

16 February 2018

Our ref: 180204\_ID

Elizabeth Khoury  
**Flexem Construction**

37 Brodie St  
RYDALMERE  
NSW 2116

**Re: Identification survey – “BWS”, No 174 Powderworks Road, Elanora Heights**

Dear Elizabeth

In accordance with the instructions we have surveyed part of the land comprised in Folio 1/747319 being Lot 1 in Deposited Plan 747319 in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland and having a frontage to Powderworks Road and Kalang Road, Elanora Heights and shown on the plan with red edging annexed hereto.

Upon this land at the date of survey on the 09<sup>th</sup> February 2018 there stands a single storey cement rendered brick building with a metal roof known as No 174 Powderworks Road, Elanora Heights as well as “BWS”.

The sketch annexed hereto shows the position of the building in relation to the boundaries. It should also be noted that no attempt has been made to locate below ground improvements of any nature or surrounding fencing.

The Title is held subject to reservations and Conditions in the Crown Grant (s), together with a right of carriageway 2.56 m wide more fully referred to in the title and corresponding 88B instrument.

This survey has been prepared for Identification purposes only on the building. The corners and boundaries of the land have not been marked. If any building construction is intended in the proximity of boundaries, we would recommend that a further survey be requested for the purpose of marking the relevant boundaries.

Yours sincerely

**Geosurv Pty Ltd**



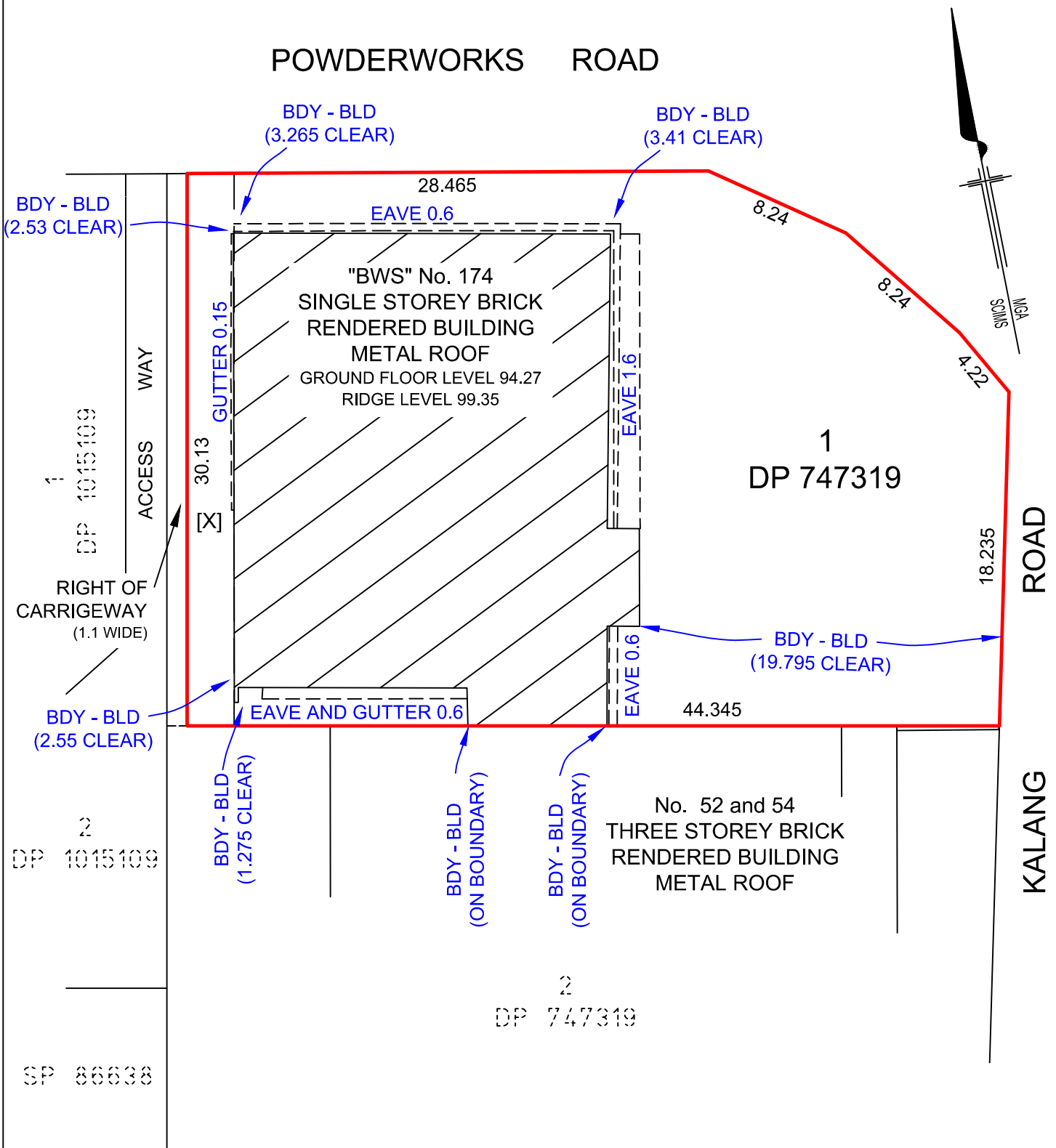
G.I. Gibson

Surveyor Registered under the *Surveying and Spatial Information Act, 2002 (NSW)*

OUR REF: 180204  
SCALE: 1:300

# SKETCH

DATE OF SURVEY: 09 FEB 2018  
DATUM: AHD



[X] = RIGHT OF CARRIGEWAY 2.56 WIDE VIDE DP 747319

*Gregory Ireton Gibson*

GREGORY IRETON GIBSON  
SURVEYOR REGISTERED UNDER THE SURVEYING AND  
SPATIAL INFORMATION ACT, 2002 (NSW)

SHEET 2 OF 2

THIS SURVEY HAS BEEN MADE FOR CHECK SURVEY FOR BUILDING LOCATION PURPOSES ONLY.  
IF IT IS INTENDED TO ERECT ANY IMPROVEMENTS ON OR NEAR THE BOUNDARIES OF THE  
OF THE SUBJECT LAND, THOSE BOUNDARIES SHOULD BE MARKED.

LIABILITY LIMITED UNDER THE PROFESSIONAL  
INDEMNITY INSURANCE SCHEME 2012