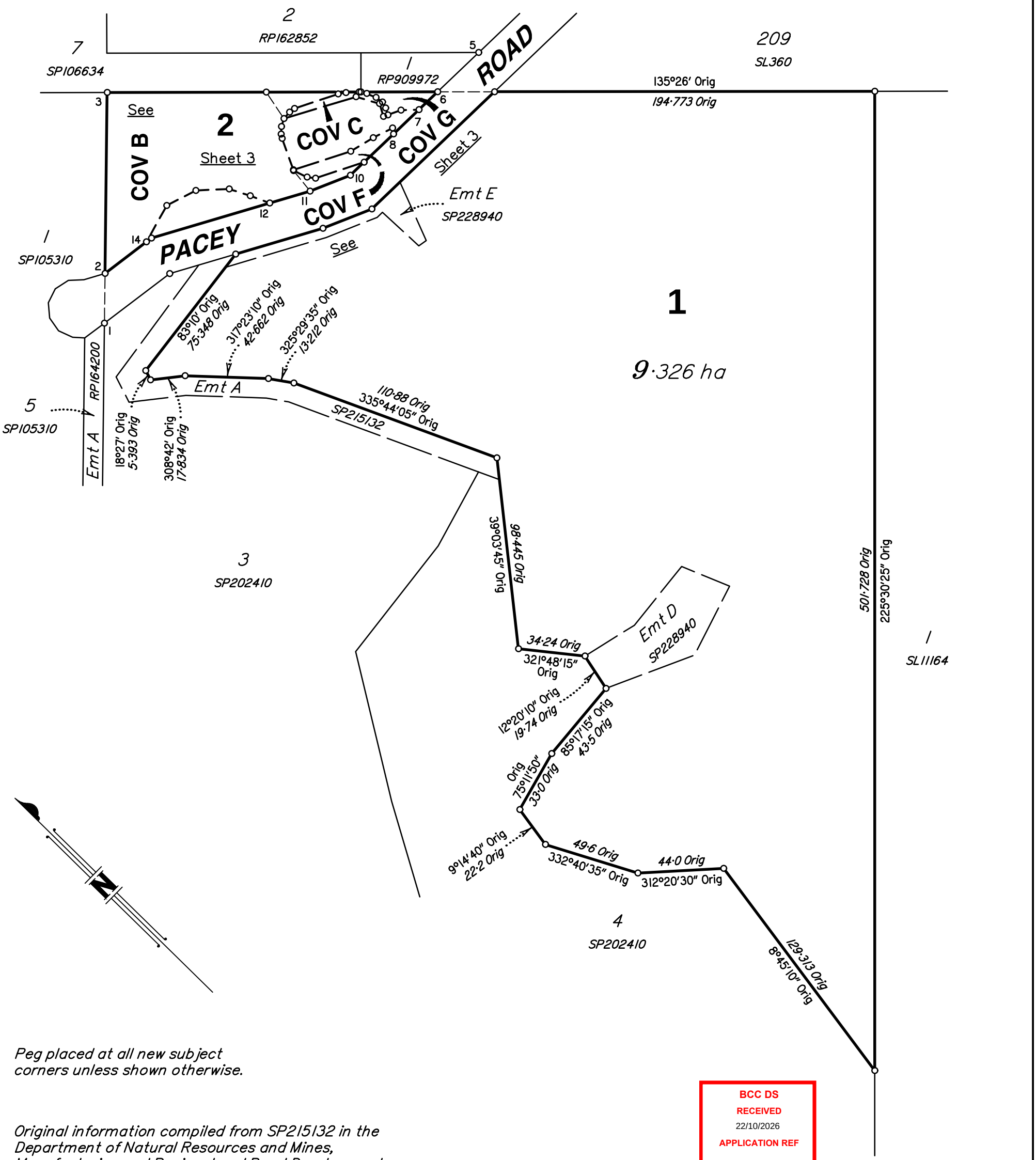
Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 4



Peg placed at all new subject corners unless shown otherwise.

Original information compiled from SP215132 in the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

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Scale 1: 2000 — Lengths are in metres.

20 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280
0 50 mm 100 mm 150 mm

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FOCUS ON SURVEYING PTY. LTD. (ACN 161 544 207) hereby certify that the land comprised in this plan was surveyed by the corporation, by Stewart Thomas BELL, cadastral surveyor, for whose work the corporation accepts 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 13/01/2025.

Sole Director

20/02/2025 Date

Plan of Lots 1, 2 and Covenants B, C, F & G in Lot 2

Cancelling Lot 1 on SP215132

LOCAL GOVERNMENT: *BRISBANE CITY COUNCIL*

LOCALITY: *UPPER BROOKFIELD*

Meridian: *SP215132*

Survey Records: *No*

Scale: *1:2000*

Format: STANDARD

SP344877

JNT-314 SP344877 Rev A DRAFTED: SS DIGITAL DRAFTING

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
50867558	Lot 1 on SP215132	1 & 2	———	Cov's B, C, F & G

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
718907415	1 & 2	———

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
714195478 (Emt A on SP215132)	1 & 2	———

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
714195553(Emt D on SP228940)	1
714195553(Emt E on SP228940)	1

REINSTATEMENT REPORT

Plans Searched: RP909972, SP105310, SP106634, SP202410, SP215132 & SP228940.

- *Stn's 1, 2, 3, 4, 5, 10 & 11 fixed by original marks at Stn. Good agreement to deed plan SP215132.*
- *Stn 6 reinstated at original bearing and distance from Stn 5.*
- *Stn 13 reinstated at original bearing and distance from Stn 2.*
- *OPM vide SP195835 has not been searched due to long connection and Stn 2 being fixed by a redundancy of marks otherwise.*

Notification issued to the owner(s) of Lot 1 on SP215132 and Pacey Road on 20/02/2025, in accordance with the Survey and Mapping Infrastructure Regulation 2024.

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1 & 2	Por 241
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : JNT–314

5. Passed & Endorsed :
By : Focus on Surveying Pty Ltd
Date : 20/02/2025
Signed :
Designation : Cadastral Surveyor

Development Approval:

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 SP344877

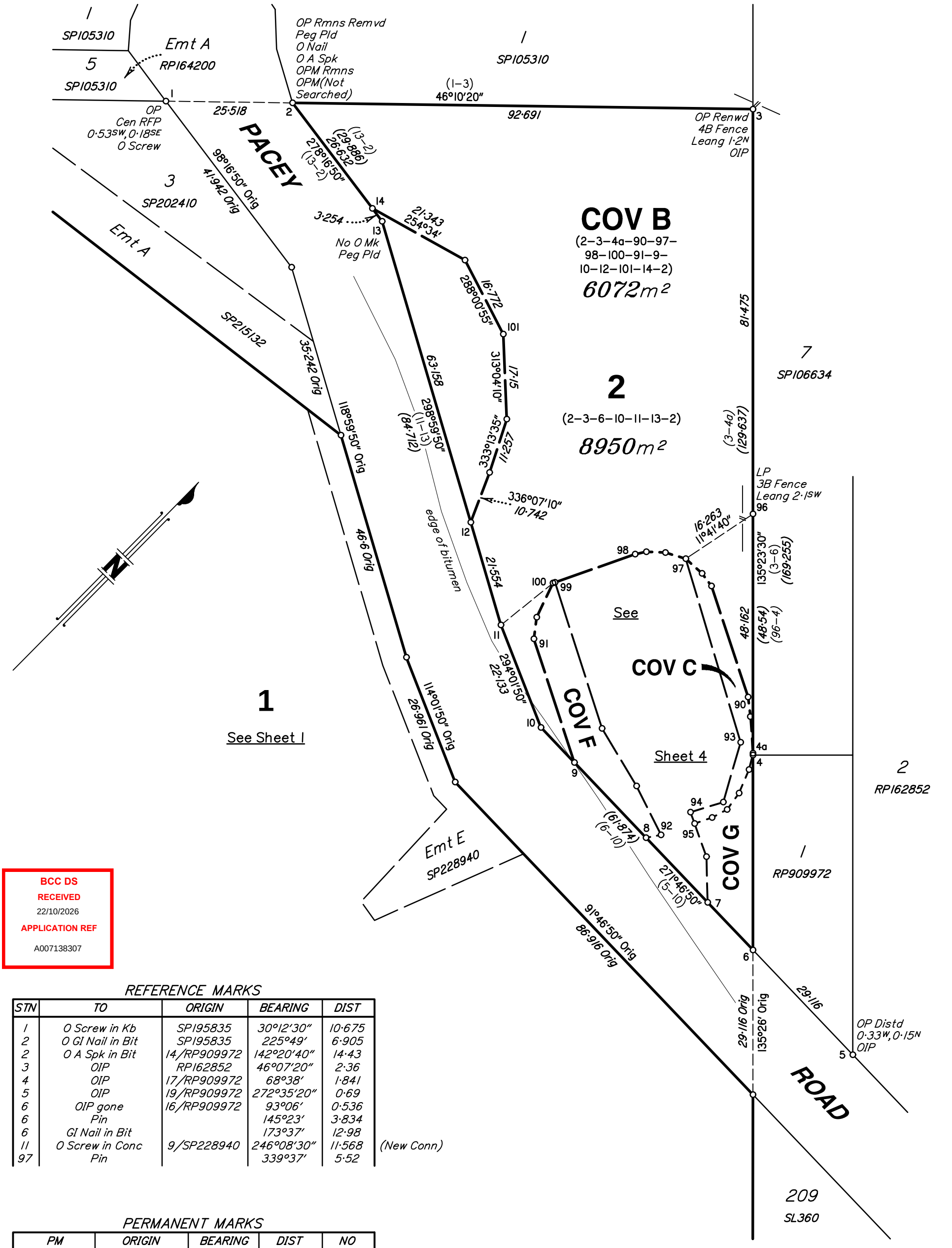
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Form 21A Version 1

ADDITIONAL SHEET

Sheet 3 of 4

Scale 1 : 750



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REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST	
1	O Screw in Kb	SP195835	30°12'30"	10·675	
2	O GI Nail in Bit	SP195835	225°49'	6·905	
2	O A Spk in Bit	14/RP909972	142°20'40"	14·43	
3	OIP	RP162852	46°07'20"	2·36	
4	OIP	17/RP909972	68°38'	1·841	
5	OIP	19/RP909972	272°35'20"	0·69	
6	OIP gone	16/RP909972	93°06'	0·536	
6	Pin		145°23'	3·834	
6	GI Nail in Bit		173°37'	12·98	
11	O Screw in Conc	9/SP228940	246°08'30"	11·568	(New Conn)
97	Pin		339°37'	5·52	

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
2–OPM Rmns	SP105310	114°44'30"	32·659	99819
2–OPM(Not Searched)	SP195835	110°15'10"	219·9	171068

Scale 1: 750 — Lengths are in metres.

10 0 10 20 30 40 50 60 70 80 90 100 110
0 50 mm 100 mm 150 mm

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Insert Plan Number SP344877

JNT-314 SP344877 Rev A DRAFTED: SS DIGITAL DRAFTING

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

ADDITIONAL SHEET

Sheet 4 of 4

Scale 1 : 250

COV B
See Sheet 3

2
See Sheet 3

7
SP106634

COV C
(4a–95–94–93–97–90–4a)
181m²

COV F
(8–9–91–100–99–92–8)
354m²

COV G
(6–7–95–4a–6)
246m²

PACEY

ROAD

11 OP Renwd O Screw (New Conn)
10 O GI Nail in Bit at Stn
9 Screw Pld in Bit
8
7
6 No O Mk Peg Pld OIP gone
4a
4
100
99
98
97
95
94
93
92
91
90

13·457 6°30'15"
0·44
(17·538) (100–98) 26°02'05" 17·098
3·865 47°57'
4·284 62°17'05"
87°18'15" 4·392
32°47'45" 2·286
3·174 98°39'15"
23·545 117°08'35"
298°46'05" 38·567
340°57'50" 7·623
322°46'15" 4·391
117°34'05" 30·892
22·133 294°01'50"
297°13'25" 26·199
9·754
104°28'10" 13·513
20·897
108°44'40" 11·009
214°54'25" 3·074
17·973 271°46'50" (6–10) (61·874)
125°43'55" 4·009
132°55'10" 7·355
12·536 331°34'50"
5·136 158°16'40"
6·904 28°19'45"
171°19'55" 4·099
2·433
295°37'20" (9·496)
206°20'25" 3·726
197°28'50" 3·437
7·063
313°54' 9·21
39·24 135°23'30" (4a–6) (39·618)
13·25
10·65
Fence 0·08SW
135°23'30" 0·378
3·392 149°08'25"
OP Laying out Cen SFP 0·86SE, 0·11SW OIP

RP909972

edge of bitumen

N

See Diag.A

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DIAG.A
Scale 1 : 50

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Scale 1: 250 — Lengths are in metres.

0 50mm 2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 100mm 150mm

Insert Plan Number **SP344877**

JNT-314 SP344877 Rev A DRAFTED: SS DIGITAL DRAFTING