

23 April 2024

Ref 51298 003

To: Aruma**Re: 49 Blackbutts Road, Belrose**

WE HAVE SURVEYED upon your instruction the land shown on the accompanying plan comprised in Certificate of Title registered Folio Identifiers 1/1298188 and 1/524083 being Lot 1 in Deposited Plan No. 1298188 and Lot 1 in Deposited Plan No. 524083 at Belrose in the Local Government Area of Northern Beaches Parish of Manly Cove County of Cumberland having frontage to **BLACKBUTTS ROAD and Warili Road**.

THIS LAND has no registered Easement or Right of Way. The land is subject to a proposed easement and a proposed right of way shown in DP1177580. These easements are not yet registered on the certificate of title but are shown on the accompanying plan.

WE REPORT that erected thereon are numerous brick and concrete block buildings with metal roofs **KNOWN AS NO. 49 BLACKBUTTS ROAD**. The buildings stand wholly within the boundaries of the subject property.

WE FIND THAT THE BOUNDARIES of the subject property are fenced as shown. The position of the buildings and fencing is shown on the accompanying plan. Apart from irregularities in fencing there are no apparent encroachments of note by or upon the subject property.

THE SURVEY OF THE SUBJECT LAND is for identification, detail and level, purposes only and is restricted to those parts of structures which are visible and accessible. Should further additions or improvements be erected upon the subject property after this date we would advise that the boundaries be marked on the ground prior to construction



Damian Maguire B.Surv. M.I.S. (NSW)
REGISTERED SURVEYOR / DIRECTOR