

METES & BOUNDS
RESIDENTIAL SECTOR 45
Urban Residential Areas

FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES
EASTING – 500053.675 METRES, NORTHING – 6989153.475 METRES, THENCE
IN AN EASTERLY DIRECTION AT A BEARING OF 107°0'
FOR A DISTANCE OF 25.015 METRES (MORE OR LESS), THENCE
IN A SOUTHERLY DIRECTION AT A BEARING OF 195°0'
FOR A DISTANCE OF 4.408 METRES (MORE OR LESS), THENCE
IN AN EASTERLY DIRECTION AT A BEARING OF 105°0'
FOR A DISTANCE OF 50 METRES (MORE OR LESS), THENCE
IN A SOUTHERLY DIRECTION AT A BEARING OF 195°0'
FOR A DISTANCE OF 14.713 METRES (MORE OR LESS), THENCE
IN AN EASTERLY DIRECTION AT A BEARING OF 107°0'
FOR A DISTANCE OF 24.684 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 52°0'
FOR A DISTANCE OF 11.087 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 150°0'
FOR A DISTANCE OF 32.314 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 232°0'
FOR A DISTANCE OF 3.9 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 146°39'35"
FOR A DISTANCE OF 20.066 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 142°0'
FOR A DISTANCE OF 32 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 52°0'
FOR A DISTANCE OF 56.335 METRES (MORE OR LESS), THENCE


IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 155°0'
FOR A DISTANCE OF 75.71 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 65°0'
FOR A DISTANCE OF 32 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 155°0'
FOR A DISTANCE OF 35.623 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 66°0'
FOR A DISTANCE OF 9.001 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 61°42'
FOR A DISTANCE OF 5.509 METRES (MORE OR LESS), THENCE
IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 155°0'
FOR A DISTANCE OF 32.004 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 241°41'30"
FOR A DISTANCE OF 5.509 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 246°0'
FOR A DISTANCE OF 63.134 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 249°20'
FOR A DISTANCE OF 26.083 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 256°48'
FOR A DISTANCE OF 23.229 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 263°10'
FOR A DISTANCE OF 16.656 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 268°20'
FOR A DISTANCE OF 17.572 METRES (MORE OR LESS), THENCE

IN A WESTERLY DIRECTION AT A BEARING OF 272°43'15"
FOR A DISTANCE OF 11.491 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 276°36'10"
FOR A DISTANCE OF 12.697 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 280°27'30"
FOR A DISTANCE OF 12.199 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 283°58'35"
FOR A DISTANCE OF 10.515 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 286°42'05"
FOR A DISTANCE OF 10.5 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 287°0'
FOR A DISTANCE OF 21 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 309°32'30"
FOR A DISTANCE OF 29.955 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 327°04'55"
FOR A DISTANCE OF 21.227 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 252°21'25"
FOR A DISTANCE OF 41.538 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 292°50'
FOR A DISTANCE OF 29.325 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 278°10'
FOR A DISTANCE OF 21.596 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 272°40'
FOR A DISTANCE OF 21.001 METRES (MORE OR LESS), THENCE

IN A WESTERLY DIRECTION AT A BEARING OF 261°10'
FOR A DISTANCE OF 23.264 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 281°44'
FOR A DISTANCE OF 3.237 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 319°0'
FOR A DISTANCE OF 13 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 323°0'
FOR A DISTANCE OF 7 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 331°0'
FOR A DISTANCE OF 7 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 339°09'50"
FOR A DISTANCE OF 7.015 METRES (MORE OR LESS), THENCE
IN AN EASTERLY DIRECTION AT A BEARING OF 78°0'
FOR A DISTANCE OF 35.7 METRES (MORE OR LESS), THENCE
IN AN EASTERLY DIRECTION AT A BEARING OF 92°0'
FOR A DISTANCE OF 39.22 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 2°01'30"
FOR A DISTANCE OF 15 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 347°50'
FOR A DISTANCE OF 34.272 METRES (MORE OR LESS), THENCE
IN AN EASTERLY DIRECTION AT A BEARING OF 77°50'
FOR A DISTANCE OF 16.497 METRES (MORE OR LESS), THENCE
IN AN EASTERLY DIRECTION AT A BEARING OF 107°0'
FOR A DISTANCE OF 2.205 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 17°0'
FOR A DISTANCE OF 32 METRES (MORE OR LESS), THENCE
IN AN EASTERLY DIRECTION AT A BEARING OF 107°0'
FOR A DISTANCE OF 5.166 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 17°0'
FOR A DISTANCE OF 17.865 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 15°0'
FOR A DISTANCE OF 49.53 METRES (MORE OR LESS),
TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF
4.539 HECTARES (MORE OR LESS).

We, CONICS (Brisbane) Pty Ltd A.C.N. 010 370 448 hereby certify that the Metes and Bounds description contained herein has been prepared by the company and the AMG connection used for the commencement point has been determined by field survey.


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Cadastral Surveyor/Director