



DP SURVEYING

A.B.N. 78 895 636 114

Land & Engineering Surveys

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REPORT

Our Ref: 3226

Your Ref: DDD

20 May, 2019

DAVID DJURIC
19 JOSEPH STREET
AVALON BEACH NSW 2107

Re: 19 Joseph Street, Avalon Beach.

I HAVE SURVEYED the land comprised in Folio Identifier 4/710440 being Lot 4 as shown in Deposited Plan Number 710440 and having a total curved frontage of 5.53 metres to Joseph Street, Avalon Beach.

A weatherboard residence known as No.19 stands upon and wholly within the boundaries of the subject land in the position indicated in the accompanying sketch.

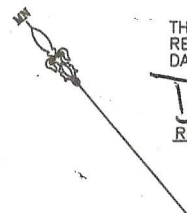
Subject land has an appurtenant Right of Carriageway and Easement to Drain Water as shown in the accompanying sketch.

There are no apparent Building Covenants endorsed upon the Folio Identifier.

Other than fencing irregularities there are no visible encroachments on or by the subject land.

Surveyor Registered Under Surveying and Spatial Information Act, 2012

THIS SURVEY HAS BEEN MADE FOR IDENTIFICATION PURPOSES ONLY.
IF IT IS INTENDED TO ERECT ANY IMPROVEMENTS ALONG OR NEAR THE BOUNDARY OF THE SUBJECT
LAND, A FURTHER SURVEY SHOULD BE MADE TO MARK THESE BOUNDARIES.



THIS IS THE SKETCH REFERRED TO IN MY
REPORT WITH REFERENCE NO. 3226 AND
DATED 20 MAY, 2019.

D. Pan
REGISTERED SURVEYOR

Sketch
(NOT TO SCALE)

LOT 2
DP 710440

LOT 3
DP 710440

BRICK & WEATHERBOARD
RESIDENCE
NO.21

WALL-BDY 0.195

WALL-BDY 0.16

WALL-BDY 3.13

WALL-BDY 3.04

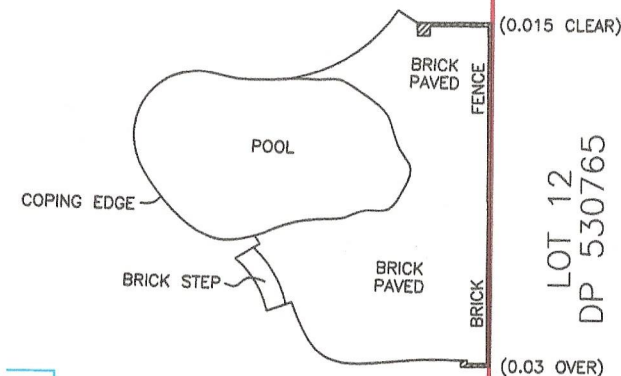
30.125

LOT 5
DP 239185

53.38

LOT 4
DP 710440

46.68



BRICK &
WEATHERBOARD
RESIDENCE
NO.15

LOT 12
DP 530765

WALL-BDY 0.91

WALL-BDY 1.04

41.85

WALLS 0.87

WALLS 0.86

POLE

WALL-BDY 7.885

WALL-BDY 2.45

WALL-BDY 2.42

EASEMENT TO DRAIN WATER 0.9 WIDE

CURVED BOUNDARIES

(A) ARC 3.03

(B) ARC 2.50

JOSEPH STREET

JOSEPH STREET

(X) RIGHT OF CARRIAGEWAY VARIABLE WIDTH

