

Date: 29th June 2020

Ref: 200115.02.20



Mr Eric Traynor
22 Richmond Road
Seaforth, Sydney, NSW 2092

Re: 22 Richmond Road, Seaforth

We have surveyed for identification purposes the whole of the land comprised in Certificate of Title Folio Identifier No. 1/201629 being Lot 1 in Deposited Plan No. 201629 situated at Seaforth in the Local Government Area of Northern Beaches Parish of Manly Cove and County of Cumberland. The subject property is known as No. 22 Richmond Road, Seaforth.

DIMENSIONS

The subject land has a total frontage of 12.19 metres to Richmond Road with other measurements as shown on the sketch herewith. Our survey does not reveal variations to the title dimension.

FENCING

No investigation of the fencing has been undertaken as part of this survey.

IMPROVEMENTS

Erected thereon is a 1 & 2 storey rendered brick and timber dwelling with metal roof. The position of the improvements relative to the boundaries of the subject land is shown on the sketch.

EASEMENTS AND COVENANTS

The following easements and restrictions are noted on the certificate of title:

1. Reservations and conditions in the Crown Grant (s);
2. Land excludes minerals (A477847);
3. Easement for drainage 0.915 wide (H805778)
Burdens lot 2 DP201629 and benefits subject lot
4. Restriction on the use of land (AI219791)

ENCROACHMENTS

1. The garage encroaches by up to 0.14 metres upon the lane

Other than as stated above or shown on the sketch herewith, there are no apparent encroachments by or upon the subject land.

Computer Folio Search dated: 23/6/2020
Date of Survey: 16/6/2020
Registered Surveyor: Mitchell Keith Ayres

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