



Registered Surveyor's Report

for

Johnny Jameson

on

**38 Frenchs Forest Road
Seaforth NSW 2092**

CITISURV PTY LTD

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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 Carrigeway (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

Mike Morris (ID 8613)
Registered Surveyor

