

# Aspect Development and Survey Pty Ltd

## CONSULTING REGISTERED SURVEYORS

ABN: 60 078 649 000

PO Box 161  
Kingsgrove NSW 1480  
Ph: (02) 9554 8388

DX: 11392  
Hurstville  
admin@aspectsurvey.com.au

Suite 1, 103 Vanessa St  
Kingsgrove NSW 2208  
Fax: (02) 9554 8588

18 May 2020

### **CLARENDON HOMES (AUST) PTY LTD**

PO BOX 7105  
BAULKHAM HILLS BC NSW 2153

Our Ref: 21/1051199/301182  
Your Ref: Carragher/29913970

## 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 3/270907, being Lot 3 in Deposited Plan Number 270907, situated with a frontage to Lorikeet Grove 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 - 21/1051199/301182.
2. The survey undertaken is based on Title details dated 5 May 2020, obtained from New South Wales Land Registry Services.
3. The survey undertaken is with regard to the improvements and structures only along the subject boundaries.
4. The relationship of the improvements and structures surveyed to the boundaries is as shown on the attached sketch.
5. The subject land is affected by:
  - An easement for access and maintenance and support 0.9 metres wide created by Deposited Plan Number 270907
  - An easement to drain water 2.5 metres wide created by Deposited Plan Number 1206507
  - Positive covenant created by Deposited Plan Number 1206507
  - Restriction(s) on the use of land created by Deposited Plan Number 270907

With regards to the improvements, structures 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).

6. During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean services, structures or encroachments.
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.