

ADAM CLERKE SURVEYORS PTY LTD

Incorporating **PAUL KEEN & COMPANY**

LAND & ENGINEERING SURVEYORS

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DATE: 15th Nov 2019

REF: 9319

SURVEY REPORT

Claudia Ross-Jones
28 Pacific Road,
Palm Beach. NSW. 2108.

Ref: No. 28 Pacific Road, Palm Beach.

In accordance with your instructions we have made a survey of whole of the land comprised in Computer Folio 420/19651 being Lot 420 in Deposited Plan 19651 situated at Palm Beach in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland and report as follows:

A two-storey weatherboard and tile clad house, roofed with metal, and known as No. 28 Pacific Road stands wholly within the boundaries of the subject together with timber carport and inclinator.

The land has frontages of 13.9 metres to Pacific Road and the remaining dimensions and position of buildings are shown on the accompanying sketch. The boundaries are edged red.

Along the frontage to Pacific Road the stone retaining walls and timber carport stand on the adjoining road, as shown on the attached sketch. Part of the north eastern boundary is not fenced, along part the adjoining property's patio stands 0.02 metres clear of the subject land and the remainder is not fenced. Along the rear boundary the brick retaining wall stands from 0.01 metres clear to 0.18 metres onto to 0.13 to 0.11 metres clear of the subject land. Part of the north western boundary is not fenced, along part the adjoining concrete driveway stands approximately 0.5 metres over of the subject land, part is not fenced and along part the brick steps stand approximately 0.6 metres onto the adjoining land.

There are no other visible encroachments by or upon the subject property.

The land is subject to the conditions contained in the covenant created by transfer D975433.

This survey has been carried out for identification purposes only and survey marks should be placed if structures are to be erected on or near the boundaries. Boundaries are not to be established from information shown on sketch.



Adam Clerke.