

BCC DS
RECEIVED
03/03/2026
APPLICATION REF
A006963393

L263720W \$81.00
11 NOV 1992 3:59 PM
5500 EASEMENT
19 FEB 1993 12:29

GRANT OF EASEMENT
ENTERED IN THE REGISTER BOOK
VOLUME 8404 6008
FOLIO 213-217
AT 4-03 AM/PM
-5 FEB 1993
REGISTRAR OF TITLES

CORRESPONDENCE NUMBER
REQUISITIONS

108
1/11/93
(7/1/93)
SHORT FEE
REQUISITION FEE
POSTAGE FEE
17 JAN 1993
Paid Vids No. P98323
Letter No.

Plan Metal



IMAGED FROM MICROFILM



601285727

L263720W

EASEMENT

INSTRUCTIONS FOR COMPLETION (Form 10)

- 1. Document attracts stamp duty.
2. Typewriting and hand-writing should be clear, legible and in permanent dense black or blue ink.
3. Deletions for the purpose of effecting alterations are not to be made by erasure or painting over. Items to be deleted are to be ruled through and all alterations are to be initialled by the parties to the dealing.
4. All panels are to be completed or ruled up. If insufficient space attach annexes FORM 32. The panel should then only contain the words "See Annexure ()" (inserting appropriate letter).
5. Witnesses must be qualified in accordance with the Real Property Act 1861-1985 (S.115). The following instructions relate to the corresponding side notes on the form.
Item (1) (a) If the grantor is a body corporate of a Building Units/Group Titles Plan then insert e.g. "The Proprietors (name) Registered Building Units Plan No. for and on behalf of the registered proprietors".
(b) If the grantor holds in trust or as a personal representative, then the trust should be identified, e.g. "as Trustee under Nomination of Trustees No." "as personal representative of the estate of deceased".
Item (2) Insert e.g. "fee simple", "Lease No."
Item (3) Insert e.g. "as joint tenants", "as tenants in common in equal shares". (If in unequal shares then show each share as a fraction.)
Item (4) (a) If the grantee is a body corporate of a Building Units/Group Titles Plan then insert e.g. "The Proprietors (name) Registered Building Units Plan No. for and on behalf of the registered proprietors".
(b) If the grantee holds in trust or as a personal representative, then the trust should be identified, e.g. "as Trustee under Nomination of Trustees No." "as personal representative of the estate of deceased".
Item (5) See instruction for Item (2) above.
Item (6) See instructions for Item (3) above.
Item (8) (a) State only the type of document and dealing number of any prior mortgages, encumbrances, etc. encumbering the grantor's estate or interest in the land, which constitutes the servient tenement.
(b) If the easement is over common property under a Building Units/Group Titles plan then any interests encumbering the common property should also be included.
(c) If none, then show "nil".
Item (10) The description should include "Lot on R.P." If the land on the instrument of title is presently described by an historic description, e.g. "Subdivision of Resubdivision etc.", then unless the Register Book bears a notation that the description has been converted to a "Lot on R.P.", the historic description should be inserted in full.
Item (11) Insert e.g. "right of way", "drainage".
Item (12) (a) Schedule should include the rights, liabilities and other covenants.
(b) Covenants may be added to or excluded from the registered Memorandum by means of the Schedule.
Item (14) (a) If the document is executed by a corporation or other body other than by its attorney, then its seal should be affixed thereto with a certificate that such was affixed by the proper officer verified by his/her signature. The full names of the signatories and their designations should be shown.
(b) If an attorney executes the document then the full name of the attorney and the source of the attorney's authority should be shown e.g. "AB by his duly constituted Attorney KV under Power of Attorney No." The attorney's signature should then follow.
Item (15) The document should be executed in the presence of a qualified witness. (See instruction 3 above.)
Item (16) If a corporation or other body, then Item (14) above will apply.
7. The following should be deposited with the document:
(i) the relevant instruments of title.
(ii) if the estate or interest of grantor or grantee is held under a Nomination of Trustees, the duplicate Nominations of Trustees.
(iii) if the grantor/grantee is a body corporate of a Building Units/Group Titles Plan, FORM 15 of the Building Units and Group Titles Regulations 1980.

BELOW THIS LINE TO BE COMPLETED BY LODGER
LODGED BY: BENNETT & ... SOLICITORS
ADDRESS: 21 CAFALABA ROAD UPPER MOUNT GRAVATT 4122 Phone 343 8133
LODGER CODE: 96

CERTIFICATES OF TITLE, DEEDS OF GRANT, DECLARATIONS ETC. LODGED WITH THIS DOCUMENT (TO BE COMPLETED BY LODGING PARTIES)
1. LODGED BY
2.
3.

BELOW THIS LINE FOR DELIVERY NOTATIONS
RECEIPT NOTATIONS
ITEMS RECEIVED:
FIRM NAME:
PER:
AUTHORITY:
DATE:

ITEMS DELIVERED BY POST
FORWARDED TO LODGER OF THIS DOCUMENT ON

GENERAL CONSENT

(Instrument in which this consent is to be lodged)

(1) Type of instrument: **Easement**
Dealing number: } **Yale Alexander Bennett and Penelope Bennett**
OR } **to Yale Alexander Bennett and Penelope Bennett**
Name of parties: }
Date of instrument: **4th November 1992**

(Full name of party consenting)

(2) I, **AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 006 357 522**
being the **Mortgagee**

(Type and dealing number of instrument in which authority to consent is based (nature of consent))

under **Bill of Mortgage No. J396787L**
herby consent to the registration of the instrument specified in item (1) above.

(4) Signed this **9th** day of **November** 19 **92**

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
A.C.N. 006 357 522 by its Attorney

Partly consisting 
MANAGER BRANCH SECURITIES
DEPARTMENT UNDER POWER OF
ATTORNEY No. G21397.

(Signature of witness) **L. Atkinson**

(Qualification) **A JUSTICE OF THE PEACE**

(Full name to be printed) **LORRAINE ETHEL DARLING ATKINSON**

GENERAL CONSENT

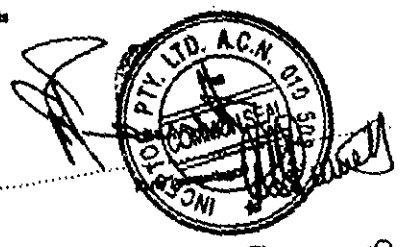
(Instrument to which this consent is to be given)

(1) Type of instrument: **Easement**
Dealing number: **1015 Alexander Bennett and Penelope Bennett**
OR **to**
Name of parties: **Yale Alexander Bennett and Penelope Bennett**
Date of instrument: **4th November 1992**

(2) Title Reference: Vol **Queensland**
INCEPTOR PTY LTD ACN 010 503 241
being this **Mortgage**

(3) L **Bill of Mortgage No. L204472P**
under **hereby consent to the registration of the instrument specified in item (1) above.**

(4) Signed this **Eleventh** day of **November**
DIRECTOR
DIRECTOR



(Signature of witness)
(Qualification)
(Full name as to present)
A Justice of the Peace
JACINTA MARY SMITH

FORM 33
Queensland

REAL PROPERTY ACT 1961-1988
Real Property Regulations 1986

SCHEDULE

This is the Schedule referred to in Easement dated the *fourth*
day of *November* 1992 comprising 2 page/s.

The Grantor and the Grantee do hereby covenant with each other
in the following terms:-

1. COVENANTS

Nil.

2. PURPOSE

- 2.1 The right of way granted to the Grantee is to provide the dominant tenement with access to and from the public roadway named Priestley Road for any purpose ordinarily incidental to or connected with the lawful use and enjoyment of the dominant tenement or any part thereof.
- 2.2 The right may be exercised by the Grantee and all persons authorised by the Grantee.
- 2.3 The Grantee may have access along over upon and across the servient tenement at all times with liberty to enter exist go upon return pass and repass with motor vehicles or other vehicles laden or unladen or on foot.
- 2.4 The Grantor reserves the full right to grant to any other person an easement, lease, mortgage or any other right in respect of the servient tenement provided that in so doing the grantor does not unreasonably restrict the Grantee in using the servient tenement for the purpose for which this Easement is granted.
- 2.5 The Grantee shall have and hold the Easement in common with but without let or hindrance of any kind from the Grantor, persons claiming under the Grantor and all other persons now or hereafter having the same or a like right or grant.

3. INTERPRETATION

- 3.1 The following words have these meanings in this Easement unless the contrary intention appears:

"Grantor" shall include the respective transferees and assigns of the Grantor and the registered proprietor or owner (and their respective successors, executors,

administrators and assigns) and the occupier for the time being of the servient tenement.

"grantee" shall include the respective transferees and assigns of the Grantor and the registered proprietor or owner (and their respective successors, executors, administrators and assigns) and the occupier for the time being of the dominant tenement

Words importing the singular number include the plural number and vice versa and words importing any gender include the other genders and words importing other persons include corporations and/or associations and/or bodies and vice versa in each case.

Form 10
 Quezon
 Real Property Act 1961-1983
 Real Property Regulations 1986
GRANT OF EASEMENT

(1) GRANTOR
(2) STATE OR INTEREST BEING GRANTED
(3) HOW ESTATE OR INTEREST BEING GRANTED IS HELD
(4) GRANTEE
(5) STATE OR INTEREST BEING RECEIVED
(6) HOW ESTATE OR INTEREST BEING RECEIVED IS HELD
(7) DESCRIPTION OF SERVIENT TENEMENT
(8) MORTGAGES, ENCUMBRANCES, ETC.
(9) CONSIDERATION
(10) DESCRIPTION OF DOMINANT TENEMENT
(11) SHORT GENERAL DESCRIPTION OF PURPOSE OF EASEMENT

 * Deeds inseparable with (if any) (Schedule should be completed in FORM 33 and document securely bound)
 EXECUTION
 WITNESS
 GRANTEE MUST ACCEPT PERSONALLY

(1) **YALE ALEXANDER BENNETT and PENLOPE BENNETT**

(2) **fee simple** OLD STAMP DUTY BNE
R/N 1030017998
ST1030029478 11/11/92 15:54:131

(3) **as joint tenants**

(4) **YALE ALEXANDER BENNETT and PENLOPE BENNETT**

(5) **fee simple**

(6) **as joint tenants**

Volume	Folio	County	Parish	Description
PART OF Road to 8464	Same 215	Stanley	Nundah	EASEMENT D on R.P. 847763

(8) Bills of Mortgage Nos: J396787L and L204472P *EMIT No. L207825X*
 Easement No. L207825X

(9) **One Dollar (\$1-00)**

Volume	Folio	County	Parish	Description
Deeds to 8464	Same 213, 214 216, 217	Stanley	Nundah	Lots 1, 2 and 4 and 5 RP 849763

(11) **Right of Way**

(12) THE GRANTOR FOR THE ABOVE CONSIDERATION HEREBY GRANTS TO THE GRANTEE THE EASEMENT HEREIN DESCRIBED AND THE GRANTOR AND THE GRANTEE HEREBY COVENANT WITH EACH OTHER IN TERMS OF THE SCHEDULE HERETO AND ~~HEREINAFTER~~ **TITLES.**

(13) SIGNED THIS FOURTH DAY OF NOVEMBER 1992

(14) BY GRANTOR (signature) *Yale Alexander Bennett Penlope Bennett*

(15) IN MY PRESENCE (signature) *Jacinta Mary Smith*
 A Justice of the Peace/Solicitor
 (Full name to be printed) **JACINTA MARY SMITH**

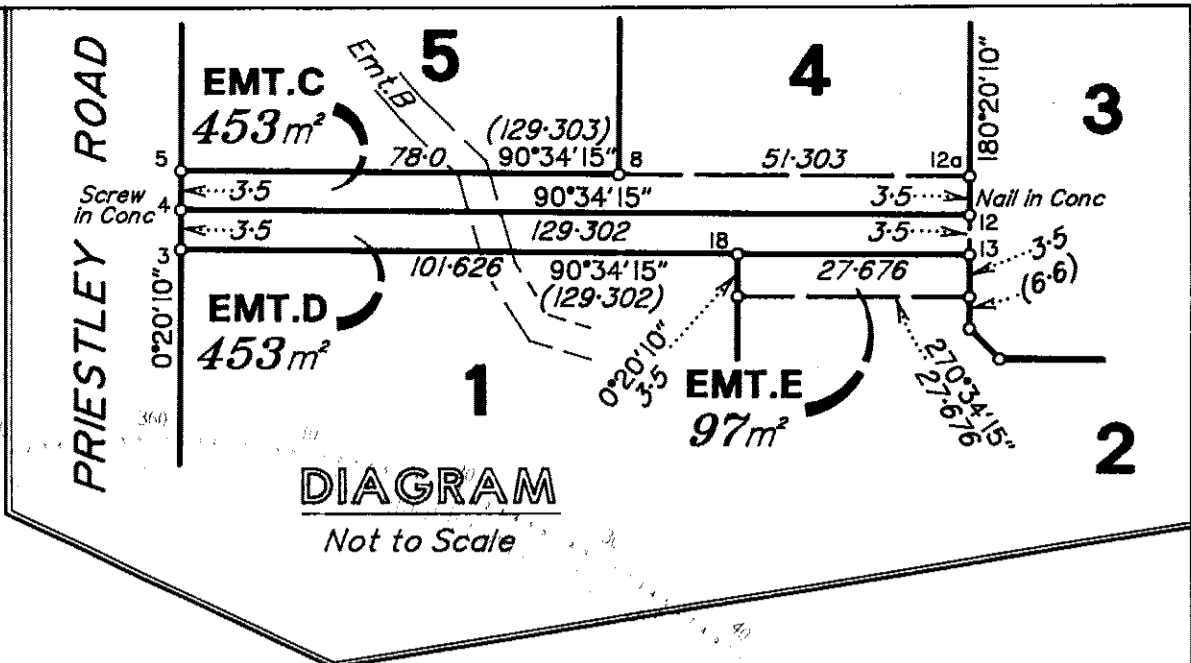
(16) ACCEPTED BY GRANTEE *Yale Alexander Bennett Penlope Bennett*
 CERTIFIED CORRECT FOR THE PURPOSE OF REGISTRATION BY -
 GRANTEE (signature) _____
 OR
 his/her SOLICITOR (signature) *Joan Margaret Bennett*
 (Full name of Solicitor to be printed) **JOAN MARGARET BENNETT**

NOTE: If the servient tenement is subject to a bill of mortgage/encumbrance, lease etc., then the consent of the mortgage/encumbrance/lessee etc. should be completed in FORM 35 and securely bound into this document.

WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED

REFERENCE MARKS

STN	TO	REMARKS	BEARING	DIST
1	OIP		265°12'	1-006
1	Screw	in Conc	186°01'	6-727
4	Screw	in Conc	270°34'	1-512
5	Spike		270°34'	0-66
6	O.A. Spike	in Bit	347°35'50"	56-23
8	Screw	in Conc	180°20'	3-5
9	Spike	0-3 deep	180°20'	1-0
10	Spike		180°20'	1-0
12	Screw	in Conc	270°34'	0-81
12a	Spike		90°34'	2-39
15	OIP		246°0'	4-775
16	OIP		25°51'	1-004
17	Screw	in Conc	191°43'	2-78
18	Screw	in Conc	0°20'	3-5
19	Spike		258°30'	1-125



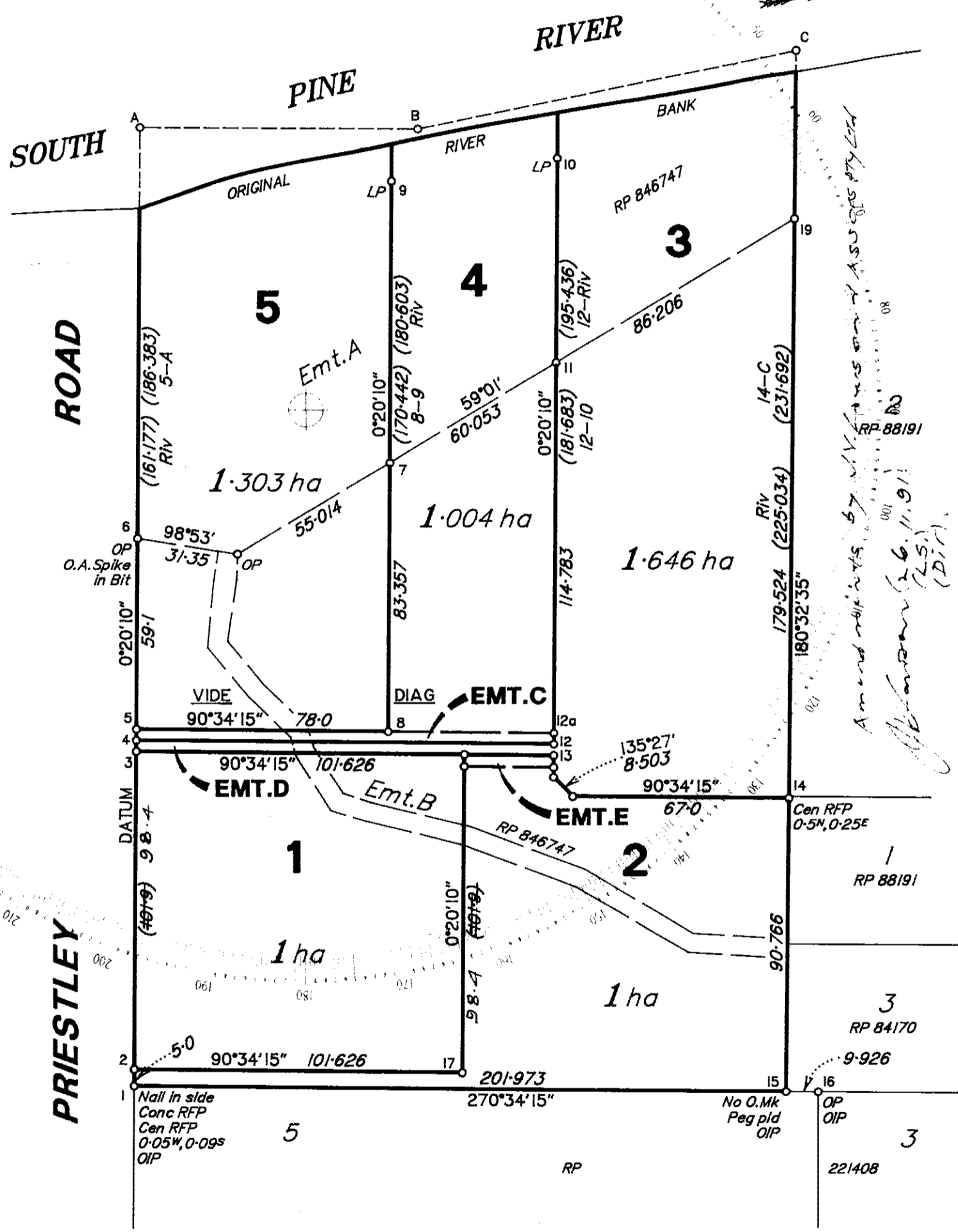
LINE PEGS

STN	BEARING	DIST
1-LP	90°34'15"	101-626
5-LP	0°20'10"	16-765
6-LP	0°20'10"	74-5
8-LP	0°20'10"	29-61
9-LP	at Stn	
10-LP	at Stn	
11-LP	180°20'10"	57-06
11-OLP	59°01'	18-75
11-OIP	59°01'	49-52
12-LP	0°20'10"	16-57
14-LP	180°32'35"	9-09
14-LP	180°32'35"	25-55
14-GI Nail in RFP	0°32'35"	8-21
17-LP	0°20'10"	46-96
19-LP Remns	0°32'35"	1-62
19-LP	180°32'35"	92-45

ORIGINAL RIVER TRAV.

LINE	BEARING	DIST
A-B	90°20'10"	86-06
B-C	78°21'30"	119-675

Original Field Notes from plan SL7139 used for River Traverse.



849763

PLAN MUST BE DRAWN WITHIN BLACK LINES

849763

849763

PLAN MUST BE DRAWN WITHIN BLACK LINES

849763

J.V. LAWSON & ASSOCIATES PTY. LTD.
 hereby certify that the Company have surveyed the land comprised in this plan (either personally or by James Norman Cox (Licensed Surveyor) for the work (the Company accept responsibility), that the plan is accurate that the said survey was performed in accordance with the Surveyors Act and the Surveyors Regulation and that the said survey was completed on 17.9.92.

Licensed Surveyor/
Director
 Date: 18.9.92

PLAN OF Lots 1-5, Proposed Emt.C in Lot 4, Proposed Emt.D in Lot 3 & Proposed Emt.E in Lot 2
 Cancelling Lot 137 on plan SL7139

ORIGINAL Por. 137

MERIDIAN	MAP REF	SCALE	FILE REF	NO SURVEY RECORDS DEPOSITED	ENDORSED	REGISTERING DIST
RP221408	BCC 12	1:1500	10925		26/11/1992	BRISBANE

PARISH **NUNDAH**
 COUNTY **Stanley**
 TOWN/LOCALITY **CITY OF BRISBANE**
 LOCAL AUTHORITY **BRISBANE C. C.**
 LAND AGENTS/MINING DISTRICT
 MINING FIELD
REGISTERED PLAN 849763

No.

Council of the _____ of _____ certifies that all the requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this Plan of Subdivision

Dated this _____ day of _____ 19 _____ Mayor or Chairman
Town or Shire Clerk

Previous Title
 DG 5228-243 Lot 137 on SL 7139.
 L263722C Easement over Ease C to Lots 1,2,3&5 for right of way purposes.
 L263720W Easement over Ease D to Lots 1,2,4&5 for right of way purposes.
 L2637185 Easement over Ease E to Lots 1,3,4&5 for right of way purposes.

849763

#We YALE ALEXANDER BENNETT
PENELOPE BENNETT
(Names in full)

- as Proprietor/s of this land.
- as Lessee/s of Minor's Homestead

agree to this plan and dedicate the new road as shown hereon to public use.

[Signatures]
 Signature of • Proprietor/s • Lessee/s

• Rule out which is inapplicable. **F.O.L.R.**

For Additional Plan A Document Notings Refer to CISP

BRISBANE CITY COUNCIL certifies that all the requirements of this Council, the Local Government Act 1936 as amended the City of Brisbane Act 1924 as amended the Local Government (Planning and Environment) Act 1990 as amended and all Ordinances thereunder have been complied with and approves this plan of Subdivision subject to the granting to Lots 2 and 3 a Right of Way over Easement C; to Lots 2 and 4 a Right of Way over Easement D and to Lots 3 and 4 a Right of Way over Easement E.

This survey has been examined and may be used for land dealings.

Surveyor General
Date

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
1	3464	213						
2		214						
3		215						
4		216						
5		217						

Under this 26th day of October 1992.
[Signature]
B. W. HICKS
 APPOINTED OFFICER

Lodged by **BENNETT & ASSOCIATES**
 SOLICITORS
 21 CAPALABA ROAD
 UPPER MOUNT GRAVATT 4122
 Phone 343 3133

Received Registrar of Titles

Fees Payable

Postal fee and postage 200.00 D.I.

Logt. Exam. & Ass. 58.00

180/- New Title 180.00

Entd. on Deeds -

Photo Fee 14.00

Total \$ 452.00

Short Fees Paid

File Ref. 400/55
 Deposited 1/1
 Audited 26/11/1992 AB
 Passed 26/11/1992 AB
 Survey Records: File/Field Notes
 Charted 1/1
 Original Grant 11133.

Particulars entered in Register Book
 Vol. 5228 Folio 243.
 at 4.23 PM

1 FEB 1993
 REGISTRAR OF TITLES

4044 PLAN

 L263715C
 \$452.00
 11 NOV 1992
 3:58 PM

849763