

Alex Bryden Architecture,
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RE: DETAIL AND IDENTIFICATION SURVEY PURPOSES ONLY
LOT 11 IN DEPOSITED PLAN 5539
No. 19 FARNELL STREET, CURL CURL

We have surveyed the land comprised in Certificate of Title Folio Identifier 11/5539 being Lot 11 in Deposited Plan 5539 located at Curl Curl in the Local Government Area of Northern Beaches Parish of Manly Cove and County of Cumberland.

Upon the abovementioned property stands a three storey clad and rendered house with a metal roof and a pool known as No. 19 Farnell Street, Curl Curl.

The positions of the house, pool and fencing in relation to the boundaries are as shown on the attached plan. Levels across the site have also been determined.

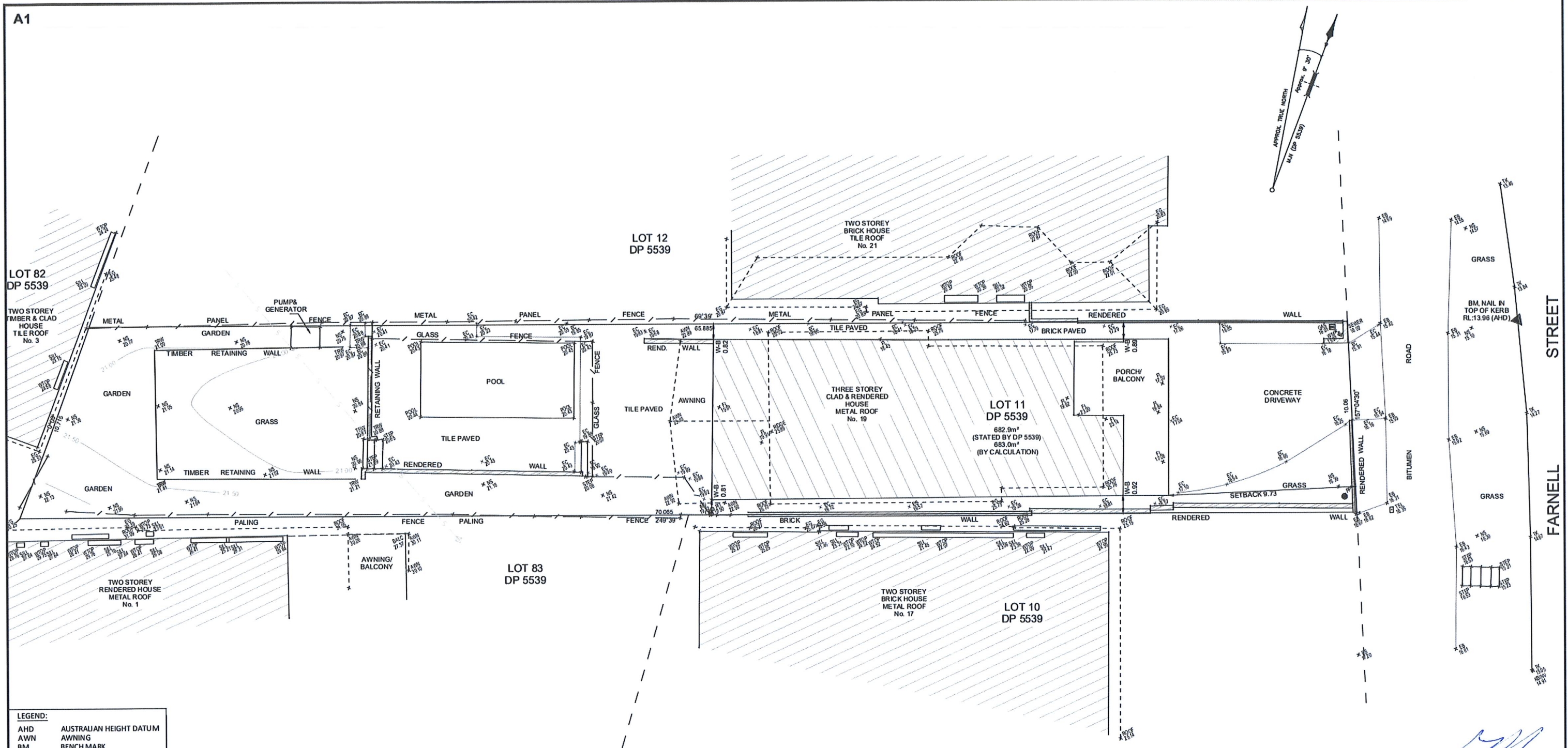
This report should be read in conjunction with the attached plan prepared by us dated 12 April, 2021 which forms part of this report.

The survey shown on the attached plan is for detail and identification survey purposes only. Should further additions or improvements be proposed upon the subject property after this date the boundaries must be marked on the ground prior to construction.



Mark Anthony Reid
Registered Surveyor
Surveyor Id. SU000183

Ref: 17142-21 DET/ID
Date: 12 April, 2021



LEGEND:

AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BM	BENCH MARK
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EB	EDGE OF BITUMEN
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IL	INVERT LEVEL
LH	LAMP HOLE
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
S	STEPS
SL	SURFACE LEVEL
SILL	WINDOW SILL
SV	STOP VALE
TEL	TELSTRA PIT
TK	TOP OF KERB
TRW	TOP OF RETAINING WALL
VC	VEHICLE CROSSING
W	WINDOW
WM	WATER METER
WOP	TOP OF WINDOW
W-B	WALL TO BOUNDARY



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**DETAIL & BOUNDARY IDENTIFICATION SURVEY
OF LOT 11 IN DP 5539, LOCATED AT
No. 19, FARNELL STREET, CURL CURL.**

INSTRUCTING PARTY: ALEX BRYDEN

Revision No	Description	Date
01	DRAWN FOR ISSUE	12/04/2021

DATUM: AHD

SURVEY DATE: 07/04/2021

DATE DRAWN: 12/04/2021

REFERENCE: 17142-21 DET/ID

SURVEYED BY: G

DRAWN BY: DR

SCALE: 1:100@A1

SHEET: 1 OF 1

THE SUBJECT TITLE NOTES:

(SEARCH DATE 6/4/2021)

- 1) LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2) AE732829 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTES:

- A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM. ORIGIN OF LEVELS: PM 2208, RL 15.465 (AHD), CLASS LB.
- D) USE STATED DIMENSIONS. DO NOT SCALE.
- E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

— S — S — APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SYDNEY WATER RECORDS.

Mark Anthony Reid
MARK ANTHONY REID
(REGISTERED SURVEYOR)
SURVEYOR ID No. SU000183