

APPENDIX B

Certificate of Title and Survey Plan

brazier motti



Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference:	51359843	Search Date:	06/01/2025 16:51
Date Title Created:	09/09/2024	Request No:	50488960
Previous Title:	51161532		

ESTATE AND LAND

Estate in Fee Simple

LOT 904 SURVEY PLAN 344615
 Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 723499542 30/08/2024
 URBEX 118 PTY LTD A.C.N. 648 028 022

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
 Deed of Grant No. 10342185 (POR 117)
 Deed of Grant No. 10719188 (POR 149)
2. EASEMENT No 700349091 17/11/1994 at 14:53
 burdening the land to
 LOT 100 ON RP 885656 OVER
 EASEMENT G ON RP 885656
3. EASEMENT IN GROSS No 715370955 16/10/2013 at 16:24
 burdening the land
 TOWNSVILLE CITY COUNCIL
 over
 EASEMENT X ON SP257331
4. EASEMENT IN GROSS No 715370956 16/10/2013 at 16:25
 burdening the land
 TOWNSVILLE CITY COUNCIL
 over
 EASEMENT Y ON SP257331
5. EASEMENT IN GROSS No 716412542 02/04/2015 at 16:27
 burdening the land
 TOWNSVILLE CITY COUNCIL
 over
 EASEMENT W ON SP273474
6. EASEMENT No 717104793 02/03/2016 at 14:55
 benefiting the land over
 EASEMENT K ON SP280588
7. EASEMENT No 717104795 02/03/2016 at 14:55
 benefiting the land over
 EASEMENT L ON SP280588
8. EASEMENT No 717104799 02/03/2016 at 14:56
 benefiting the land over
 EASEMENT M ON SP280588
9. EASEMENT No 717104802 02/03/2016 at 14:56
 benefiting the land over
 EASEMENT N ON SP280588

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101**Title Reference: 51359843****EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)**

10. EASEMENT No 717104804 02/03/2016 at 14:57
benefiting the land over
EASEMENT P ON SP280588
11. EASEMENT No 717104809 02/03/2016 at 14:57
benefiting the land over
EASEMENT Q ON SP280588
12. EASEMENT IN GROSS No 717104812 02/03/2016 at 14:58
burdening the land
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062
over
EASEMENT R ON SP280588
13. EASEMENT IN GROSS No 717104821 02/03/2016 at 14:58
burdening the land
TOWNSVILLE CITY COUNCIL
over
EASEMENT T ON SP280588
14. PAR/SURRENDER No 723502895 02/09/2024 at 09:15
EASEMENT IN GROSS: 717104821
SO FAR AS RELATES TO EASEMENT XX ON SP346842
TO IDENTIFY SURRENDER NO 723486153
PRODUCED 23/08/2024 RECORDED 28/08/2024
15. EASEMENT IN GROSS No 719249868 07/02/2019 at 14:41
burdening the land
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062
over
EASEMENT U ON SP306200
16. MORTGAGE No 721808043 01/07/2022 at 13:56
WESTPAC BANKING CORPORATION A.C.N. 007 457 141
17. EASEMENT IN GROSS No 723465797 15/08/2024 at 16:13
burdening the land
TOWNSVILLE CITY COUNCIL
over
EASEMENT GG ON SP346842
18. EASEMENT IN GROSS No 723465798 15/08/2024 at 16:13
burdening the land
TOWNSVILLE CITY COUNCIL
over
EASEMENT KK ON SP346842
19. EASEMENT IN GROSS No 723465799 15/08/2024 at 16:13
burdening the land
TOWNSVILLE CITY COUNCIL
over
EASEMENT LL ON SP346842
20. EASEMENT IN GROSS No 723465800 15/08/2024 at 16:13
burdening the land
TOWNSVILLE CITY COUNCIL
over
EASEMENT NN ON SP346842
21. EASEMENT IN GROSS No 723499547 30/08/2024 at 10:09
burdening the land
TOWNSVILLE CITY COUNCIL
over
EASEMENT QQ ON SP344615

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51359843

EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)

22. EASEMENT IN GROSS No 723499548 30/08/2024 at 10:09
burdening the land
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062
over
EASEMENT RR ON SP344615

ADMINISTRATIVE ADVICES

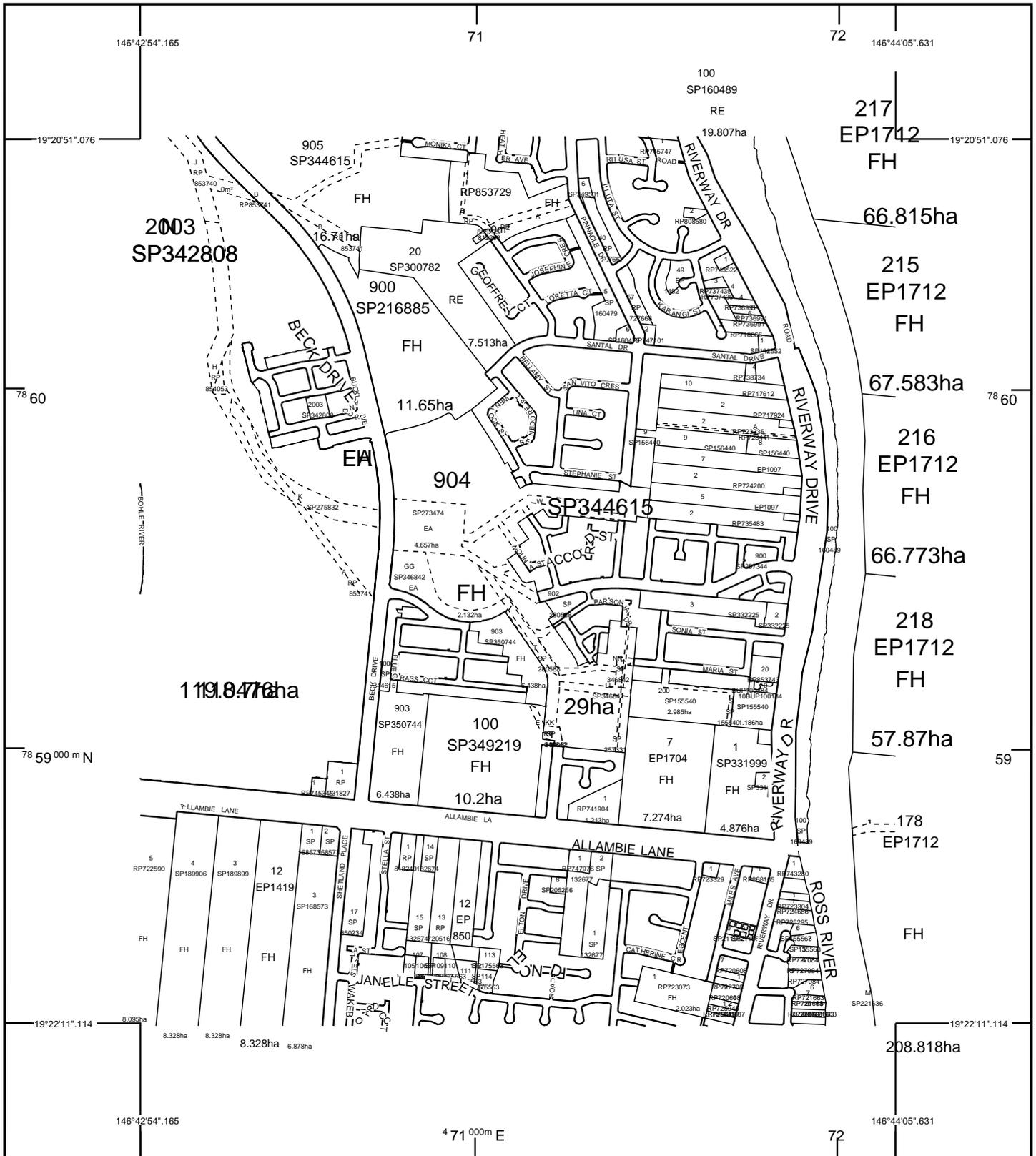
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



STANDARD MAP NUMBER
8259-31224



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	904/SP344615
Lot/Plan	29ha
Area/Volume	FREEHOLD
Tenure	TOWNSVILLE CITY
Local Government	RASMUSSEN
Locality	62683/493
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED 23/05/2025

DCDB 22/05/2025 (Lots with an area less than 1500m² are not shown)

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SmartMap

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Based upon an extraction from the
Digital Cadastral Data Base



Queensland
Government
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(Department of Resources) 2025.

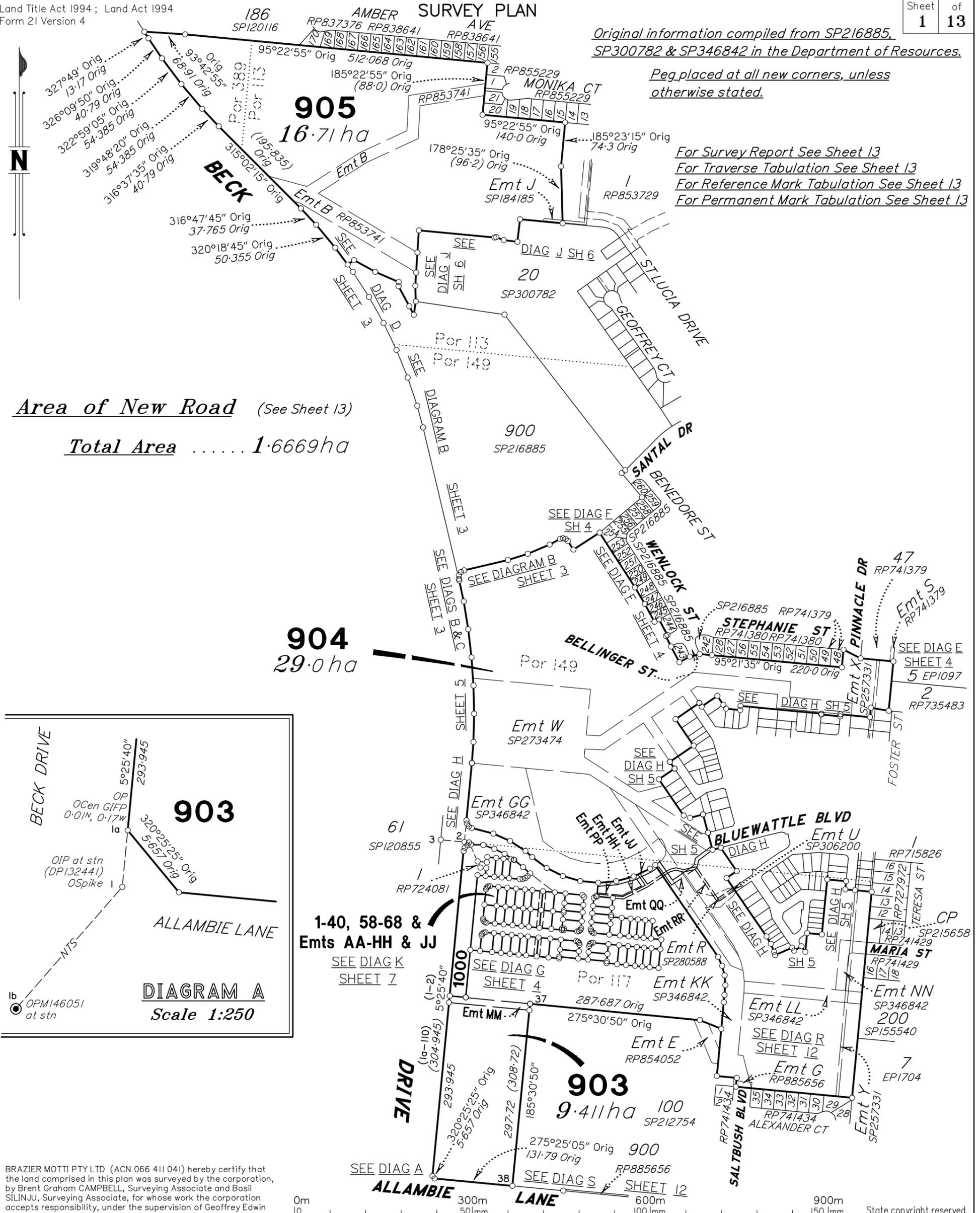


AMBER SURVEY PLAN

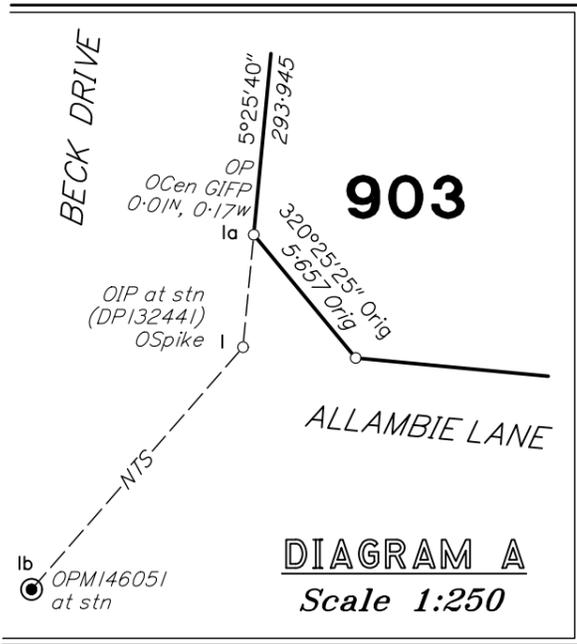
Original information compiled from SP216885, SP300782 & SP346842 in the Department of Resources.

Peg placed at all new corners, unless otherwise stated.

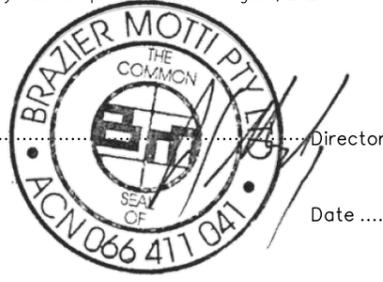
For Survey Report See Sheet 13
For Traverse Tabulation See Sheet 13
For Reference Mark Tabulation See Sheet 13
For Permanent Mark Tabulation See Sheet 13



Area of New Road (See Sheet 13)
Total Area 1.6669ha



BRAZIER MOTTI PTY LTD. (ACN 066 411 041) hereby certify that the land comprised in this plan was surveyed by the corporation, by Brent Graham CAMPBELL, Surveying Associate and Basil SILINJU, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Geoffrey Edwin OSBALDISTON, 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 20th August, 2024.



Director
Date 28-08-24

0m 300m 600m 900m
0 50mm 100mm 150mm State copyright reserved.

Plan of Lots 1-40, 58-68, 903-905, 1000 and Emt AA in Lot 10, Emt BB in Lot 11, Emt CC in Lot 18, Emt DD in Lot 19, Emt EE in Lot 34, Emt FF in Lot 35, Emts HH, JJ, MM & PP in Lot 903 and Emts QQ & RR in Lot 904

Scale: **1:6000**
Format: **STANDARD**



SP344615

Cancelling Lot 903 on SP300782

LOCAL GOVERNMENT: **TOWNSVILLE CITY COUNCIL** LOCALITY: **RASMUSSEN**

Meridian: **MGA (Zone 55) vide SP346842** Survey Records: **No**

**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, email, reference, and Lodger Code)

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51161532	Lot 903 on SP300782	1-40, 58-68, 903-905 & 1000	New Rd	Easements AA-FF, HH JJ, MM, PP, QQ & RR

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
721808043	1-40, 58-68, 903-905 & 1000	

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
717104793 (Emt K on SP280588)	1-40, 58-68, 903-905 & 1000	_____
717104795 (Emt L on SP280588)	1-40, 58-68, 903-905 & 1000	_____
717104799 (Emt M on SP280588)	1-40, 58-68, 903-905 & 1000	_____
717104802 (Emt N on SP280588)	1-40, 58-68, 903-905 & 1000	_____
717104804 (Emt P on SP280588)	1-40, 58-68, 903-905 & 1000	_____
717104809 (Emt Q on SP280588)	1-40, 58-68, 903-905 & 1000	_____

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601086955 (Emt B on RP853741)	905
700349091 (Emt G on RP885656)	904
712360729 (Emt J on SPI84185)	905
715370955 (Emt X on SP257331)	904
715370956 (Emt Y on SP257331)	904
716412542 (Emt W on SP273474)	904
717104812 (Emt R on SP280588)	904
717104821 (Emt T on SP280588)	904
719249868 (Emt U on SP306200)	904
723465797 (Emt GG on SP346842)	904
723465798 (Emt KK on SP346842)	904
723465799 (Emt LL on SP346842)	904
723465800 (Emt NN on SP346842)	904

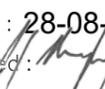
905	Pors 113 & 389
904	Por 117 & 149
1-40, 58-68, 903 & 1000	Por 117
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :
Local Govt :
Surveyor : 43126/017-01 - 43126_005C.dwg - WCHO - 08/2024 - V2

5. Passed & Endorsed :

By: BRAZIER MOTTI PTY LTD
Date: 28-08-24
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

SP344615

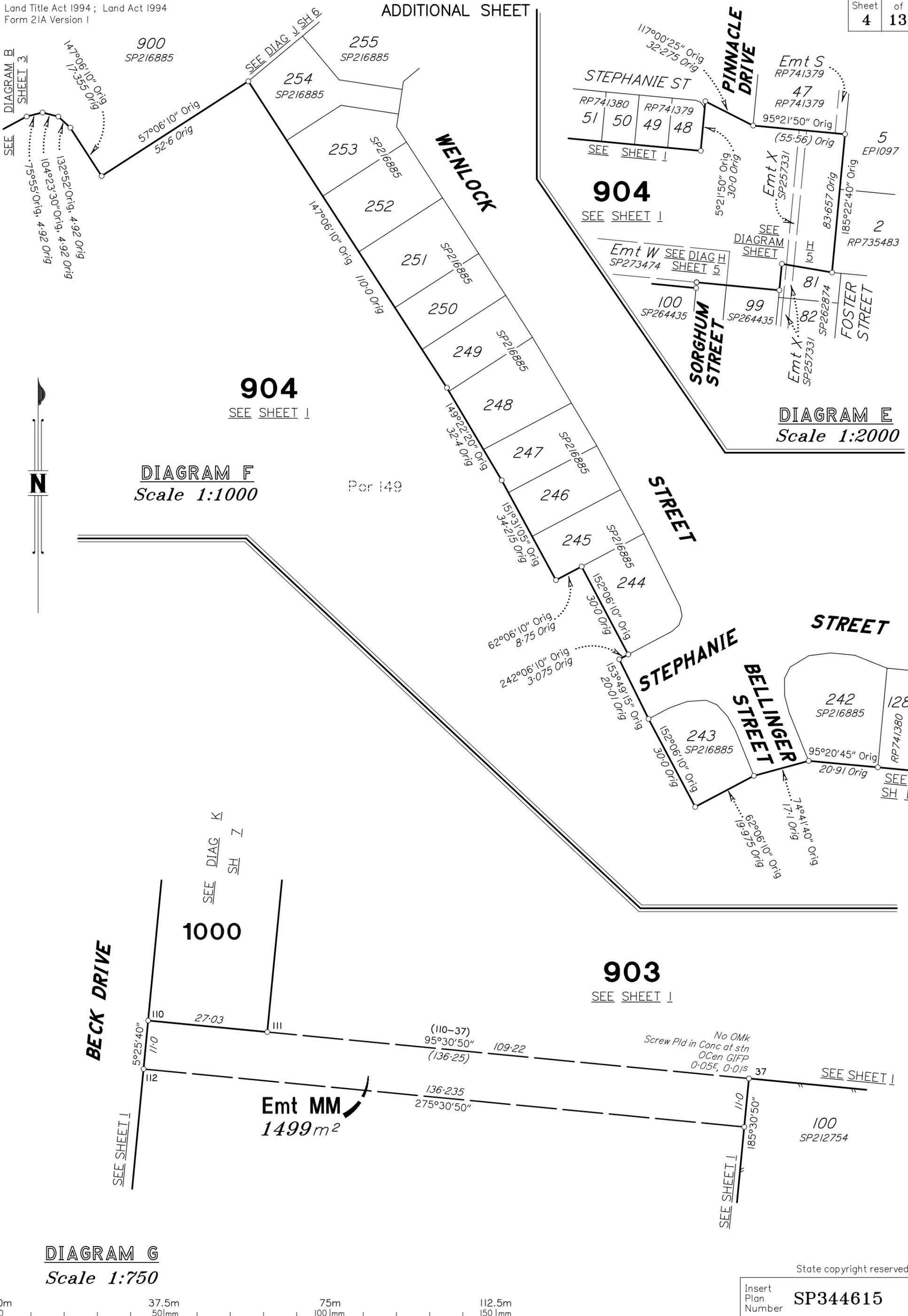


DIAGRAM F
Scale 1:1000

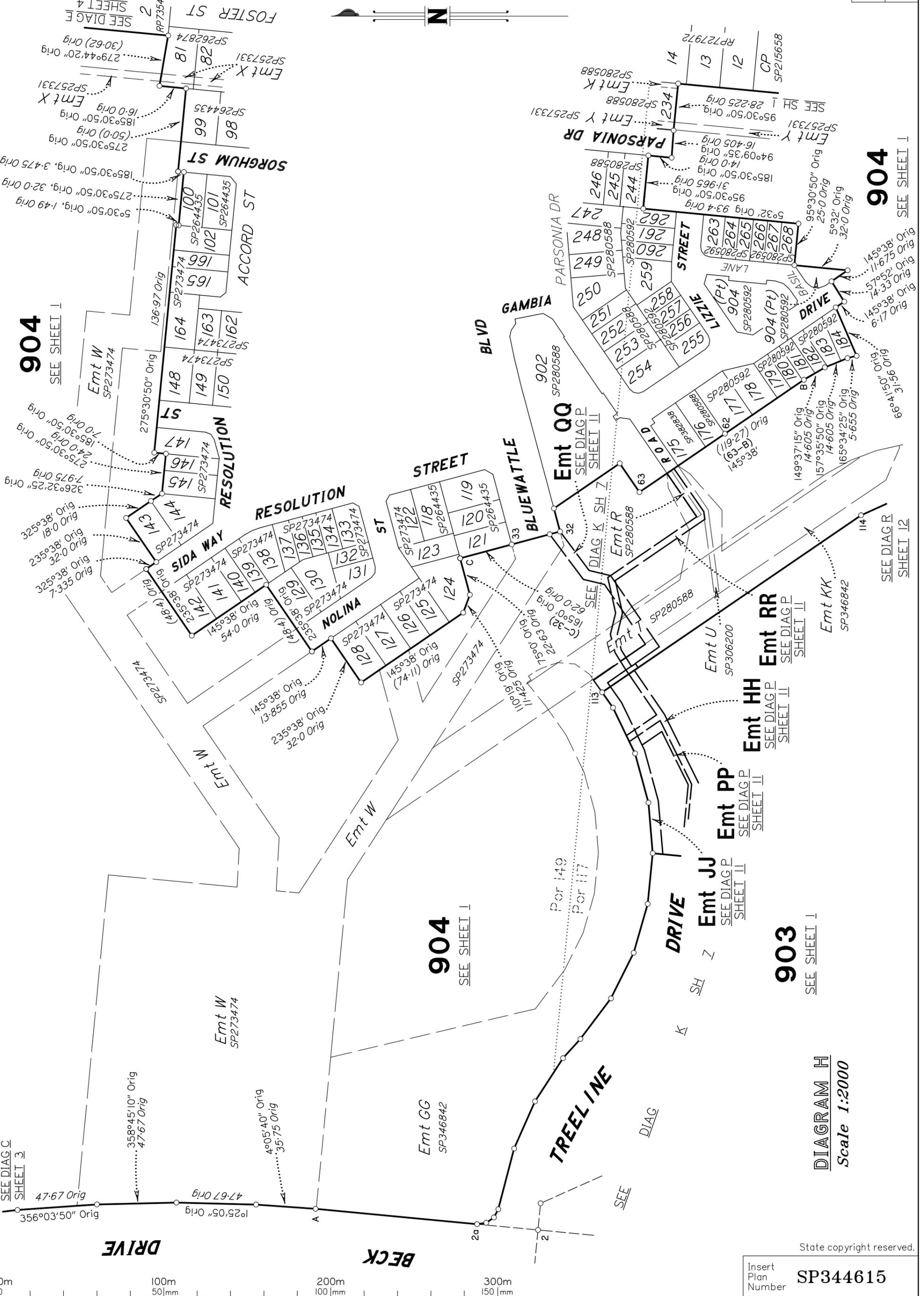
DIAGRAM E
Scale 1:2000

DIAGRAM G
Scale 1:750



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Insert Plan Number **SP344615**



904
SEE SHEET I

904
SEE SHEET I

904
SEE SHEET I

903
SEE SHEET I

DIAGRAM H
Scale 1:2000

SEE DIAG C
SHEET 3

Emt Q
SEE DIAG P
SHEET II

Emt PP
SEE DIAG P
SHEET II

Emt HH
SEE DIAG P
SHEET II

Emt RR
SEE DIAG P
SHEET II

SEE DIAG R
SHEET I2



State copyright reserved.

Insert Plan Number SP344615

905

SEE SHEET 1

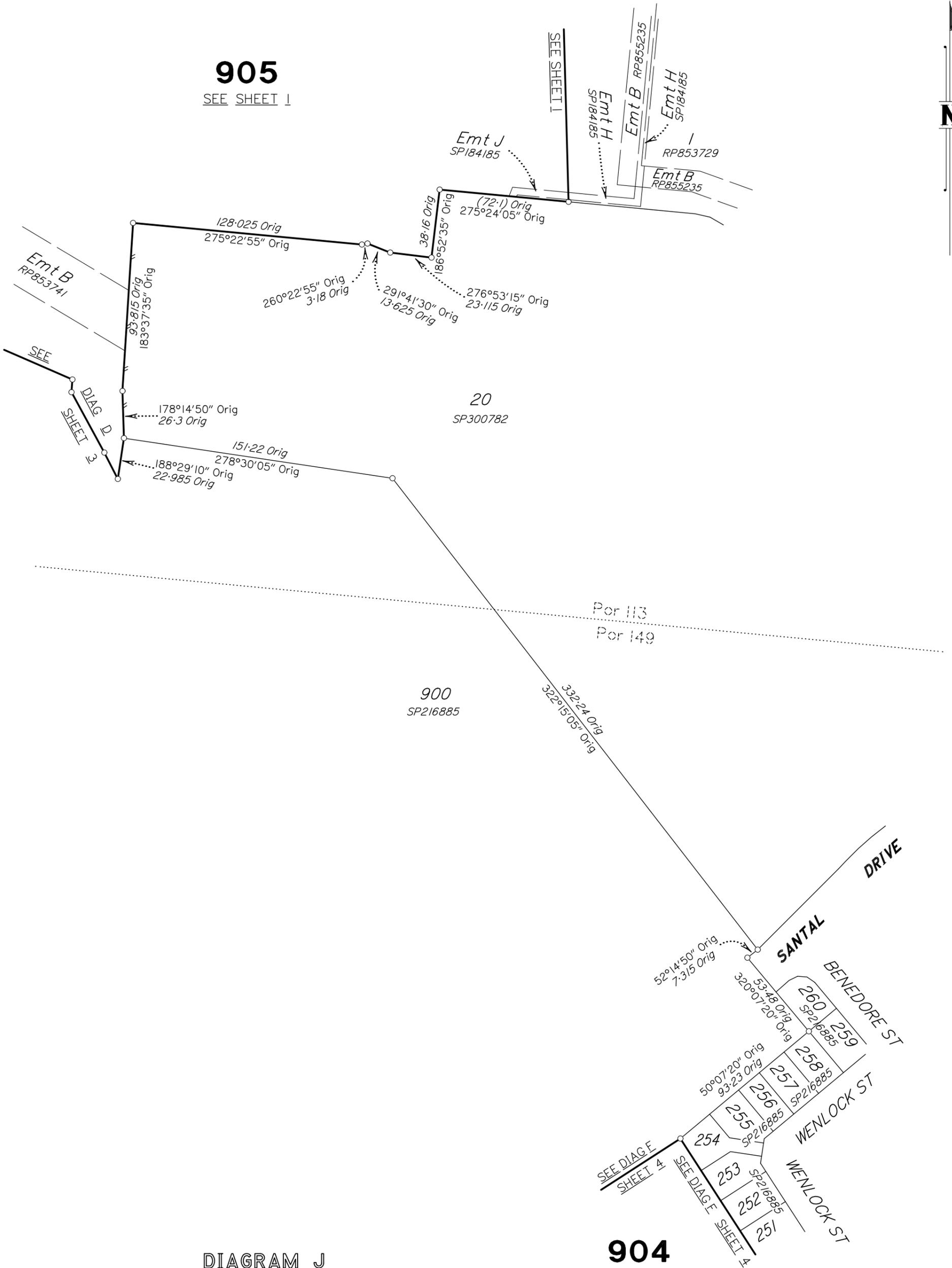


DIAGRAM J
Scale 1:2000

904
SEE SHEET 1



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Insert Plan Number **SP344615**



903
SEE SHEET 1

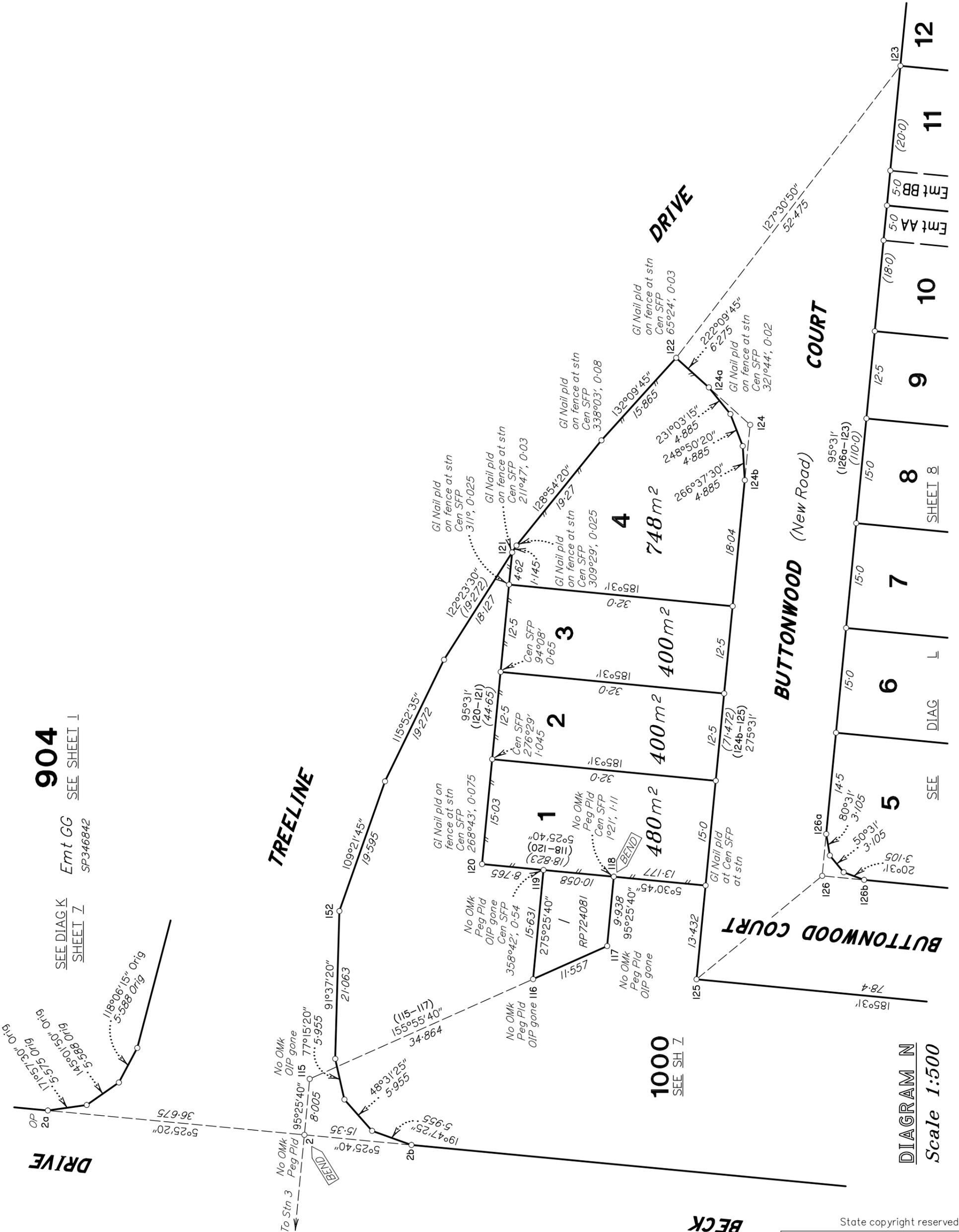
903
SEE SHEET 1

DIAGRAM M
Scale 1:500



Insert Plan Number **SP344615**

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State copyright reserved.
Insert Plan Number **SP344615**

SEE DIAG H SHEET 5

DIAGRAM P
Scale 1:750



0m

37.5m
50mm

75m
100mm

112.5m
150mm

**BLUEWATTLE
BOULEVARD**

**TREELINE
DRIVE**

REDBERRY ST

ROAD

**Emt QQ
815m²**

904

**Emt RR
672m²**

**Emt HH
573m²**

**Emt JJ
629m²**

**Emt PP
606m²**

904

903

DIAGRAM Q
Scale 1:200

903

SEE SHEET I

SEE SHEET I

SEE DIAG H
SHEET 5

SEE DIAG R
SHEET 13

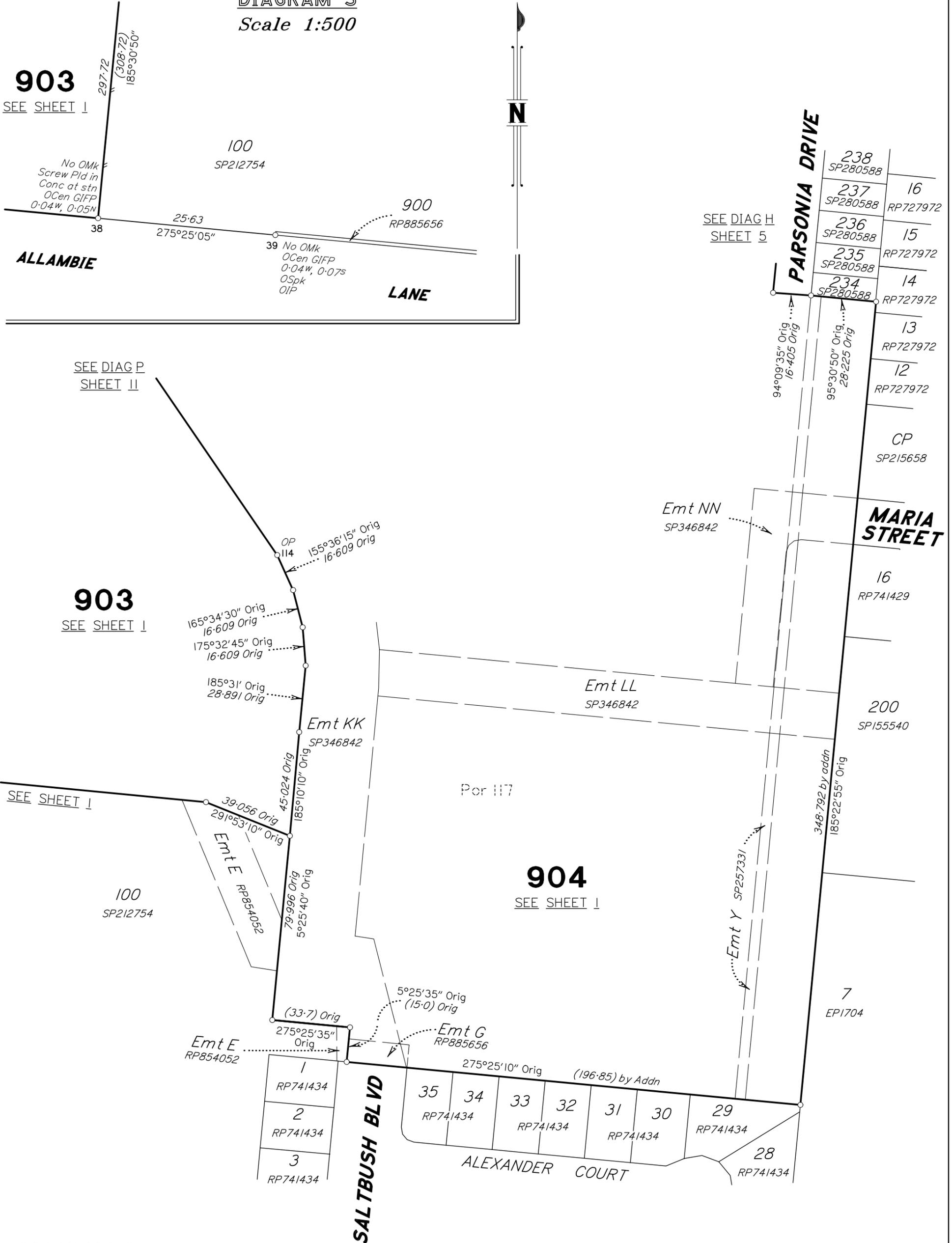
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Insert
Plan
Number

SP344615

DIAGRAM S

Scale 1:500



SEE DIAG P
SHEET II

SEE DIAG H
SHEET 5

903
SEE SHEET I

SEE SHEET I

904
SEE SHEET I

DIAGRAM R
Scale 1:1500

State copyright reserved.

0m 75m 150m 225m
0 50mm 100mm 150mm

Insert Plan Number **SP344615**

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1b-OPM	6/DP205729	at Station		146051	Mini Mk

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OSpike (top bent)	1/SP212754	175°43'10"	3.322
2	Screw in Kb		4°33'40"	18.355
3	OIP	3/SP346842	5°54'	0.97
22	OS.Pkt (flush)	22/SP346842	223°03'30"	42.9
32	OIP	32/SP264435	359°34'20"	14.58
32	ONail in Bit	32/SP346842	350°44'15"	21.995
33	OScrew in Kb	33/SP264435	128°39'10"	6.345
37	S.Pkt (flush)		195°23'30"	11.58
39	OSpike	4/SP212754	186°28'50"	2.673
39	OIP	39/SP346842	149°30'45"	72.39
62	OS.Pkt (flush)	62/SP346842	149°18'15"	8.135
111	I.Pin		106°51'	3.34
112	I.Pin		278°54'	0.79
115	OIP gone	31/RP724081	275°25'40"	1.006
116	OIP gone	33/RP724081	95°25'40"	1.006
117	OIP gone	34/RP724081	275°25'40"	1.006
119	OIP gone	37/RP724081	95°25'40"	1.006
124	Screw in Kb		228°34'45"	4.765
125	Screw in Conc		166°16'50"	15.355
126	Screw in Conc		261°12'	2.73
127	Screw in Kb		49°46'	3.08
128	Screw in Kb		143°16'30"	1.705
130	I.Pin		201°29'30"	1.28
130	Screw in Conc		247°54'30"	15.9
131	I.Pin		41°19'	2.575
133	Screw in Kb		173°20'	3.995
136	I.Pin		288°46'	2.685
137	Screw in SWM/H		300°38'	18.01
140	Screw in Kb		221°10'	5.185
141	I.Pin		28°11'	1.28
141	Screw in Kb		311°48'30"	7.08
144	Screw in Kb		270°10'30"	4.2
145	Screw in Kb		93°23'	4.205
147	Screw in Kb		342°56'	1.8
148	I.Pin		208°49'	1.185
151	Screw in Conc		95°24'40"	2.385
152	Screw in Kb		42°24'	7.065
153	S.Pkt (flush)		80°28'20"	16.405

TRAVERSES ETC

LINE	BEARING	DISTANCE
1-1a	5°25'40"	4.0
1-1b	221°06'45"	45.495
2-3	275°32'05"	40.0
124-124a	275°31'	7.939
124-124b	42°09'45"	7.939
125-126	140°31'	23.193
126-126a	95°31'	6.0
126-126b	185°31'	6.0
127-127a	185°31'	3.0
127-127b	275°31'	3.0
127-136	95°31'	16.4
128-128a	275°31'	6.0
128-128b	5°31'	6.0
128-129	185°31'	16.4
128-148	95°31'	16.4
129-129a	185°31'	6.0
129-129b	275°31'	6.0
129-147	95°31'	16.4
130-130a	5°31'	6.0
130-130b	95°31'	6.0
130-131	185°31'	16.4
130-132	275°31'	16.4
131-131a	95°31'	6.0
131-131b	185°31'	6.0
134-134a	95°31'	3.0
136-136a	95°31'	3.0
136-136b	185°31'	3.0
147-147a	95°31'	6.0
147-147b	185°31'	6.0
147-148	5°31'	16.4
148-148a	5°31'	6.0
148-148b	95°31'	6.0

Area of New Road

TREELINE DRIVE

(2a-22-154-155-155a-136a-136-127-127b
-135-123-122-121-152-2b-2-2a) **6206 m²**

REDBERRY STREET

(127b-127-136-136a-136b-148a
-148-147-147b-144-145-129a
-129-128-128b-127a-127b) **1770 m²**

BLUEGRASS CIRCUIT

(130-130b-133-134-134b-134a
-128a-128b-128-129-129a-129b
-131a-131b-151-132-130) **3552 m²**

REEDGRASS CIRCUIT

(148a-148b-149-140-141
-147a-147b-147-148-148a) **1986 m²**

BUTTONWOOD COURT

(125-124b-124a-122-123-126a
-126b-130a-130b-130-132-125) **3155 m²**

Total Area **1.6669 ha**

SURVEY REPORT

Datum

Meridian is MGA (Zone 55) vide SP346842, which was established using CORS (AUSPOS) observations.

Connection to datum also follows SP346842, which was connected by CORS (AUSPOS) observations).

Boundary Reinstatement

This survey follows and agrees with the reinstatement of boundaries shown on SP346842.

Beck Drive boundaries 1a-2-2a were reinstated from original corner and/or reference marks at Stns 1, 1a, 1b, 2a & 3, in agreement with SP346842.

Boundary 37-38 was reinstated from original occupation at Stns 37 & 38, plus original occupation and reference marks at Stn 39, in agreement with SP346842.

Boundaries 22-160 were reinstated from OP & OSpkt at Stn 22, plus OP's at each corner, in agreement with SP346842.

Boundary 32-33 was reinstated from original corner and/or reference marks at Stns 32 & 33.

Boundary 62-63 was reinstated from original corner marks, reference marks and/or occupation at Stns 48, 62 & 63, in agreement with SP346842.

No original marks were found for Lot 1 on RP724081, so this was reinstated using deed angles and distances from Stn 2.

Other than the differences already noted on SP346842, all other reinstated boundary dimensions agree with deed.