

Ref: 11874601002_00

3rd March 2021

Group Property - Sydney Water Level 13, 1 Smith Street Parramatta NSW 2150

Attention - Christian Pollock

RE: LOTS 1 & 2 DP1257769

PPTY: KENS ROAD FRENCHES FOREST

In accordance with your instructions, I have made a survey of the abovementioned property for boundary identification purposes only. This report must not be used for any other matter or construction setout. The date of the survey was the 30th July 2018 and this report is based on Computer Folio Identifier search, issued by the Land Registry Services and dated 1st of August 2018.

I have surveyed the land now comprised in Certificate of Title Folio Identifiers 1/1257769 & 2/1257769 being Lots 1 & 2 in Deposited Plan 1257769 at Frenches Forest in the Northern Beaches Area of Parish of Manly Cove and County of Cumberland and shown edged red in the accompanying sketch.

The subject los fronts Kens Road at Frenches Forest (no street number was available at the time of survey) and are vacant. The subject site is partially vegetated with trees – none of which have been located by survey. Visible Sydney Water assets are also shown to be located on Lot 2 as indicated on the Sydney Water Dial Before You Dig plans. The watermain is as shown in the sketch.

Title dimensions, together with further particulars sufficient for the purposes of identifying the subject land, are indicated in the sketch.

Fencing is as shown in the sketch. The location of fences have been shown in relation to the boundary in the sketch.

Extending from Lot 1 in DP234843 onto the subject land is a paved driveway that services Lot 1. There is no notation shown on the computer folio title that indicates Lot 1 being benefitted by any easement across the subject land - refer to the sketch.

The Second Schedule of the computer foilo titles states -

 Land excludes minerals and is subject to Reservations and Conditions in Favour of the Crown – see Crown. This has not been investigated as part of this report.

There are no other Easements, Encumbrances, etc. shown in the second schedule of the computer folio titles.

This report has been prepared for the use of Sydney Water only. No liability for loss howsoever arising can be accepted from other persons seeking to rely upon the information contained herein.

Matthew Cleary

Surveyor Registered under the Surveying and Spatial Information Act 2002

For Cardno (NSW/ACT) Pty Ltd

This is page 1 of 2 of my Survey Report

Cardno (NSW/ACT) Pty Ltd

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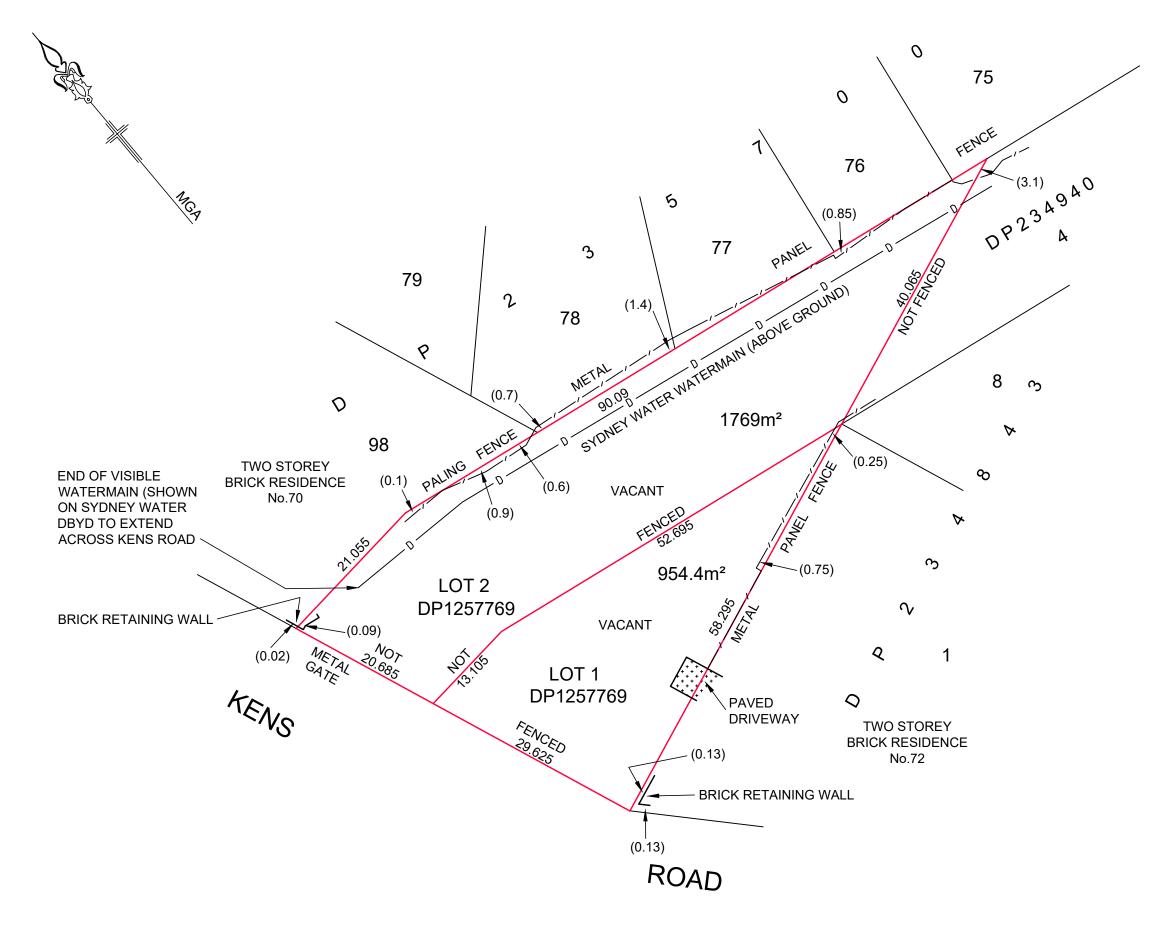
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SKETCH





This sketch is to be used for identification purposes only and in conjunction with the written report.

Date: 3/2/2021

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Registered Surveyor

