

C&A SURVEYORS

Matthew Clarke,
48 Epping Drive,
FRENCHS FOREST NSW 2086.

**RE: DETAIL AND BOUNDARY IDENTIFICATION SURVEY PURPOSES ONLY
LOT 54 IN DEPOSITED PLAN 216410
No. 48 EPPING DRIVE, FRENCHS FOREST**

We have surveyed the land comprised in Certificate of Title Folio Identifier 54/216410 being Lot 54 in Deposited Plan 216410 located at Frenches Forest in the Local Government Area of Northern Beaches Parish of Manly Cove and County of Cumberland.

Upon the abovementioned property stands a brick house with a tile roof, a brick garage and a metal shed known as No. 48 Epping Drive, Frenchs Forest.

The positions of the house, garage, shed and fencing in relation to the boundaries are as shown on the attached plan. Levels across the site have also been determined.

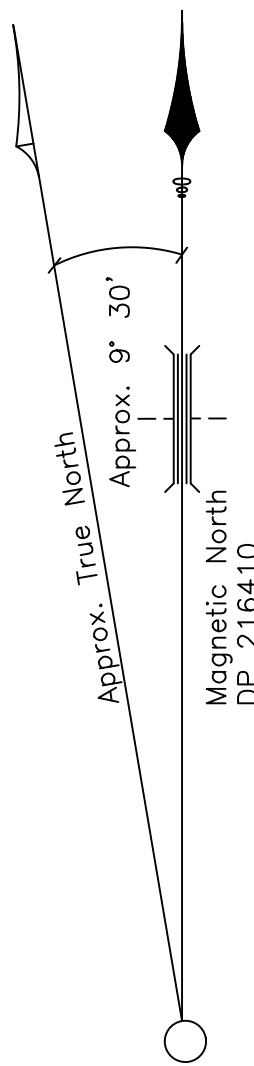
No Covenant has been investigated for the purposes of this survey. You should convince yourself that the terms of the Covenant do not adversely affect your proposed use of the property.

This report should be read in conjunction with the attached plan prepared by us dated 5 December, 2020 which forms part of this report.

The survey shown on the attached plan is for detail and boundary identification survey purposes only. Should further additions or improvements be proposed upon the subject property after this date the boundaries must be marked on the ground prior to construction.

Trent James Vella
Registered Surveyor
Surveyor Id. 8959

Ref: 16000-20 DET/ID
Date: 5 December, 2020



DRIVE
EPPING

LEGEND:	
AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BM	BENCH MARK
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IL	INVERT LEVEL
LH	LAMP HOLE
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
S	STEPS
SL	SURFACE LEVEL
SILL	WINDOW SILL
SV	STOP VALE
TEL	TELSTRA PIT
TK	TOP OF KERB
TW	TOP OF WALL
VC	VEHICLE CROSSING
W	WINDOW
WM	WATER METER
WTOP	TOP OF WINDOW
W-B	WALL TO BOUNDARY



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DETAIL & IDENTIFICATION SURVEY OF
LOT 54 IN DP 216410, LOCATED AT
No. 48, EPPING DRIVE, FRENCHS FOREST.

INSTRUCTING PARTY: MATT CLARKE

Revision No	Description	Date
01	DRAWN FOR ISSUE	5/12/2020

DATUM: AHD

SURVEY DATE: 4/12/2020

DATE DRAWN: 5/12/2020

REFERENCE: 16000-20 DET/ID

SURVEYED BY: AA

DRAWN BY: DR

SCALE: 1:100@A1

SHEET: 1 OF 1

THE SUBJECT TITLE NOTES :
1) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2) J884166 COVENANT
3) AQ531076 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTES:
A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
ORIGIN OF LEVELS : SSM 88676, RL 135.321 (AHD), CLASS LB.
D) USE STATED DIMENSIONS. DO NOT SCALE.
E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

TRENT JAMES VELLA
(REGISTERED SURVEYOR)
SURVEYOR ID No. 8959