



# CLARKE DOWDLE & ASSOCIATES

## DEVELOPMENT CONSULTANTS

SURVEYORS • PLANNERS • ECOLOGISTS • BUSHFIRE CONSULTANTS

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18<sup>th</sup> November, 2019

Ref No:GO22852

Lot 1 in DP747796 situated at Balgowlah Heights  
in the L.G.A. of Northern Beaches, Parish of Manly Cove  
County of Cumberland and being the land  
mentioned in Folio Identifier 1/747796

### VAUGHAN

I have surveyed for identification purposes the above-described land, shown edged red on the attached sketch and **in my opinion:**

The land is situated having a frontage of 4.88 metres to Tutus Street, Balgowlah Heights with side boundaries of varying dimensions and contains a **deed** area of 805.7 square metres or thereabouts.

Standing upon the subject land and located wholly within its boundaries there is erected a part double storey rendered & brick dwelling, having roofing of tile & metal. The dwelling being known as No.4 Tutus Street, Balgowlah Heights.

Offsets from the walls of the dwelling to the boundaries are as shown on the attached sketch.

Also standing upon and located wholly within the boundaries of the subject land there is erected an inground swimming pool.

The subject land is **burdened** by Covenant X61637 and an Easement to Drain Water 0.915 wide, created by the registration of DP747796. The terms of the Covenant have not been reported upon.

The subject land is **benefited** by an Easement to Drain Water 0.915 wide, created by the registration of DP747796

The title search indicates that **no** other apparent easements or other covenants burden the subject land.

No survey has been undertaken with regards to the location of boundary fencing.

**This survey has been undertaken for Identification purposes only. If construction is planned on or near a boundary, further survey is recommended.**

Anthony W.G. Clarke  
Registered Surveyor