

SURVEYOR'S REPORT



Urbanex Pty Limited
Land Engineering & Construction Surveys
Wayne R Davis (*Registered Surveyor*)
(Registered Under Surveyor's Act, 1929)

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Date of Survey: 25th May, 2016

Ref: Manly Lot 8-Id

Ian Coleman

RE: Lot 8 DP 1189590
Spring Cove Estate, Manly

I have undertaken a survey of the land comprised in Title Folio Identifier 8/1189590 being Lot 8 as shown upon Deposited Plan 1189590 Manly in the Local Government of Manly and report as follows:-

A two storey brick & cladded residential building & Inground Pool stands wholly within the boundaries of the subject land.

The dimensions of the land and the position of the building & Pool in relation the boundaries are as shown upon the sketch herewith.

The heights shown are Reduced Levels related to a Bench Mark on the top of the kerb at the north eastern corner with RL 31.74 AHD.

The heights and setbacks comply with the relevant regulations and are within tolerance to those shown upon the approved plans.

Apart from minor fencing irregularities there are no other visible encroachments by or upon the subject land.

~~REGISTERED~~ SURVEYOR
URBANEX PTY LIMITED