

06/06/2023

Mr Jiri Albrecht
45 Oxford Falls Road
Beacon Hill NSW 2100

Ref:1619

RE: IDENTIFICATION SURVEY-45 OXFORD FALLS ROAD, BEACON HILL

I have undertaken a survey of the land comprised in Folio Identifier 1/206629 being lot 1 in Deposited Plan 206629, in the Local Government area of Northern Beaches, Parish of Manly Cove, County of Cumberland. The property is known as number 45 Oxford Falls Road, Beacon Hill.

The survey is for identification purposes. This report must not be used for any other matter or purpose.

The date of survey was 15/09/2022

Upon the land stands a one and two storey brick and clad residence with an attached brick garage and free-standing clad garage.

In my opinion:

- The relationship between the structures and the boundaries of the land are shown on the plan attached.
- The land benefits from a Right of Carriageway vide dealing H955096 providing legal access to Dareen Street.
- A fencing Covenant J77579 affects the land.

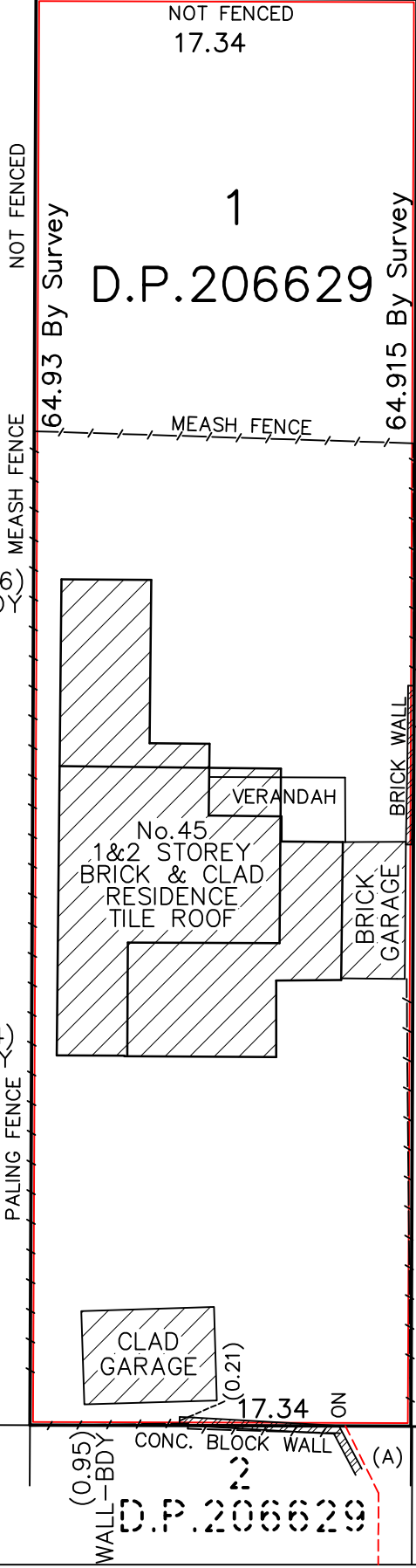
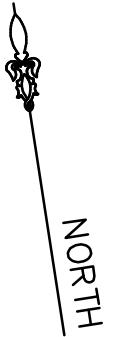
Regards

A handwritten signature in blue ink, appearing to read "Michael Joyce", is written over a horizontal line.

Michael Joyce
Registered surveyor

IRIS STREET

OXFORD FALLS ROAD



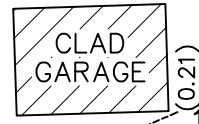
1
D.P.206629

1
D.P.1039953

198
D.P.19022

2
D.P.1039953

(A) RIGHT OF CARRIAGEWAY
1.525 WIDE & VARIABLE WIDTH
(H955096)



D.P.206629

WaterView
SURVEYING SERVICES
PO BOX 310, MONA VALE NSW 1660
ACN 610 583 572
michael@wvsurveying.com.au
0474 843 180

REGISTERED SURVEYOR

THIS IS PAGE 2 OF MY REPORT DATED 06/06/23		
SURVEY INSTRUCTION 1619	SCALE NOT TO SCALE	DATE OF SURVEY 15/09/22
DRAWING NAME 1619ident 1		ISSUE 1
CAD FILE 1619ident 1.dwg		