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1st May 2023

JVUrban
PO Box 768
BYRON BAY NSW 2418

Reference: 21101-3-A

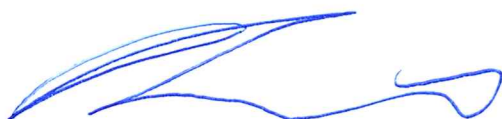
**IDENTIFICATION SURVEY REPORT
RE: 10 & 10A Rowan Street, Mona Vale**

The subject land is situated at Mona Vale, in the Local Government Area of Northern Beaches, Parish of Narrabeen, and the County of Cumberland, being described as Lot 86 in Section A of DP5464 and being the land referred to in Torrens Title Folio Identifier 86/A/5464.

I REPORT that, in the matter of **JVURBAN** I have investigated, for identification purposes only the land as mentioned above and its boundaries as shown edged red on the attached sketch plan. This report is limited in its investigation to the dual occupancy residence found within the subject land as per field survey investigation completed on Wednesday 3rd May 2023. If any structure is to be erected on the land, then the boundaries MUST be marked.

IN MY OPINION:

- The land is available.
- Upon the subject land known as No. 10 & 10A Rowan Street, Mona Vale stands a recently constructed 1 & 2 storey, brick, dual occupancy residence with tile roof as shown on the attached sketch plan.
- The dual occupancy residence mentioned above was found to be located wholly within the subject land and in the location as indicated on the attached sketch plan.
- The subject land is benefitted by an 'Easement to Drain Water 1 Wide' vide dealing AP581428 as noted on the title.
- The subject land is affected by a 'Restriction(s) on the Use of Land' vide dealing AQ886698 and by a 'Positive Covenant' vide dealing AQ886699, as noted on the title.
- No further investigation has been made or opinion offered.
- This document is subject to copyright and can only be used in the matter of **JVURBAN**.
Unauthorised use, in any way is strictly forbidden.



Robert Friend B. Eng.(Hon),MISNSW,JP(NSW)
*Surveyor Registered under the Surveying
and Spatial Information Act, 2002.*

Robert Friend Surveys Pty Limited

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RE: 10 & 10A ROWAN STREET, MONA VALE

The site plan shows Lot 86, Sec. A, DP5464, which is 20.115 wide and 50.29 deep. The lot is bounded by a red line. The northern boundary is a fence, with a section labeled 'FENCE' and '20.115'. The eastern boundary is a fence, with a section labeled 'FENCE' and 'WALL TO BOUNDARY 19.0'. The southern boundary is a fence, with a section labeled 'FENCE' and 'WALL TO BOUNDARY 2.48'. The western boundary is a fence, with a section labeled 'FENCE' and 'WALL TO BOUNDARY 2.65'. The lot is divided into two main sections by a 'PILING' wall. The northern section contains two 'PATIO' areas. The southern section contains two houses, 'No. 10' and 'No. 10A', both described as '1 & 2 STOREY BK. SEMI. TILE ROOF'. The houses are separated by a 'PILING' wall. The lot is surrounded by other lots: Lot 112 (SEC. A DP5464) to the north, Lot 852 (DP866436) to the east, Lot 851 (DP866436) to the south, and Lot 1 (DP221889) to the west. A north arrow is located in the top left corner. A scale bar is located in the bottom right corner, labeled 'DO NOT SCALE'. The plan is dated '2011' and '2012'.

DO NOT SCALE

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