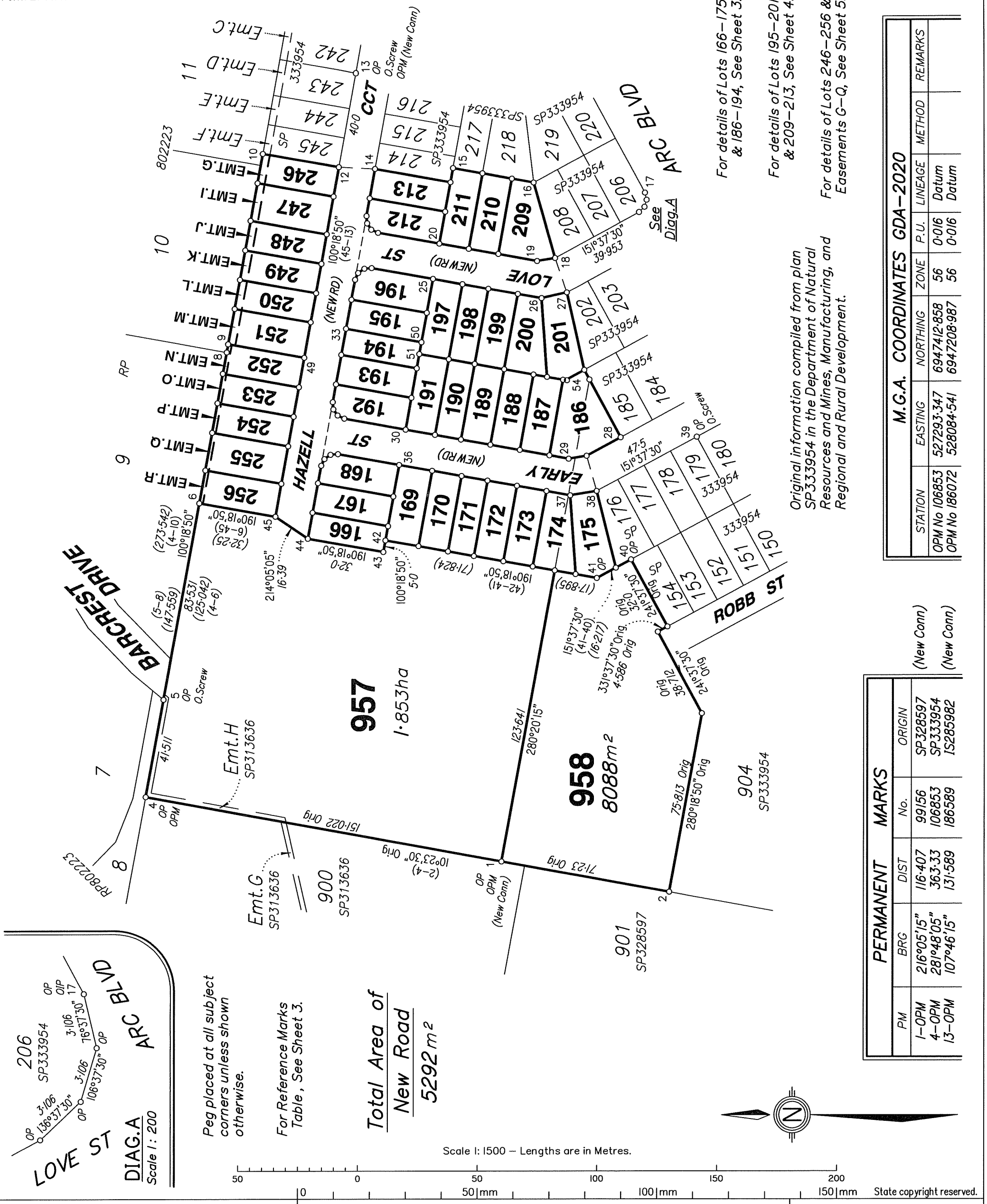
Land Title Act 1994 : Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 5



M.G.A. COORDINATES GDA–2020

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
OPM No 106853	527293·347	6947412·858	56	0·016	Datum		
OPM No 186072	528084·541	6947208·987	56	0·016	Datum		

PERMANENT MARKS

PM	BRG	DIST	No.	ORIGIN
1–OPM	216°05'15"	116·407	99156	SP328597
4–OPM	281°48'05"	363·33	106853	SP333954
13–OPM	107°46'15"	131·589	186589	IS285982

BRISBANE SURVEY GROUP PTY. LTD. (ACN 606 643 430) hereby certify that the land comprised in this plan was surveyed by the corporation, by Christopher Daniel McKAY, surveying associate, for whose work the corporation accepts responsibility, under the supervision of Stephen Patrick KELLY, 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 23/04/2025.

Director

24.04.25
Date

PLAN OF **LOTS 166 - 175, 186 - 201, 209 - 213, 246 - 256, 957, 958 & EASEMENTS G, I - R in Lots 246 - 256 respectively**

Cancelling Lots 955 & 956 on SP333954

LOCAL GOVERNMENT: *REDLAND CITY COUNCIL*

LOCALITY: *VICTORIA POINT*

Meridian: MGA Zone 56 Vide SP292896

Survey Records: NO

Scale: 1 : 1500

Format: STANDARD

SP349102

State copyright reserved.

20361C DRAFTED: SS DIGITAL DRAFTING

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

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

(Dealing No.)

4. Lodged by

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

1. Existing / Created

Title Reference	Description	New Lots	Road	Secondary Interests
51357552	Lot 955 on SP333954	166–174, 186–201, 209–213, 246–256 & 957	New Rd	Emt's G, I–R
51357553	Lot 956 on SP333954	174, 175, 186 & 958	New Rd	———

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
721284588 (Emt H on SP313636)	957

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
721065033	166–175, 186–201, 209–213, 246–256, & 957	–

166–175, 186–201, 209–213, 246–256, 957 & 958	Por.423
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt : ROL 005912
Surveyor : 20361C

5. Passed & Endorsed :
By : Brisbane Survey Group Pty Ltd
Date : 24-4-2025
Signed :
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 **SP349102**

20361C DRAFTED: SS DIGITAL DRAFTING

ADDITIONAL SHEET

Scale 1 : 500

958 See Sheet 1

957 See Sheet 1

154 SP333954

175 — 490m²

176

177

SP333954

174 — 452m² — 10·059

173 — 400m² — 12·5

172 — 400m² — 12·5

171 — 352m² — 11·0

170 — 400m² — 12·5

169 — 448m² — 14·0

166 — 352m² — 32·0 × 11·0

167 — 400m² — 32·0 × 12·5

168 — 423m² — 32·0 × 13·5

192 — 423m² — 32·0 × 13·5

193 — 400m² — 32·0 × 12·5

194 — 352m² — 32·0 × 11·0

195 — 673m²

186 — 673m²

187 — 400m² — 32·0

188 — 400m² — 32·0

189 — 400m² — 32·0

190 — 352m² — 32·0

191 — 400m² — 32·0

197 — 400m² — 32·0

198 — 352m² — 32·0

199 — 400m² — 32·0

200 — 400m² — 32·0

201 — 400m² — 32·0

202

185

HAZELL STREET CIRCUIT

(NEW ROAD)

EARLY

OP (Renewed) Cen SFP 0·11NW, 0·39NE

NE.Face Conc Sleeper Retaining Wall 0·42NE

E.Face Conc Sleeper Retaining Wall 0·4E

S.Face Conc Sleeper Retaining Wall 0·4S

N.Face Conc Sleeper Retaining Wall 0·38W

E.Face Conc Sleeper Retaining Wall 1·2E

NE.Face Conc Sleeper Retaining Wall 0·46NE

SE.Cor Wall 0·42S, 0·29W

NW.Cor Wall 0·05W, 0·3N

Cor Wall 0·08S, 0·29W

End Wall 0·03S, 0·3W

See Diag.B

See Diag.C

Sheet 4

For M.G.A. Coordinates & Permanent Mark Tables, See Sheet 1.

Position of Improvements exaggerated for clarity.

XXXX — Denotes Conc. Sleeper Retaining Wall.

Scale 1:500 — Lengths are in Metres.

DIAG.B

Scale 1 : 200

168

HAZELL CCT (NEW ROAD)

EARLY ST (NEW ROAD)

DIAG.C

Scale 1 : 200

192

HAZELL CCT (NEW ROAD)

EARLY ST (NEW ROAD)

REFERENCE MARKS

STN	TO	BRG	DIST	ORIGIN
5	O.Screw in Kb	86°20'	4·565	SP313636
13	O.Screw in Conc	171°47'	1·938	SP333954
17	OIP	229°46'	7·246	SP333954
28	O.Screw in Conc	247°33'	1·996	SP333954
29	I Pin	190°18'50"	4·029	
29a	Screw in Kb	279°52'	3·916	
32a	Screw in Conc	38°59'	1·444	
34a	I Pin	at	Stn	
34a	Screw in Kb	99°07'	1·992	
36a	Screw in Kb	65°13'	4·761	
38	O.Screw in Kb	87°45'	4·933	SP333954
39	O.Screw in M/H	115°48'	4·032	SP333954
44	Screw in Kb	28°21'	4·136	

Insert Plan Number **SP349102**

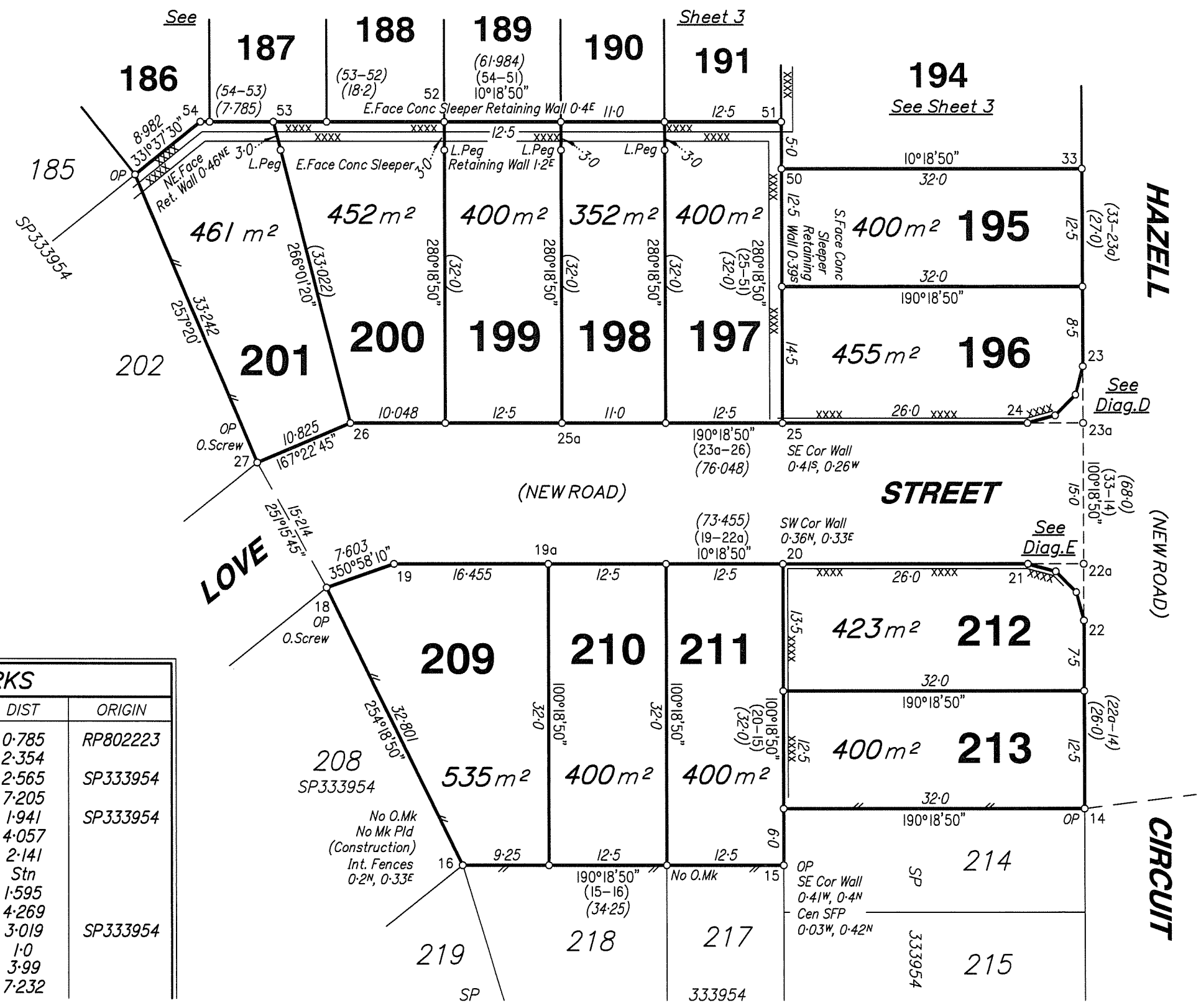
State copyright reserved.

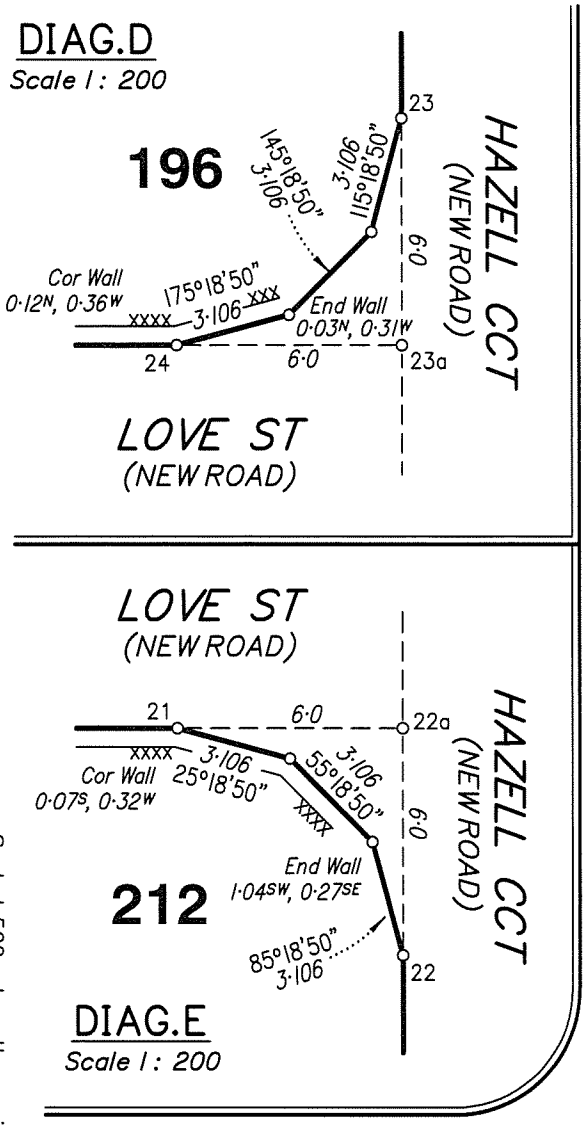
20361C DRAFTED: SS DIGITAL DRAFTING

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

ADDITIONAL SHEET

Scale 1 : 500





REFERENCE MARKS				
STN	TO	BRG	DIST	ORIGIN
8	OIP gone	174°31'30"	0·785	RP802223
9a	Screw in M/Hole	221°11'	2·354	
12	O.Screw in Conc	132°48'	2·565	SP333954
12a	Screw in Kb	221°16'	7·205	
18	O.Screw in Conc	253°16'	1·941	SP333954
19a	Screw in Kb	295°11'	4·057	
22a	Screw in Conc	49°21'	2·141	
23a	I Pin	at	Stn	
23a	Screw in Kb	51°32'	1·595	
25a	Screw in Kb	112°45'	4·269	
27	O.Screw in M/H	99°46'	3·019	SP333954
45	I Pin	190°18'50"	1·0	
45	Screw in Kb	201°25'	3·99	
45a	Screw in Kb	247°24'	7·232	

For M.G.A. Coordinates & Permanent Mark Tables, See Sheet 1.

Position of Improvements exaggerated for clarity.

Scale 1:500 – Lengths are in Metres.

Insert Plan Number **SP349102**

State copyright reserved.

Sheet 4 of 5

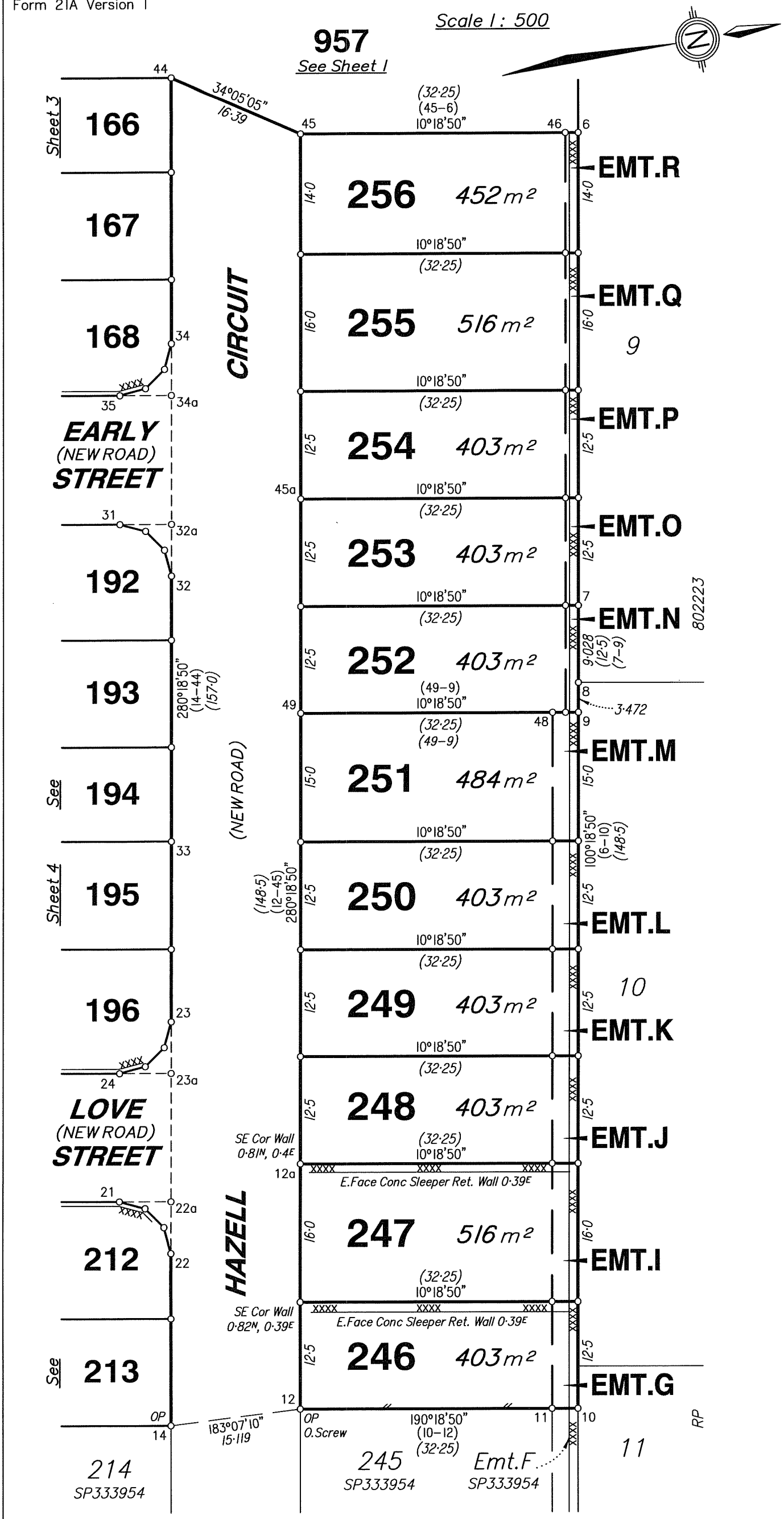
20361C DRAFTED: SS DIGITAL DRAFTING

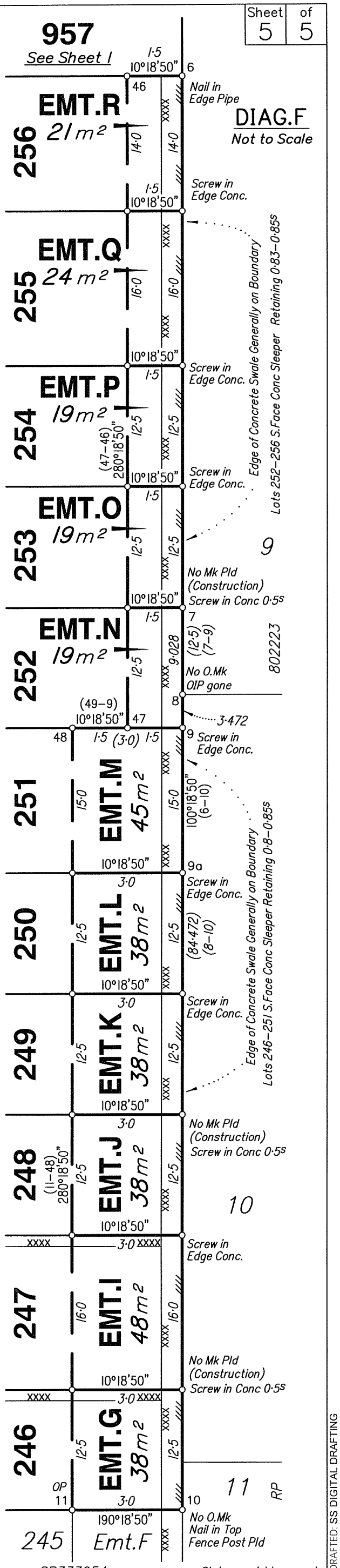
Land Title Act 1994 : Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 5 of 5

Scale 1 : 500





For M.G.A. Coordinates & Permanent Mark Tables, See Sheet 1.

For Reference Mark Table, See Sheet 4.

Scale 1: 500 — Lengths are in Metres.

10 0 10 20 30 40 50 60 70
0 50|mm 100|mm 150|mm

State copyright reserved.

Insert Plan Number **SP349102**

DRAFTED: SS DIGITAL DRAFTING

20361C