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28 January 2021

Ref: 51233 001

To: Hayden Kegg

Re: 34 Mary Street, Beacon Hill

WE HAVE SURVEYED upon your instruction the land shown on the accompanying plan comprised in Certificate of Title registered Folio Identifier 21/D/18253 being Lot 21 Section D in Deposited Plan No. 18253 at Beacon Hill in the Local Government Area of Northern Beaches Parish of Manly Cove County of Cumberland having frontage to **MARY STREET**.

THIS LAND has no registered Easement or Right of Way.

WE REPORT that erected thereon is a timber and brick cottage with a tile roof **KNOWN AS NO. 34 MARY STREET** together with a timber outhouse. The cottage and outhouse stand wholly within the boundaries of the subject property.

WE FIND THAT THE BOUNDARIES of the subject property are fenced as shown. The position of the cottage, outhouse and fencing is shown on the accompanying plan. Apart from irregularities in fencing there are no apparent encroachments of note by or upon the subject property.

THE SUBJECT PROPERTY does not contravene those conditions of the Covenant in Transfer No H77907 that can be measured and observed by a Surveyor.

THE SURVEY OF THE SUBJECT LAND is for identification and detail and level purposes only and is restricted to those parts of structures which are visible and accessible. Should further additions or improvements be erected upon the subject property after this date we would advise that the boundaries be marked on the ground prior to construction.



Georgia Rooney B.Surv. M.I.S. (NSW)
REGISTERED SURVEYOR