

Our Ref: 16424-2
30 August 2022



Holger Beuthien
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Allan Florance
15 Cavan Road
KILLARNEY HEIGHTS NSW 2087

Dear Sir,

RE: FLORANCE – proposed sale
PROPERTY: 15 CAVAN ROAD, KILLARNEY HEIGHTS

As instructed by you I have surveyed the whole of the land comprised in Computer Folio 15/77/758566 being Lot 15 of Section 77 in Deposited Plan 758566 (Crown Plan 9027-2030) having a frontage to Cavan Road at Killarney Heights in the Local Government Area of Northern Beaches Parish of Manly Cove County of Cumberland and being the land shown on the accompanying plan.

I HAVE TO REPORT that erected thereon and wholly within the prescribed boundaries is a brick house roofed with tiles known as "Merrilinga" No.15 together with a brick garage and a prefabricated metal shed at the rear.

The position of the building in relation to the boundaries is shown by dimensions and notations on the accompanying plan.

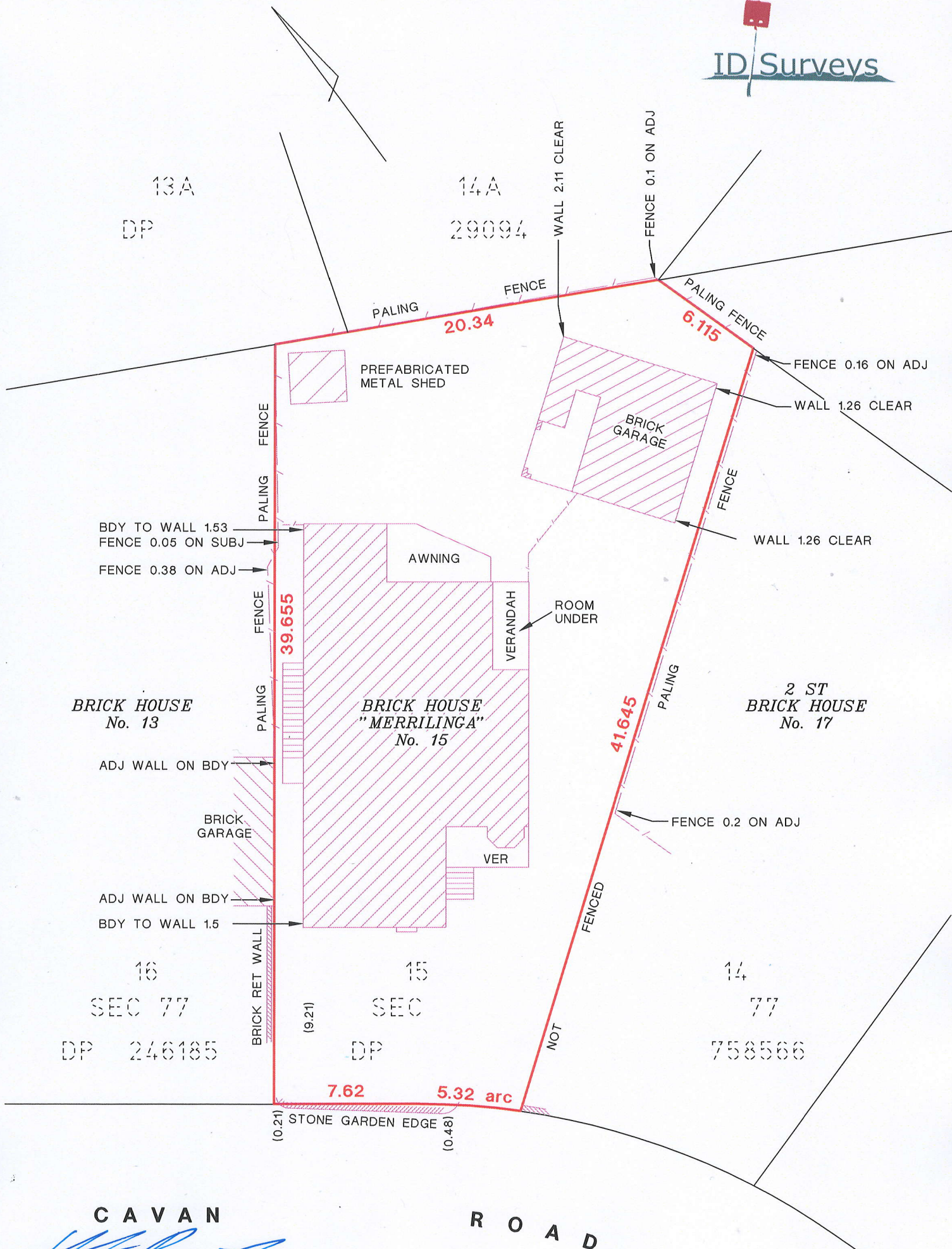
The boundaries of the land are partly fenced, fences standing substantially on or near the boundaries as noted.

Excepting irregularities in fencing and stone garden edging, there are no other apparent encroachments by or upon the subject property.

Subject land has been surveyed for identification purposes only. Should additions or further improvements be erected upon the subject land, I would advise that the boundaries be marked on the ground prior to construction.

Yours faithfully,

Holger Beuthien
Surveyor Registered Under
Surveying and Spatial Information Act 2002



C A V A N

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