

## **Registered Surveyor's Report**

for

Johnny Jameson

on

38 Frenchs Forest Road Seaforth NSW 2092

## **CITISURV PTY LTD**

## ABN 32 122 758 276 REGISTERED LAND AND ENGINEERING SURVEYORS

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Johnny Jameson 6/A Spruson Street Neutral Bay NSW 2089 Dated: 6/10/2021 Ref: 9621-ID

## Re: 38 Frenchs Forest Road, Seaforth.

Dear Johnny,

As instructed by you, I have surveyed the whole of the land in Folio Identifiers 4/31806, 5/31806 & 6/31806 being lots 4-6 in DP 30806, situate Seaforth in the Local Government Area of Northern Beaches, Parish of Manly Cove, County of Cumberland and shown edged red on the sketch opposite.

The subject land has a combined frontage of 50.895 metres to Frenchs Forest Road & Brook Road.

The property is known as No. 38 Frenchs Forest Road, Seaforth.

I find standing upon the subject land 3 brick shops with first floor unit roofed in metal.

The location of the building in relation to the boundaries is as shown on the sketch opposite. The building stands up to 0.035 metres onto Brook Road & awning overhangs Frenchs Forest Road & Brook Road by up to 2.995 metres, as shown.

Apart from the aforementioned encroachment & minor fencing irregularities, there are no other visible encroachments of note by or upon the subject land.

The lands are burdened by an Easement for Drainage & Right of Carriageway (H865695), burdened & benefited by an Easement to Drain Water & Right of Carriageway (DP 615035).

This report is for identification purposes only and should not be used to locate boundaries for future development on the site.

Yours Faithfully

Mike Morris (ID 8613) Registered Surveyor

Mike Marris

- EASEMENT FOR DRAINAGE 0.915 WIDE (H865695) RIGHT OF CARRIAGEWAY 4.57 WIDE (H865695) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED (OR DEFINED) BY SURVEY. LOT 1 SOUTHERN FACE WL (0.005) OVER DP 35319 6.705 6.705 6.705 (A) (A) (A) (5.595)(B) (B) (B) Ĭ WL (4.895) ADJ BLD (0.12) CL 1 AWN (2.64) BLOCK & METAL `SHED ⁄ÚNIŤ WAREHOUSE' ABUTS ADJ. AWNING METAL ROOF (1ST FLOOR) BUILDING 29.26 MÉTAL ROOF AWN (2.605) ADJ BLD (0.1) CL တ WL (0.015) OVER 32. BRÍCK SHOP BRÍCK SHOP BRICK SHOP METAL RÓOF METAL RÓOF METAL RÓOF LOT 3 DP 31806 ĹÓT 5′ LOT 4 LÓT 6 AWN (2.995) DP 31806 DP 31806 DP 31806 WL (0.035) OVER 6.705 6.705 3.05 님 Ч **AWNING** [3 (2.955) WL (0.0 (2.925)Ö
  - FRENCHS FOREST ROAD