

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51256147	Search Date:	26/10/2021 13:08
Date Title Created:	29/06/2021	Request No:	39041893
Previous Title:	50838813		

ESTATE AND LAND

Estate in Fee Simple

LOT 902 SURVEY PLAN 322400

Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 720879320 22/06/2021

MINISTER FOR ECONOMIC DEVELOPMENT QUEENSLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40032013 (Lot 550 on SP 142916)
2. EASEMENT No 705862247 09/08/2002 at 15:06
burdening the land to
LOT 551 ON SP142916 OVER EASEMENT A ON SP142916

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

FORM 9 Version 2

Land Title Act 1994 and Land Act 1994

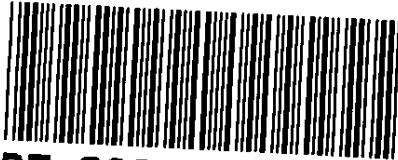
EASEMENT

QUEENSLAND LAND REGISTRY

Page 1 of 3

Dealing No.

Stamp Duty Imprint



705862247

BE 600

NO FEE
09/08/2002 15:06

QLD STAMP DUTY - BNE

1040205811-6

05/04/2002 09:00:18

\$1.50 TRFR

\$0.00 OUTI

\$1.50 TOT

1. Grantor The State of Queensland Represented By the Department of Natural Resources and Mines		Lodger Name, address & phone number Department of Families CPO Box 806 Brisbane Qld 4001 Ph 3247 5008		Lodger Code
2. Description of Easement/Lot Servient Tenement (burdened land)	County	Parish	Title Reference	
Easement A on SP 142916	Stanley	Oxley	50384480	
Lot 550 on SP 142916				
*Dominant Tenement (benefited land)				
Lot 551 on SP 142916	Stanley	Oxley	50395409	
* not applicable if easement in gross				
3. Interest being burdened Fee Simple	*4. Interest being benefited Fee Simple			
* not applicable if easement in gross				
5. Grantee Given names	Surname/Company name and number		(include tenancy if more than one)	
The State of Queensland Represented By the Department of Families				
6. Consideration \$1.00	7. Purpose of easement Right of Way / Access			

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of the attached schedule.

Witnessing Officer**Execution Date****Grantor's Signature**

Kenneth Andrew Brandessignature

3 / 4 / 2002

Greg Carpenter

KENNETH ANDREW BRANDESfull name

Greg Carpenter
Delegate for Minister
of Natural Resources
and Mines

JP (QUAL) NO. 17676qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

Witnessing Officer**Execution Date****Grantee's Signature**

Sharon Hatchmansignature

22 / 02 / 02

Sharon Hatchmanfull name

(J.P. & W.H.)qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

J. Peach
Director-General
Department of
Families.

**SCHEDULE / ENLARGED PANEL /
ADDITIONAL PAGE / DECLARATION**

Title Reference

The Grantor and Grantee do **HEREBY AGREE** with each other as set out below:

1. GRANT FOR ACCESS

In consideration of \$1.00 paid by the Grantee to the Grantor (the receipt of the consideration being hereby acknowledged) the Grantor **DOES HEREBY GRANT TO** the Grantee and the Grantee's Invitees the full right and liberty to go, pass and re-pass over, along and upon the Servient Tenement at all times hereafter by day or night on foot or with motor vehicles (PROVIDED THAT the weight of any such vehicles does not exceed the maximum tare weight permitted by law on sealed roads in the State of Queensland) and for all lawful purposes associated with the use and enjoyment of the Dominant Tenement in common with the Grantor, the Grantor's Invitees and with all other people to whom the Grantor from time to time gives a similar right or liberty and others lawfully using or enjoying the Servient Tenement.

2. NO OBSTRUCTION

The Grantor and Grantee must at all times:

- (a) keep the Servient Tenement, and cause it to be kept, free of all obstructions except in connection with its normal use and must not allow any fixed improvements or movable property to remain on the Servient Tenement for any time that would unreasonably interfere with or obstruct the rights of any person lawfully using or enjoying the Servient Tenement;
- (b) not cause or permit any hindrance or nuisance on the Servient Tenement or do or cause to be done anything on it that might obstruct its free access.

3. REPAIR OF SERVIENT TENEMENT

The Grantor and Grantee agree that:

- (a) the Surface must at all times be kept in the Preferred State;
- (b) subject to **Clause 4**, the cost of maintaining, replacing and repairing the Surface so as to preserve it in the Preferred State will be borne by the Grantee; and
- (c) if any damage is caused to the Servient Tenement by the Grantee or by the Grantor or by those claiming through or under either of them, the full cost and expense of its repair or reinstatement will be the responsibility of the party (either the Grantor or the Grantee), causing or being responsible for such damage.

4. GRANTEE'S INDEMNITY

The Grantee must indemnify and keep indemnified the Grantor against all costs, expenses, claims, demands or actions arising out of:

- (a) personal injury or property damage to any third party, the Grantor or any person claiming by, through or under the Grantor;
- (b) any damage or destruction to the Servient Tenement (except by fair wear and tear) arising directly or indirectly out of the acts or omissions of the Grantee or the Grantee's Invitees.

5. COVENANTS TO CONTINUE

The benefit and burden in this Easement will continue for the benefit and burden, as the case may be, of and bind any and all people deriving title to the Dominant and Servient Tenements from the Grantee and Grantor, respectively.

**SCHEDULE / ENLARGED PANEL /
ADDITIONAL PAGE / DECLARATION****Title Reference****6. RELEASE**

Upon the Grantor or Grantee ceasing to be the registered owner of the Servient and Dominant Tenements, respectively ("**the relevant date**"), the party so ceasing will be under no further liability to the other, or to the successors in title to the other, for any thing connected with this Easement arising subsequent to the relevant date.

7. DEFINITIONS AND INTERPRETATION

In this Easement:

"**Dominant Tenement**" means the land described in **Item 2** of the Form 9;

"**Grantee's Invitees**" means the agents, invitees and licensees of the registered owner from time to time of the Dominant Tenement;

"**Grantor's Invitees**" means the agents, invitees and licensees of the Grantor;

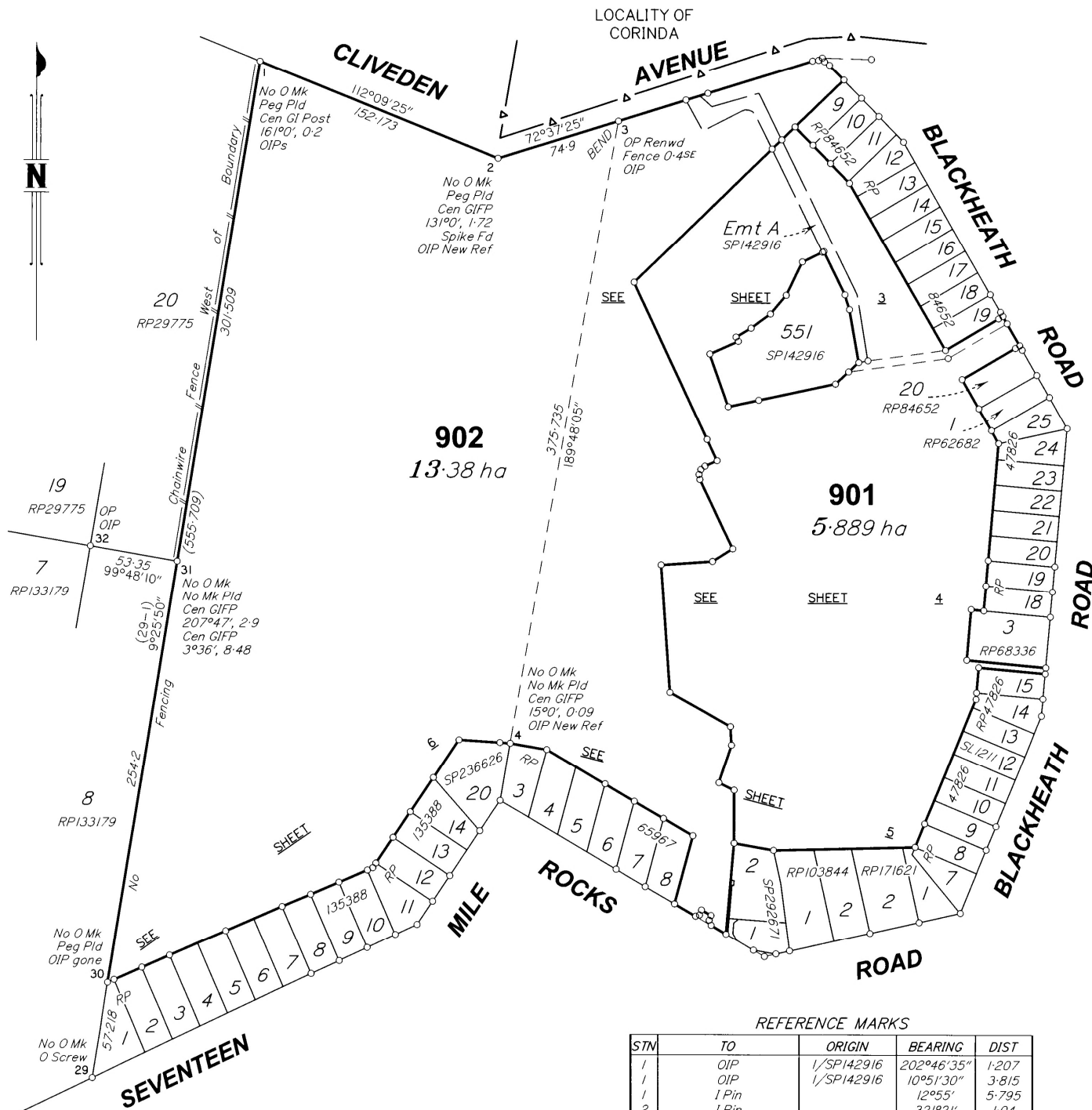
"**Preferred State**" means a safe and reasonably usable condition having regard to the use permitted by **Clause 1**;

"**Servient Tenement**" means the easement hereby granted as described in **Item 2** of the Form 9;

"**Surface**" means the surface of the Servient Tenement.

Unless the context otherwise requires:

- (a) words denoting the singular include the plural number and vice versa;
- (b) words importing a gender include any gender; and
- (c) words denoting a natural person include companies, partnerships or bodies corporate.



Peg placed at all new corners unless otherwise stated.

LandPartners Pty Ltd (ACN 118 146 008) hereby certify that the land comprised in this plan was surveyed by the corporation, by Ernest Thomas CRAIG, surveying associate, for whose work the corporation accepts responsibility, under the supervision of Robin Gene ANDERSON, 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 16/04/2021.

Robert L.
Director

Robert L.
Director

19-05-2021
Date

0m 125m 250m 375m
0 50mm 100mm 150mm State copyright reserved.

Plan of Lots 901 & 902

Cancelling Lot 600 on SP236626

LOCAL GOVERNMENT: BRISBANE C.C. LOCALITY: OXLEY

Meridian: MGA (Zone 56) vide CORS

Survey Records: No

REFERENCE MARKS

STM	TO	ORIGIN	BEARING	DIST	
1	OIP	1/SP142916	202°46'35"	1.207	
1	OIP	1/SP142916	10°51'30"	3.815	
1	I Pin		12°55'	5.795	
2	I Pin		321°21'	1.04	
2	Spike Fd		338°02'	19.165	
2	OIP	2/SP142916	359°48'	19.307	New Ref
2	I Pin		321°08'10"	38.62	
3	OIP	3/SL5166	10°02'25"	0.503	
3	I Pin		51°10'	41.72	
4	OIP	13/SP142916	1°45'	6.82	New Ref
4	I Pin		286°49'	13.065	
4	I Pin		339°26"	30.456	
4	I Pin		338°04'20"	33.089	
29	O Screw in Conc	15/LS284405	88°28'50"	4.11	
30	OIP gone	7/RP135388	9°23'20"	0.557	
30	I Pin		4°54'	11.787	
31	I Pin		91°45'15"	21.466	
32	I Pin		217°56'	1.048	
32	OIP	15/RP133179	140°35'20"	1.428	

Scale: 1:2500

Format: STANDARD



SP322400

Plans may be rolled.

Information may not be placed in the outer margins.

720879320

\$596.00

22/06/2021 08:09

BE 400 NT

4. Lodged by *Economic Development Queensland*
GPO Box 2202, BRISBANE QLD 4000 039 A
PH: 07 3452 7880
Email: edq@dcdmip.qld.gov.au

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

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50838813	Lot 600 on SP263326	901 & 902	-	-

ENCUMBRANCE EASEMENT ALLOCATION

Easement	Lots To Be Encumbered
705862247 (Easement A on SPI42916)	901 & 902

Reinstatement Report

Sheet 1

I fixed by OIP SPI42916, 29 fixed by O Screw IS284405. 30 fixed by deed distance 29-30. Results in 259mm excess between I-30. 3 fixed by OP and OIP, maintaining original angle at 2 and distances I-2-3 proportioned accordingly.

Sheet 3 & 7

3-4I fixed by original marks in good agreement with SPI42916. 4I-45 and 42 fixed by original marks in good agreement with IS284067 and previous surveys. 46 fixed on line of 4I-45 maintaining original distances for frontages of Lot 9 RP84652 and Lot 600 SP236626. 46-49 fixed by original marks at 48 & 49 from IS284067 and maintaining original angle at 47. 64-69 fixed by original reference marks in good agreement with IS235117 and 4mm short on distance 45-64. Depth of Lot 1 RP62682 and Lot 20 RP84652 from 66, 67 & 68 maintained as in agreement with IS235117, RP84652 and RP62682. 70 fixed by maintaining angle at 70 and distances 69-70 and 70-80 as per IS228931. OP's at 69 & 70 disturbed. Lot 551 SPI42916 fixed by original marks in good agreement with SPI42916, DP282960 and DP274610.

Sheet 4

69 fixed by OIP and O Nail Hole and O Nail at 74 showing 13mm short to IS235117. Nail fd at stn at NE corner of Lot 8 RP47826 is on line with boundary 69-74. Angles at 85, 71, 72, 73, 84, 83 & 82 maintained from original plans. 70-85 is 2mm shorter, 71-72 is 6mm longer, 72-73, 73-74 & 83-84 are deed, 82-83 is 8mm longer.

Sheet 5 & 7

74 fixed by O Nail from IS141812 and 77 fixed by O Nail's from IS139279 & IS204707. 75 & 76 fixed by original marks. Distances 74-77 in good agreement with previous surveys. 5-12-77 fixed by original marks and in good agreement with previous surveys (SP292671, RPI35388, IS286203, IS282126, SPI22730). I5 & 79 fixed by original marks in good agreement SP292671. Angle at 82 is within 20" of deed, with 82-78 at 16mm short on deed plans, and maintaining deed depth to Blackheath Road. Original marks located on northern boundary of Lot 7 RP65967 in agreement with IS282126, maintaining angle at 16 vide IS282126, and distance 16-8.

901 & 902	Lot 550 on SPI42916
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :
Local Govt :
Surveyor : BRSS7460-001

Reinstatement Report Continued

Sheet 6

5-3: 5 fixed by OPM and OScrew, 3 (Sheet 1) fixed by OP and OIP. 5-4 fixed by original distance 34.665m, 4-3 is 41mm short on SPI42916 over 375.735m. OIP is good for distance off 4 but re-referenced for bearing. 19 fixed by O Screw fixing line 5-19, and agreeing with original marks at 18.

29 fixed by O Screw fixing line 19-29 with good agreement to OP's at 26, 27 & 28. New references given to OScrews of 26, 27 & 28. Large concrete retaining wall along the rear of Lot 20 RP236626 visually appears to be slumping north and west into subject Lot 600 SP236626, with damage to old chainwire fence evident. OP's at NW corner and N corner of Lot 20 RP236626 also found leaning into Lot 600. Angle and distance for SW boundary of Lot 20 on SP236626 maintained vide IS155540. OP's at rear of Lot 13 RPI35388 found 20mm off the corners.

The depth of boundary between Lots 5 & 6 RPI35388 as calculated through our survey is 44.576 (not shown) to the OIP at 33. Whereas distance by IS284405 is 44.511 and 44.506 by RPI35388. However, if original distance 29-30 is maintained, and the OIP from RPI35388 adopted off 33, we maintain original distances between 30-33 vide RPI35388. Furthermore, extending 30-33 to join the line 23-20, results in 23-20 being only 17mm short on deed.

Notification issued to the owners of Lot 12 on SL1211, Lot 8 on RP47826, Lot 15 on RP47826, Lot 4 on RP65967, Lot 11 on RPI35388 & Lot 20 on SP236626 on 19/05/2021, in accordance with s.18 of the Survey and Mapping Infrastructure Regulation 2014.

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

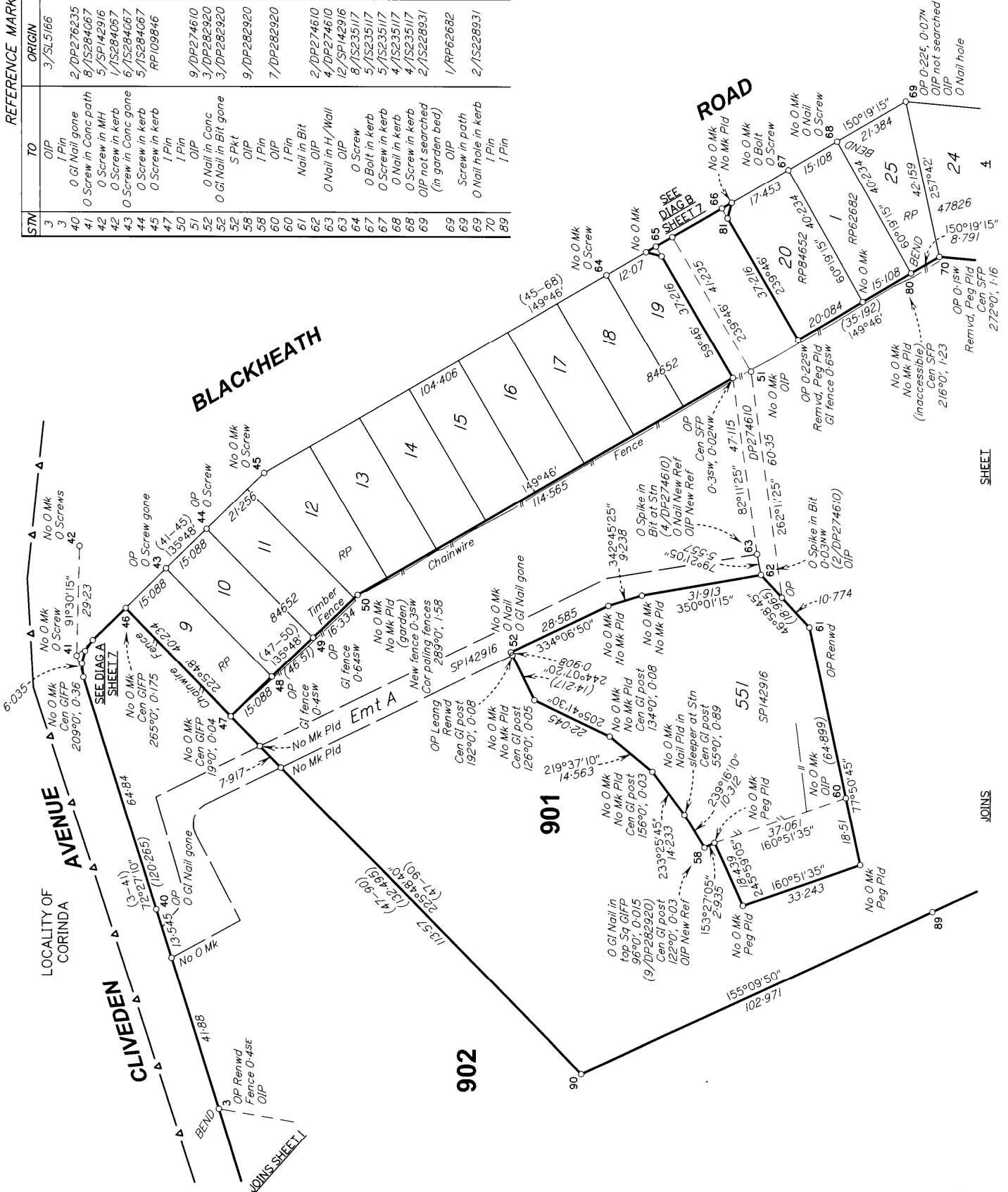
SP322400

5. Passed & Endorsed :

By: LandPartners Pty Ltd
Date: 17/6/21
Signed: *Ry Anderson*
Designation: Liaison Officer

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
3	OIP	3/SL5166	10°02'25"	0-503
3	I Pin		51°10'	41-72
40	O GI Nail gone	2/DP276235	273°16'40"	16-865
41	O Screw in Conc path	8/1S284067	77°52'	1-943
42	O Screw in MH	5/SP142916	307°58'20"	8-816
43	O Screw in kerb	1/1S284057	315°42'20"	10-634
44	O Screw in Conc gone	6/1S284067	45°48'	2-0
45	O Screw in kerb	5/1S284067	7°07'20"	17-088
47	O Screw in kerb	RP109846	55°52'40"	3-54
50	I Pin		284°37'30"	12-962
51	OIP		272°17'	2-561
52	O Nail in Conc	9/DP274610	89°14'15"	3-53
52	O GI Nail in Bit gone	3/DP282920	165°49'05"	0-75
58	SPKt	3/DP282920	108°49'05"	7-54
58	OIP		76°48'30"	10-135
58	I Pin		246°35'05"	9-36
60	OIP		222°27'	12-586
60	I Pin		222°27'	5-5
61	Nail in Bit	7/DP282920	34°51'35"	11-675
62	OIP		20°53'05"	22-145
63	O Nail in H/Wall	2/DP274610	72°53'05"	15-7
63	O Screw	4/DP274610	86°34'	9-19
64	O Bolt in kerb	12/SP142916	143°37'	24-085
67	O Bolt in kerb	8/1S235117	5°48'15"	3-941
67	O Screw in kerb	5/1S235117	61°54'15"	3-354
68	O Nail in kerb	4/1S235117	40°10'15"	3-532
68	O Screw in kerb	4/1S235117	133°04'15"	12-1
69	OIP not searched (in garden bed)	2/1S228931	45°29'55"	12-395
69	OIP		3°21'15"	0-624
69	Screw in path	1/RP62682	86°09'15"	1-056
69	O Nail hole in kerb		75°16'	2-638
70	I Pin		67°38'35"	3-564
89			211°14'	5-395
			99°23'15"	17-436



SCALE 1:1000

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STN	TO	ORIGIN	BEARING	DIST
73	Screw in Conc path		113°04'	1943
73	Nail in kerb Rd		119°19'30"	17509
74	Screw in Conc path		88°39'	2256
74	OIP not searched	15235117	92°23'150"	3955
74	O Nail in kerb	2/15141812	173°40'30"	11766
82	I Pin		284°32'	101
87	I Pin		94°24'50"	70399
87	I Pin		73°43'	5616
88	I Pin		282°06'45"	59764
88	I Pin		99°23'15"	17436

PERMANENT MARKS		
PM	ORIGIN	BEARING
74-OPM	6/SP245781	153°26'40"



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
69	OIP not searched (in garden bed)	2/15228931	3°21'15"	0.624
69	OIP	1/RP62682	86°09'15"	1.056
69	Screw in path		75°16'	2.638
69	0 Nail hole in kerb	2/15228931	67°38'35"	3.364
70	Pin		211°14'	5.395
71	Pin		353°33'	4.273
71	Pin		275°32'30"	26.582
72	Screw in Conc		107°09'	7.064

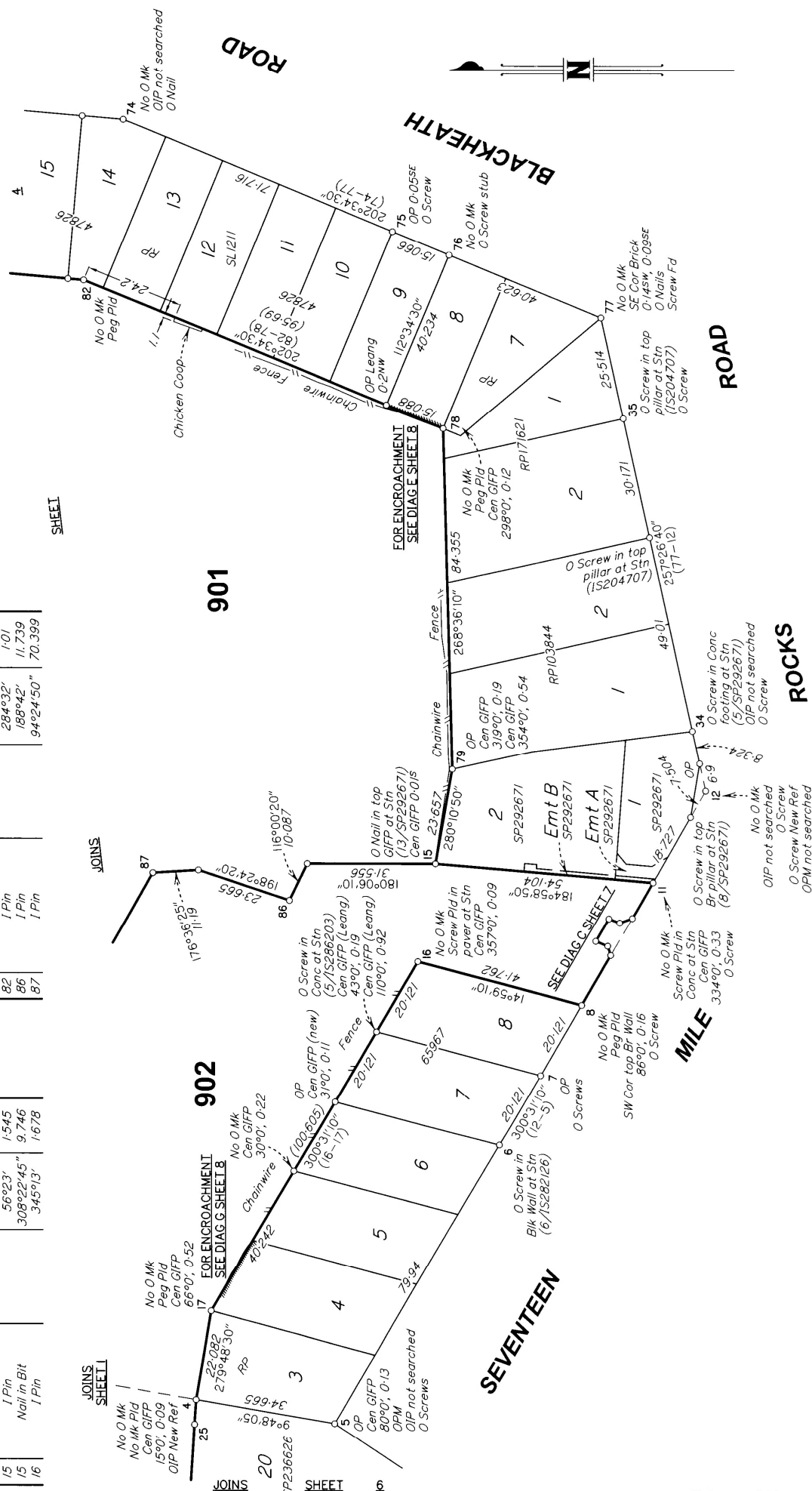
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BRSS7460-001-8-9 SP322400

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ISTM	TO	ORIGIN	BEARING	DIST
4	OIP	13/SPI42916	1°45'	6.82
4	I Pin		286°40'	13.065
4	I Pin		339°26"	30.456
4	I Pin		338°04'20"	33.089
5	OIP not searched	14/SPI42916	234°29'10"	6.063
5	O Screw in Conc	4/JS286203	159°10'40"	9.079
5	O Screw in Conc	4/JS286203	192°09'50"	11.149
5	O Screw in Conc	3/JS286203	147°51'40"	4.367
7	O Screw in Conc	4/JS286203	204°28'10"	13.34
7	O Screw in Conc	2/SPI122730	219°17'10"	14.26
8	O Screw in Conc path	9/SPI297671	259°09'10"	2.054
12	OIP not searched	5/RPB4540	188°58'10"	0.65
12	O Screw in Conc	7/SPI292671	46°03'10"	1.21
12	O Screw in Conc	4/SPI122730	120°41'	4.51
12	Screw in path		9°313'	7.13
15	I Pin		56°23'	1.545
15	Nail in Bit		308°22'45"	9.746
15	I Pin		345°93'	1.678





PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
5-OPM	1/RP135388	189°47'40"	0.644	14946

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST	New Ref
4	OIP	13/SP142916	1°45'	6.82	New Ref
4	I Pin		286°49'	13.065	
4	I Pin		339°26'	30.456	
4	I Pin		338°04'20"	33.089	
5	OIP not searched	14/SP142916	234°29'10"	6.063	
5	O Screw in Conc	4/15286203	152°10'40"	9.079	
5	O Screw in Conc	4/15286203	199°09'50"	11.149	
18	O Screw in kerb	9/15284405	124°35'40"	3.63	
19	OIP not searched	3/RP135388	64°45'40"	1.171	
	(under Conc driveway)				
19	O Screw in path	10/15284405	151°56'40"	2.117	
19	O Screw in path	10/15284405	81°17'10"	10.585	
20	I Pin		358°25'	19.076	
20	I Pin		22°59'20"	57.488	
23	OIP	10/RP135388	24°23'	0.62	
23	I Pin		36°33'	8.456	
25	OIP	11/RP135388	82°10'	0.607	
26	O Screw in Conc	11/15284405	105°42'	2.725	
27	O Screw in Conc	12/15284405	100°29'	2.195	
27	O Nail in kerb	12/15284405	156°34'	3.58	
28	O Screw in Conc	13/15284405	104°26'	2.745	
28	O Screw in Conc	13/15284405	230°44'	7.4	
29	O Screw in Conc	15/15284405	88°28'50"	4.11	
30	OIP gone	7/RP135388	9°23'20"	0.557	
30	I Pin		4°54'	11.787	
33	OIP	8/RP135388	336°34'55"	0.604	

902

FOR ENCROACHMENT
SEE DIAG F SHEET 8

ROAD

ROCKS

MILE

SEVENTEEN

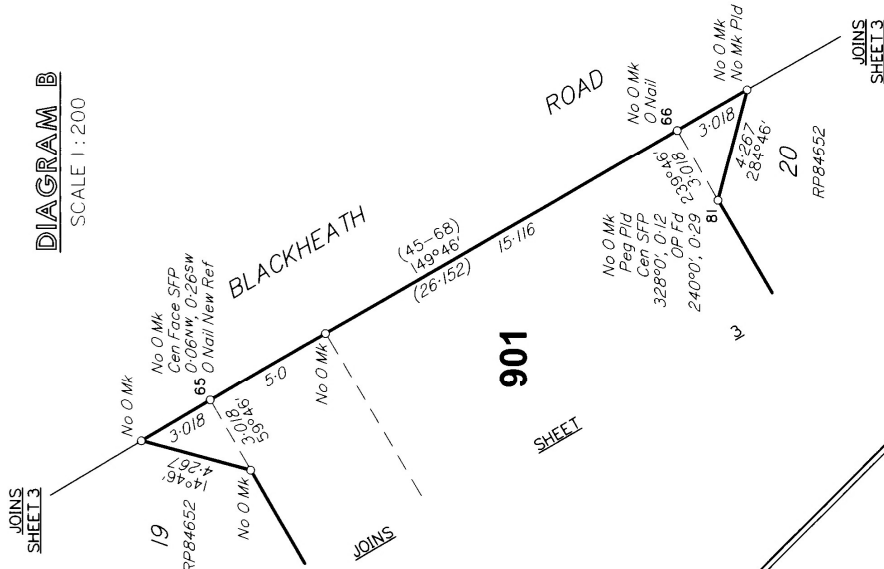
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DIAGRAM B
SCALE 1:200



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
8	0 Screw in Conc	2/SPI22730	219°17'10"	14.26
10	0 D Hole in kerb	3/SPI22730	223°14'10"	4.17
10	Screw in path	220°09'	10.58	
41	0 Screw in Conc path	9/SP292671	259°09'10"	2.054
65	0 Screw in Conc path	8/IS284067	77°52'	1.943
65	0 Nail in kerb	7/IS235117	66°49'	2.67
66	Screw in path	6/IS235117	117°05'	3.18
66	0 Nail in kerb		73°24'15"	3.103

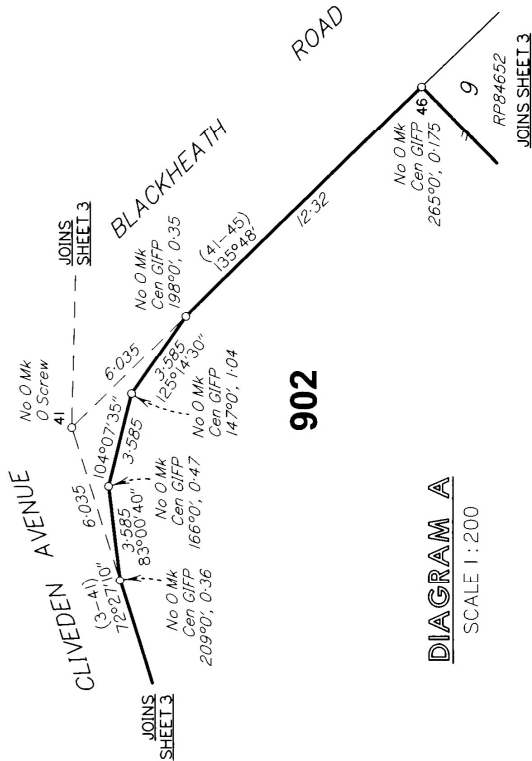


DIAGRAM A
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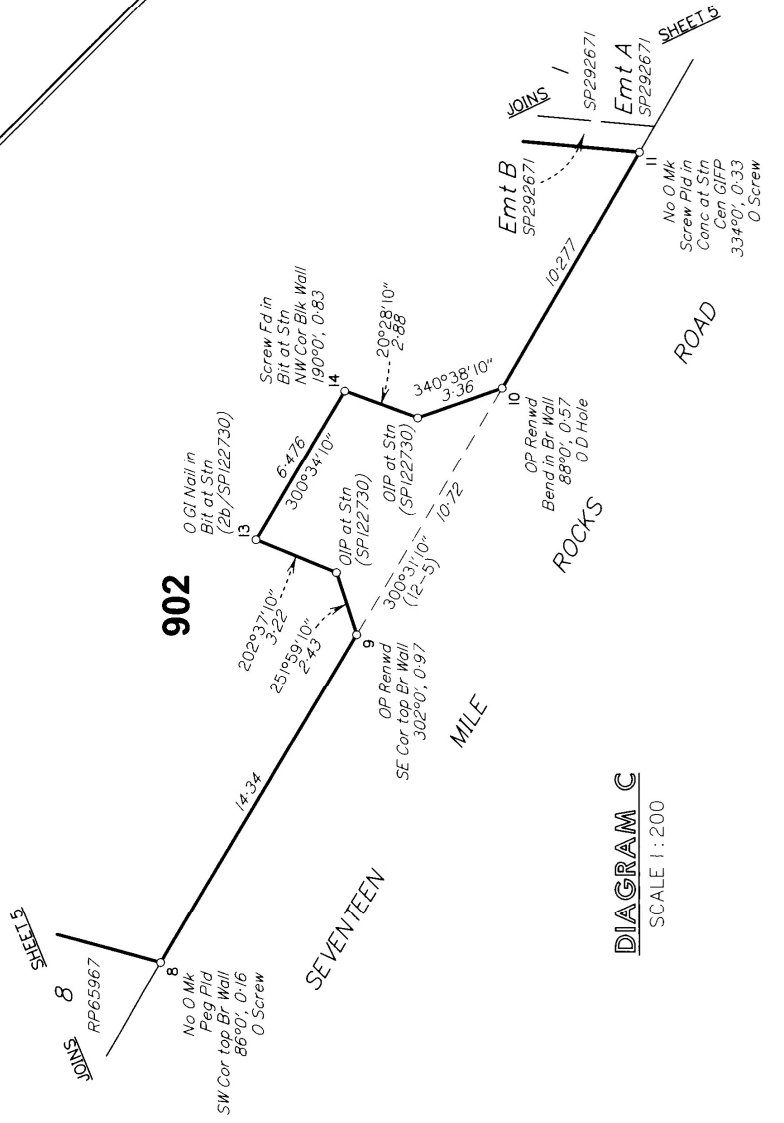


DIAGRAM C
SCALE 1:200

SCALE 1:200

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Insert Plan Number
SP322400

DIAGRAM F

SCALE 1 : 200

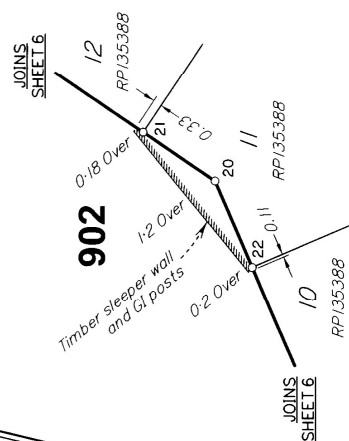


DIAGRAM E

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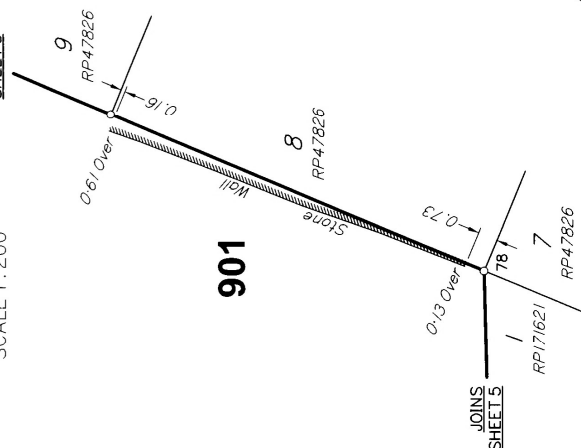


DIAGRAM D

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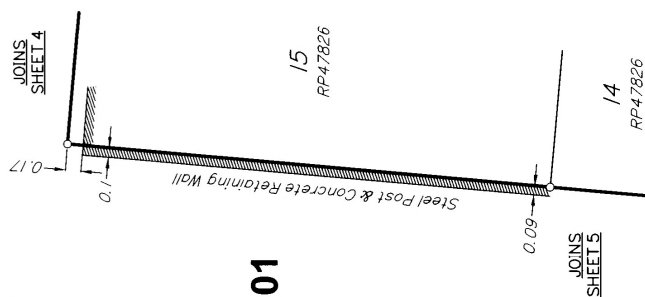


DIAGRAM H

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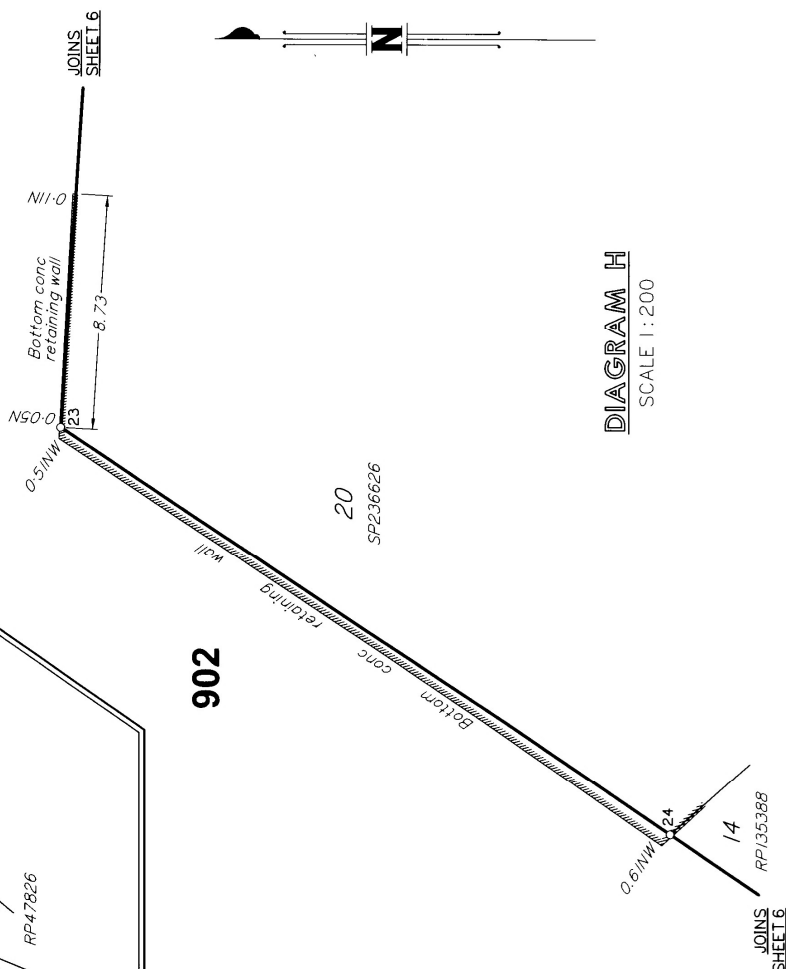
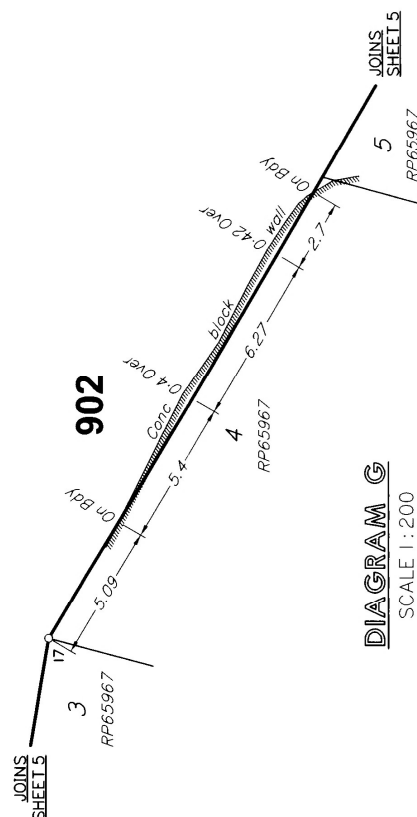


DIAGRAM G

SCALE 1:200



SCALE 1:200

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Plan
Number

SP322400



Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Tim Connolly
PO Box 1344
Buddina QLD 4575

Transaction ID: 50730851 EMR Site Id: 26 October 2021
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 902 Plan: SP322400
53 SEVENTEEN MILE ROCKS RD
OXLEY

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority