

# Aspect Development and Survey Pty Ltd

## CONSULTING REGISTERED SURVEYORS

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5 October 2021

**DAVID JOHNSON**

5 Bubalo Street  
WARRIEWOOD NSW 2102

Our Ref: 21/1049228/337176  
Your Ref: Johnson

## BOUNDARY IDENTIFICATION SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes only the land in Certificate of Title Folio Identifier 15/271139, being Lot 15 in Community Plan Deposited Plan Number 271139, situated with a frontage to Bubalo Street and Baz Retreat at Warriewood, in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland and report as follows:

1. The subject land is shown on the attached sketch - 21/1049228/337176.
2. The survey undertaken is based on Title details dated 4 March 2020, obtained from New South Wales Land Registry Services.
3. The boundaries of the subject land have been identified and the relationship of the improvements surveyed to the boundaries are as shown on the attached sketch.
4. The subject land is affected by:  
An easement for sewerage purposes 5 metres wide created by Dealing Number 6390813  
Restriction(s) on the use of land created by Deposited Plan Number 271139

With regards to the new residence and subject land, I note that no investigation has been carried out by this office to verify any compliance with the above restriction(s) or covenant(s).

5. During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean services, structures or encroachments.
6. I note that Deposited Plan Number 271139 shows the subject land as being affected by an easement for sewage purposes 5 metres wide denoted by (A) on the attached sketch which is not shown on our copy of certificate of title. I also note that our copy of the certificate of title shows the subject land is affected by an easement for sewerage purposes 5 metres wide which is not shown on our copy of Deposited Plan Number 271139.
7. If further improvements are proposed the boundaries of the subject land should be marked.

Yours Sincerely



David Burton B.Surv. M.I.S.N.S.W.  
Surveyor Registered under the Surveying  
and Spatial Information Act, 2002.



NORTH

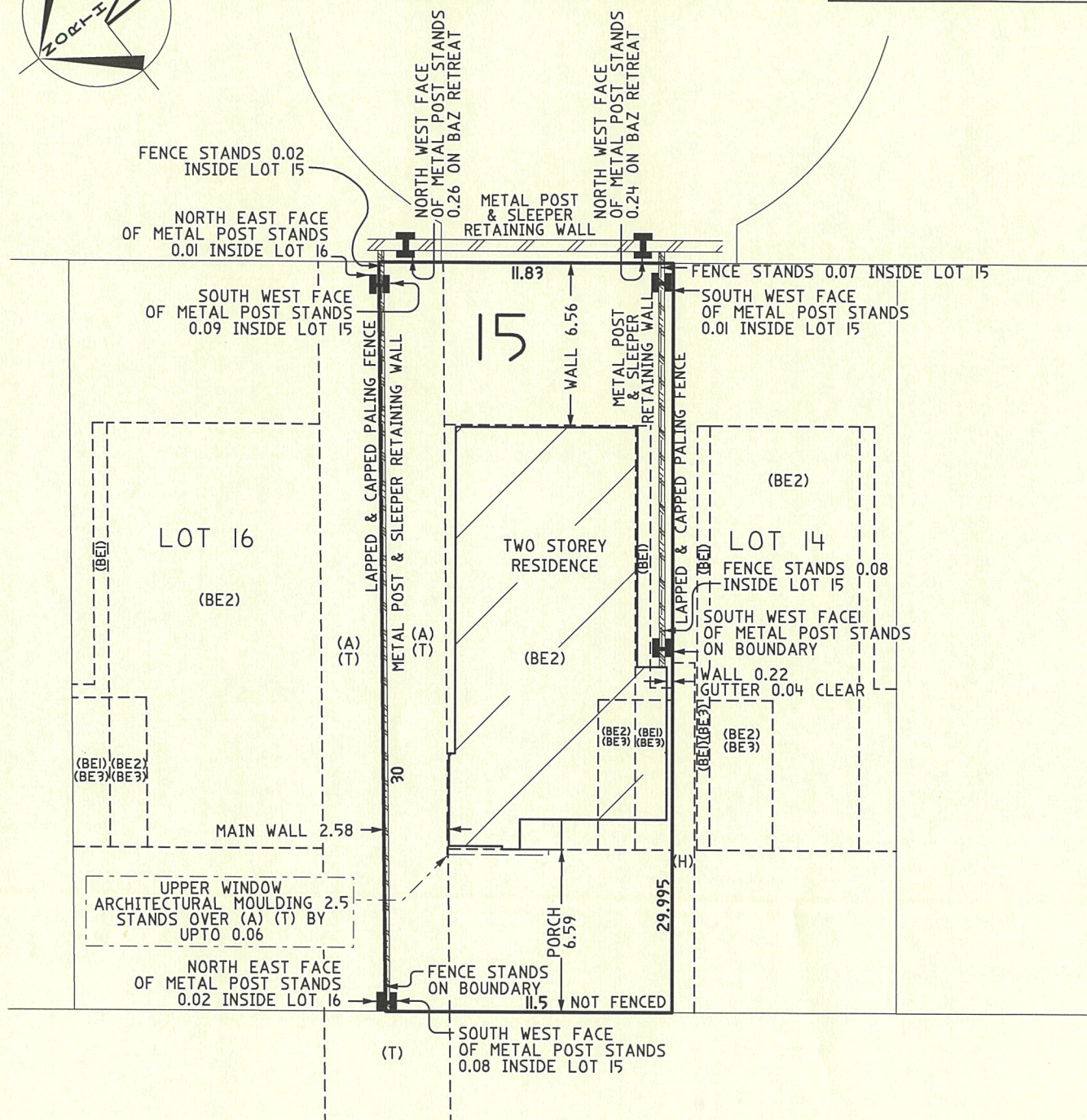
# BOUNDARY IDENTIFICATION SURVEY

## SKETCH

### BAZ RETREAT

PAGE 2 OF 2.  
NOTE: PAGE 1 FORMS AN INTEGRAL  
PART OF THIS SURVEY REPORT

IF FURTHER IMPROVEMENTS ARE  
PROPOSED THE BOUNDARIES OF THE  
SUBJECT LAND SHOULD BE MARKED.



### BUBALO STREET

- (A) EASEMENT FOR SEWAGE PURPOSES 5 WIDE (VIDE 6771995)  
(NOT SHOWN ON OUR COPY OF THE CERTIFICATE OF TITLE)  
(H) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE  
(BE1) RESTRICTION ON THE USE OF LAND  
(BE2) RESTRICTION ON THE USE OF LAND  
(BE3) RESTRICTION ON THE USE OF LAND  
(T) EASEMENT FOR SEWERAGE PURPOSES 5 WIDE (6390813 AND DP 581495)

**ASPECT DEVELOPMENT & SURVEY** PTY LTD  
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A.C.N. 078 649 000

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SUBURB: WARRIEWOOD