

Aspect Development and Survey Pty Ltd

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25 February 2021

CLARENDON HOMES (AUST) PTY LTD

PO BOX 7105
BAULKHAM HILLS BC NSW 2153

Our Ref: 21/1054804/323437
Your Ref: Sahakian/29914556

BOUNDARY IDENTIFICATION SURVEY REPORT

Dear Sirs

Acting in accordance with your instructions, I have surveyed for identification purposes only the land in Certificate of Title Folio Identifier 18/270907, being Lot 18 in Community Plan Deposited Plan Number 270907, situated with a frontage to Baz Retreat at Warriewood, in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland and report as follows:

1. The subject land is shown on the attached sketch - 21/1054804/323437.
2. The survey undertaken is based on Title details dated 24 August 2020, obtained from New South Wales Land Registry Services.
3. The boundaries of the subject land have been identified and the relationship of the improvements surveyed to the boundaries are as shown on the attached sketch.
4. The property bears neither name nor number.
5. The subject land is affected by:
 - An easement for access, construction and maintenance 0.9 metres wide created by Deposited Plan Number 270907
 - An easement for access, maintenance and support 0.9 metres wide created by Deposited Plan Number 1206507
 - Positive covenant created by Deposited Plan Number 1206507
 - Restriction(s) on the use of land created by Deposited Plan Number 270907.

With regards to the improvements and subject land, I note that no investigation has been carried out by this office to verify any compliance with the above restriction(s) or covenant(s).

6. During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean services, structures or encroachments.
7. If further improvements are proposed the boundaries of the subject land should be marked.

Yours Sincerely



Peter Nedelkovski B.Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying
and Spatial Information Act, 2002.