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NOTES 1. ONLY VISIBLE UTILITY SERVICES HAVE BEEN LOCATED.

RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO EXCAVATION ON OR NEAR THE SITE.

2. NO BOUNDARY DEFINITION HAS BEEN CREATED. IF ANY CONSTRUCTION IS PROPOSED IN PROXIMITY OF BOUNDARIES, IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR MARKING OF RELEVANT BOUNDARIES.

3. COVENANTS, RESTRICTIONS ON LAND USE (IF ANY) NOT INVESTIGATED.

4. ROOF LINES SHOWN ARE APPROXIMATE. ONLY SIGNIFICANT TREES SHOWN

5. APPROX. SEWER LINE (IF SHOWN) MUST BE VERIFIED BY SYDNEY WATER.

DETAILED SURVEYS

(A.B.N. 36 233 529 164) CONSULTING SURVEYORS 87 ELANORA ROAD, ELANORA HEIGHTS, 2101 PHONE: 9913-9525 Email: jsurveyor@live.com.au

LOT 89 DP 11884 LEVELS TO AHD

A1 REDUCTION RATIO: 1:100 DRAWING No. SURVEY A1 J.McC 3 FEB 2020 001/20 REFERENCE

HONG LIN

# **DETAILED SURVEYS**

ABN 36 233 529 164 CONSULTING SURVEYORS

87 ELANORA ROAD, ELANORA HEIGHTS 2101

Telephone: (02) 99139525

Email: jsurveyor@live.com.au

Address

Re: 2 Selby Avenue,

Dee Why

Re. Hong Lin

## **DESCRIPTION:**

As instructed, I have surveyed for identification purposes and for use only associated with this particular transaction, the whole of the land comprised in Folio Identifier 89/11884, being Lot 89 in Deposited Plan No.11884, having an area of 484.4 square metres and a frontage of 13.25 to Selby Avenue and a frontage of 27.43 metres to Little Street, Dee Why, in the Local Government Area of Northern Beaches, Parish of Manly Cove, County of Cumberland.

Members of the Institution of Surveyors

Our ref: 001/20 Date: 3/02/2020

### IMPROVEMENTS:

I find that upon and wholly and partially within the boundaries of the above described land is erected a brick and weatherboard dwelling with a tile roof, a brick garage and a pergola known as 2 Selby Avenue, Dee Why.

#### CLEARANCES:

The relevant clearances of the walls of the dwelling and the overhangs attached thereto relative to the boundaries are as indicated on the sketch.

### COVENANTS:

The subject land is not affected by any covenants.

#### **ENCROACHMENTS:**

The gutter attached to the brick studio overhangs Lot 72 DP 11884 by 0.05 to 0.12 metres respectively. The wall of the pergola stands upon Lot 72 by 0.01 to 0.08 metres respectively. The roof of the pergola overhangs the same Lot 72 by 0.2 to 0.28 metres respectively. The wall of the pergola stands upon Lot 88 DP 11884 by 0.03 to 0.05 metres respectively.

# FENCES:

Fencing has been located at its extremities only and internal irregularities have not been surveyed.

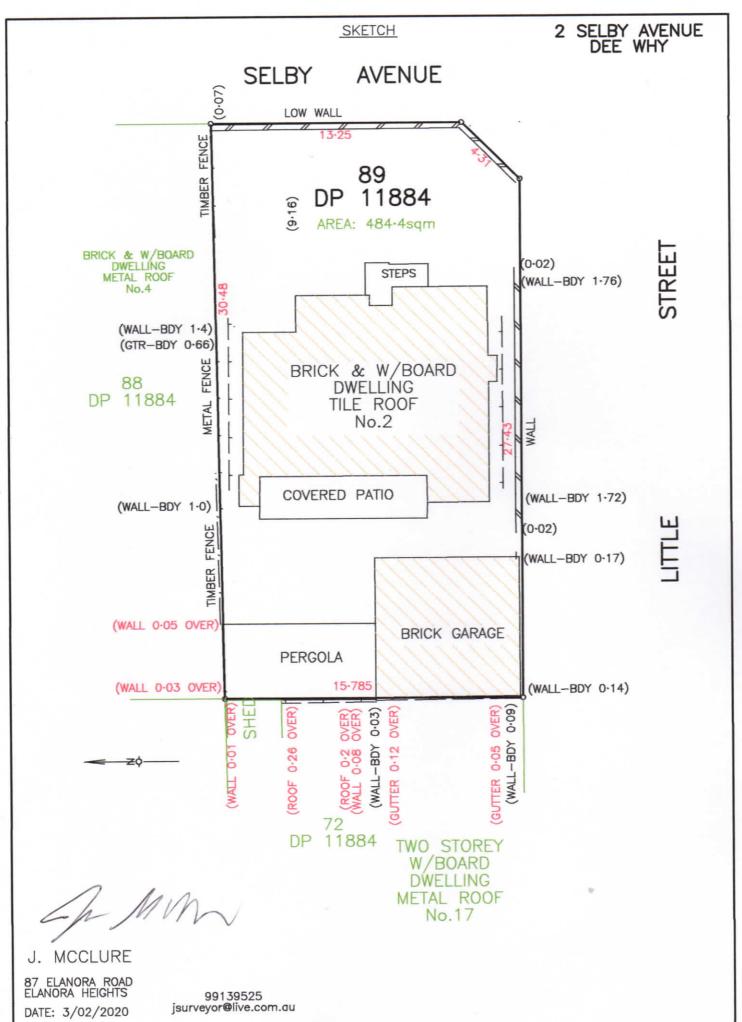
Other than the above and minor fencing encroachments I find no visible encroachments by or upon the subject property.

The accompanying sketch dated 3/02/2020 form part of this report.

J. McClure

Surveyor registered under

The Surveying and Spatial Information Act 2002.



Surveyor registered under The Surveying and Spatial Information Act, 2002

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THIS SKETCH PLAN FORMS PART OF SURVEYOR'S REPORT DATED 3/02/2020