

20<sup>th</sup> January 2022

Our Ref: 203181

Mr Ross Grant

237 Whale Beach Road

WHALE BEACH NSW 2107

## **Re: 237 WHALE BEACH ROAD WHALE BEACH**

We have surveyed for identification purposes the whole of the land comprised in Certificate of Title Folio Identifier 71/11067 being Lot 71 in deposited Plan No. 11067, situated at Whale Beach in the Local Government Area of Northern Beaches, Parish of Narrabeen and County of Cumberland. The subject property is known as No. 237 Whale Beach Road Whale Beach.

## **DIMENSIONS**

The subject land has a total frontage by title dimensions of 18.955 metres to Whale Beach Road and 18.29 metres to The Strand with other dimensions as shown on the sketch herewith. Our survey reveals minor variations to the title dimensions as noted on the sketch as 'SURVEY'.

## **FENCING**

The land is partially fenced. The sketch showing the position of fencing relative to the boundaries.

## **IMPROVEMENTS**

Erected thereon is a two and three storey cement rendered residence and garage roofed with metal as well as a suspended swimming pool. The position of improvements relative to the boundaries of the subject land are shown on the sketch.

## **EASEMENTS AND COVENANTS**

The following easements and covenants are noted on title:

1. Right of Footway (G453447) shown as (B) on the sketch.  
Burdens the subject lot and benefits Lot 70 in DP 11067 being No. 235 Whale Beach Road  
The Right of Footway does not appear to be in use by No. 235 as various planters and walls are built upon the site.
2. Right of Footway (G453449) shown as (C) on the sketch.  
Burdens Lot 70 DP 11067 No. 235 Whale Beach Road and benefits the subject lot. The Right of Footway does not appear to be in use by the subject lot as a concrete store is built upon part of the right as shown on the sketch.
3. Easement to drain water 2.5 wide (DP1141047) shown as (A) on the sketch.  
Burdens the subject lot and benefits Northern Beaches Council.
4. Positive Covenant (DP1141047)  
Burdens the subject lot and benefits Northern Beaches Council in relation to Easement (A).

## ENCROACHMENTS

There are no other apparent visible encroachments on or by the subject land.

Computer Folio Search: 09/07/2019

Date of Survey: 20/01/2022

Yours faithfully,



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David Carey

Surveyor Registered under the Surveying and Spatial Information Act 2002

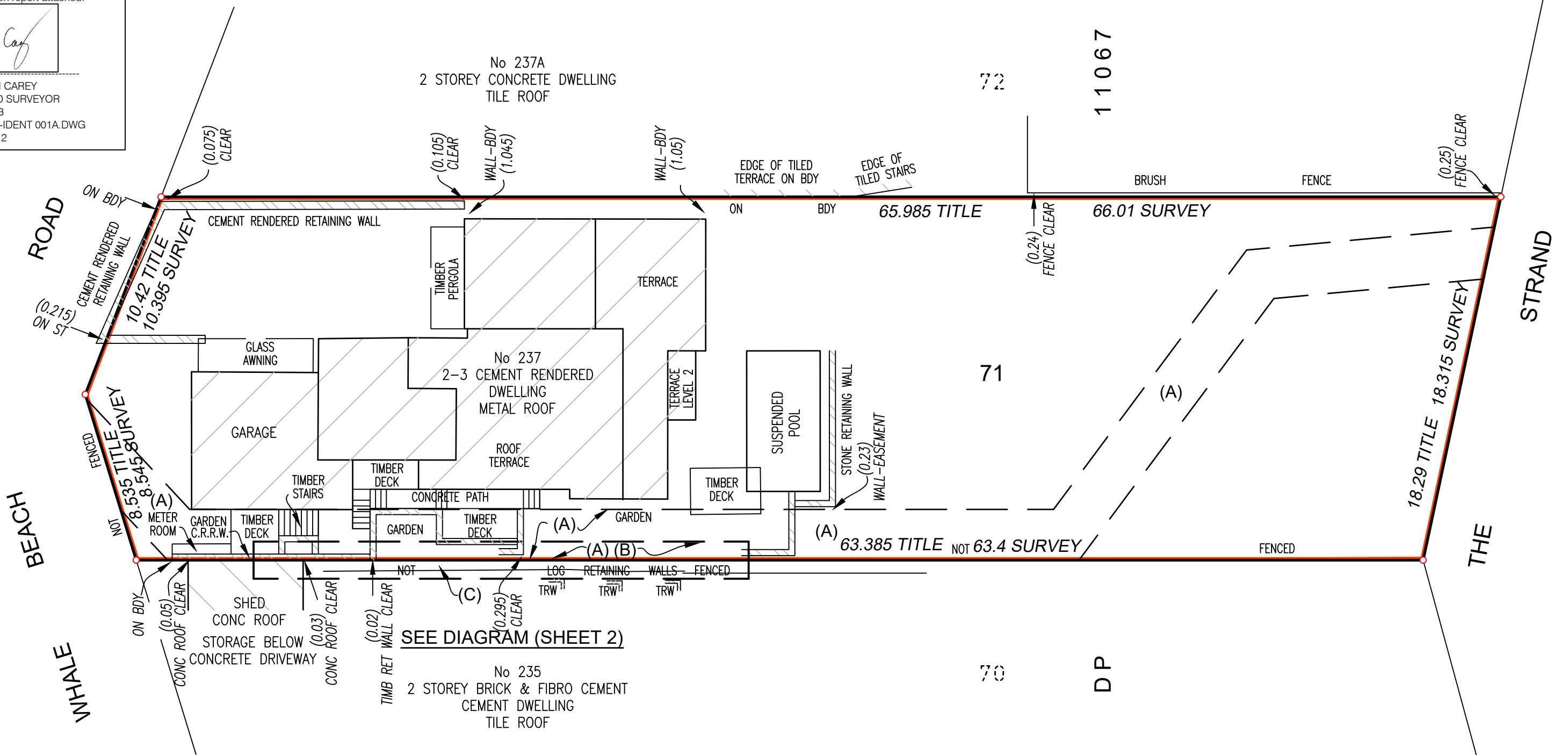
BOSSI Reg No. SU000053



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This plan is a Final Identification Survey only and as such is not registered by the Registrar of Titles. Subsequent registered or other surveys in this area may affect the boundary definition shown on this plan are beyond the control of Veris, who can accept no responsibility for such differences. This plan is to be read in conjunction with the written report attached.

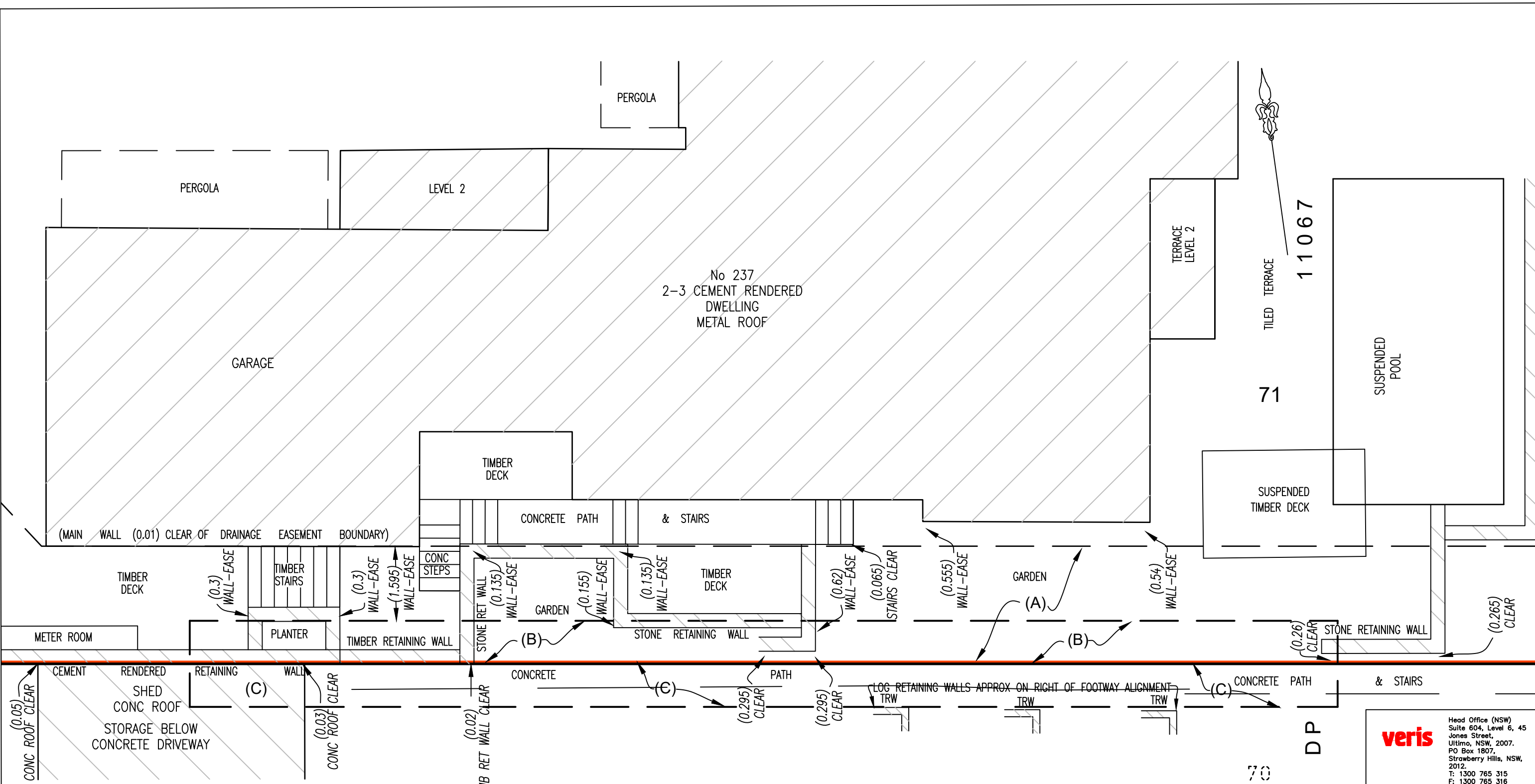
DAVID JOHN CAREY  
REGISTERED SURVEYOR  
ID: SU000053  
REF: 203181-IDENT 001A.DWG  
SHEET 1 OF 2



SEE DIAGRAM (SHEET 2)

LEGEND

- |          |                                |     |   |
|----------|--------------------------------|-----|---|
| C.R.R.W. | CEMENT RENDERED RETAINING WALL | (A) | EASEMENT TO DRAIN WATER 2.5 WIDE (DP 1141047) |
| ON ST    | ON STREET                      | (B) | RIGHT OF FOOTWAY 0.915 WIDE VIDE G453447      |
| TRW      | TIMBER RETAINING WALL          | (C) | RIGHT OF FOOTWAY 0.915 WIDE VIDE G453449      |



No 235  
2 STOREY BRICK & FIBRO CEMENT  
CEMENT DWELLING  
TILE ROOF

LEGEND  
TRW TIMBER RETAINING WALL

- (A) EASEMENT TO DRAIN WATER 2.5 WIDE (DP 1141047)
- (B) RIGHT OF FOOTWAY 0.915 WIDE VIDE G453447
- (C) RIGHT OF FOOTWAY 0.915 WIDE VIDE G453449

**DIAGRAM**

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*David John Carey*

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SHEET 2 OF 2