

Aspect Development and Survey Pty Ltd

CONSULTING REGISTERED SURVEYORS

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26 April 2021

CLARENDON HOMES (AUST) PTY LTD

PO BOX 7105
BAULKHAM HILLS BC NSW 2153

Our Ref: 21/1056759/327768
Your Ref: Herbert/Grimshaw/29914965

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 16/270907, being Lot 16 in Community Plan Deposited Plan Number 270907, situated with a frontage to 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 - 21/1056759/327768.
2. The survey undertaken is based on Title details dated 26 April 2021, 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 access, construction and maintenance 0.9 metres wide created by Deposited Plan Number 270907
 - An easement for access, maintenance and support 0.9 metres wide created by Deposited Plan Number 1206507
 - Restriction(s) on the use of land created by Deposited Plan Number 270907.With regards to the improvements 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 270907 shows the subject land as being affected by an easement for water supply purposes 2.5 metres wide (L), an easement for access and drainage purposes 2.5 metres wide (M), a right of carriageway 7.7 metres wide (E) and an easement for electricity and other purposes 4.5 metres wide (P) as shown on the attached sketch which are not shown on our copy of certificate of title.
7. If further improvements are proposed the boundaries of the subject land should be marked.

Yours Sincerely



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

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