

SEPTEMBER 11, 2019

Chris Haron

31 Raymond Road

BILGOLA PLATEAU NSW 2107

Ref: 1018

RE: GARAGE EASEMENT SURVEY

PROPERTY: 31 RAYMOND ROAD, BILGOLA PLATEAU NSW 2107

Dear Chris

In accordance with your instructions I have made a survey of the garage constructed on the above-mentioned land being Lot 64 in Deposited Plan 225582, for the purpose of determining the relative location of the garage in relation to the Easement for Support vide dealing S614759.

The relationship from the garage to the easement are shown on the survey plan attached to this report *1018detail 1* dated 09/09/19

In my opinion

Based on available evidence I find that the garage sits outside of the Easement by 0.04 metres at the southern end and 0.025 metres at the northern end.

It is my opinion that the garage surveyed is the same garage constructed at the time of registration of the dealing and therefore the intention of the easement is to permit this garage to remain despite my findings that the easement does not entirely cover the structure. You would need to seek legal advice to confirm this.

I am not sure why the Easement does not contain the structure, it is possible that survey reference marks available at the time the garage was surveyed for the creation of the easement are no longer available. I was unable to find any original marks from DP.225582 and therefore had to go further afield locating original reference marks from DP.16327 on Argyle Street to the north and marks from DP.236798 on Mountview Place to the south. Occupations on adjoining lands were measured to verify the boundary definition.

The terms of the easement in my opinion only permit the existing garage to encroach upon the adjoining land. In my opinion the easement would not cover any additional structure built upon the garage. Any additions to the garage I believe would need to be built upon the subject land only.

Again, I would advise seeking a legal opinion on this matter.

Michael Joyce

Registered surveyor

ID 8268

65
D.P.225582

37.57

No. 31
BRICK RESIDENCE

64
D.P. 225582

18.615
85° 39' 10"

A survey map showing a property with a brick garage and a concrete driveway. The garage is labeled "BRICK GARAGE METAL ROOF" and is shaded with diagonal lines. The driveway is labeled "CONCRETE DRIVEWAY". The map includes several boundary measurements in feet (RF) and centimeters (CON). The top-left corner of the garage is marked with a cross and the measurement "138.34 RF". The top-right corner of the garage is marked with a cross and the measurement "138.33 RF". The bottom-left corner of the garage is marked with a cross and the measurement "135.57 CON". The bottom-right corner of the garage is marked with a cross and the measurement "135.60 CON". The driveway is marked with two crosses and measurements "136.49 CON" and "137.69 CON". The bottom-right corner of the driveway is marked with a cross and the measurement "137.74 CON". The bottom-right corner of the property is marked with a cross and the measurement "138.425".

63

D.P.225582

(A) (S614759) EASEMENT FOR SUPPORT

138.36 RF

138.37 RF

178'

17'

00°

PALING FENCE

GAR OVER EASE

GAR OVER EASE

(0.04)

(0.025)

(A)

RAYMOND ROAD

Approx. True North

Magnetic North (PLAN)

19

D.P.222082

No. 37 (TERAMA)
2 STOREY BRICK & CLAD
RESIDENCE

140.03 BL

BALCONY

142.32 TG

142.03 HL
140.91 SL

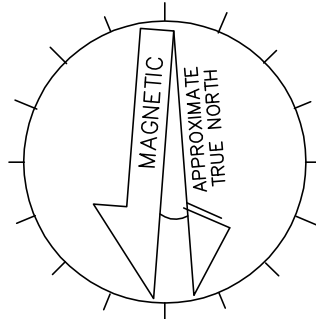
142.03 HL
140.89 SL

142.04 HL
140.91 SL

REGISTERED SURVEYOR

PROJECT: 1018	PAGE 1 OF 1
Date of survey 05/09/19	Drawing No. 1018detail 1
Scale 1:100 ON A2	Rev. A

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Date of survey 05/09/19	Drawing No. 1018detail 1
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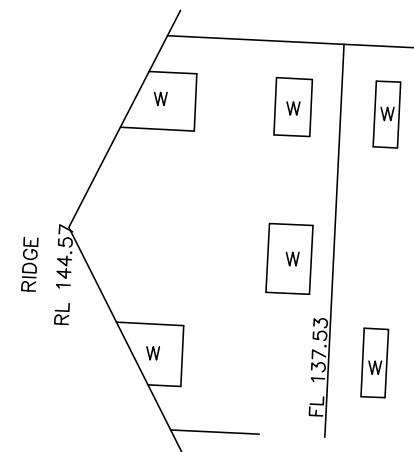
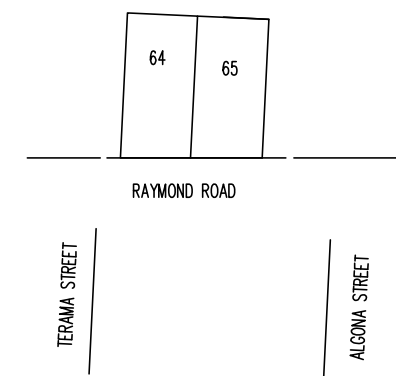
NORTH

NOTE: BEARINGS SHOWN HAVE BEEN DETERMINED FROM LAND & PROPERTY INFORMATION PLANS AND ARE RELATED TO MAGNETIC NORTH TRUE NORTH IS APPROXIMATE ONLY FURTHER INVESTIGATION WOULD BE REQUIRED TO DETERMINE ACCURATE TRUE NORTH.

2
DP 202319

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LOCATION PLAN
UBD REF: 118, L8



2 & 3 STOREY
BRICK
RESIDENCE
TILE ROOF

FL 137.53

VERANDAH

RIDGE

RL 144.57

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