

REGISTERED PLAN & IDENTIFICATION SURVEYS

The following list has been prepared to assist in understanding some of the complexities of having your property surveyed.

In Queensland the Land Titling System is known as the Torrens Titling System. The Torrens system requires every newly created property to be surveyed, a plan drafted and registered with DERM (Department of Resource Management). Every new lot on that plan has a unique Lot number. Every registered lot is then described by LOT on PLAN. ie (Lot 654 on RP 123456)

The bounds of each lot on such a plan are marked on the ground at the time of the original survey. Reference marks are also placed to assist surveyors with future reinstatement of the boundaries on that plan.

The process of resurveying or reinstating property boundaries relies solely on the availability of existing survey marks placed by previous surveys and noted on registered plans or in the case of Identification surveys plans that have been lodged with the Department for survey information only.

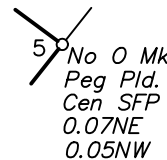
As Cadastral (Boundary) Surveyors our task is to reinstate property boundaries from existing marks found during the course of the survey that agree with each other for position based on original or previously surveyed measurements.

With reference to the plan of survey attached please note the survey generally begins at Station 1 and follows the surveyed stations in numerical order. A notation has been made at each survey station describing marks found at or near that station. Measurement between stations is shown by a bearing and a distance. The list of abbreviations below should help in understanding the marks found and placed during the course of the survey.

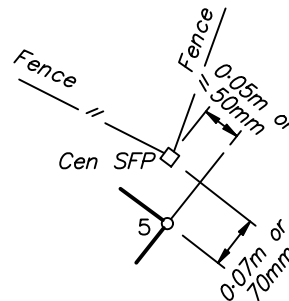
GLOSSARY OF ABBREVIATIONS ETC	
Abbreviation	Description
Brk	Brick
Blk	Block
Cen	Centre
Cor.	Corner
CL	Centre Line
D/Hole	Drill Hole
DH&W	Drill Hole and Wing
Distd.	Disturbed
E	East
Fnd.	Found
Intsn. or Int.	Intersection
IS...number	Plan of Ident Survey
Kb.	Kerb
Leang	Leaning
N or Nth	North
NE	North East
NW	North West
No O Mk	No Original Mark
"O" (prefix)	Original
Occupn	Occupation – Fences Etc occupying the boundary
OIP	Original Iron Pin
OLP	Original Line Peg
OP	Original Peg
Orig	Original
ORT	Original Reference Tree
Pld.	Placed
N	North
NE	North East
New Ref.	New Bearing & Dist. from a cor. to reference mark
N.T.S	Not to Scale
NW	North West
Remvd.	Removed.
Renwd.	Renewed.
RFP	Round Fence Post
RP...Number	Registered Survey Plan
S or Sth	South
SE	South East
SFP	Square Fence Post
SP...Number	Registered Survey Plan
SW	South West
W	West
(66-375)	Through Distance
(5/RP123456)	Station Number/ /Plan Type and Number Origin of a mark found
39	Subject Lot Number
38 SP 123456	Adjoining Property Lot Number Adjoining Property Plan Number
 No O Mk Peg Pld. No Occupn	Surveyed Property Corner Station number and description of marks found and action taken at that corner
— // —	Existing Fence Line

Referencing of Occupation

All references to occupation etc. are related to the North Point shown on the plan and are read from the survey station (corner) to the occupation



The above description would equate to this



Note: The list of abbreviations presented on this page are the common abbreviations used by surveyors. Other abbreviations may appear on your plan of survey that do not appear here. In this case if you have any queries regarding your plan of survey please contact Scott Henderson for an explanation.

