

G.K. WILSON & ASSOCIATES PTY LTD

REGISTERED LAND SURVEYORS

A.B.N. 86 061 215 496

PO Box 3113, Wareemba, NSW 2046

P 9713 4761 E info@gkwilsonsurveyors.com

IDENTIFICATION SURVEY REPORT

DATE: 6/04/2021

OUR REF: 23850

CLIENT: **Nicholas Bohm**
1893 Pittwater Road,
Bayview, 2104.

RE : **Property at 1893 Pittwater Road, Bayview, being Lot 38 in DP 7254,**
L.G.A. of NORTHERN BEACHES, Parish of NARRABEEN, County of CUMBERLAND.

As instructed, we have carried out a survey of the above property for identification purposes.

REGISTERED PROPRIETORS: NICHOLAS JOSEPH BOHM & JO-ANN BOHM AS JOINT TENANTS.

IDENTIFICATION:

1. This is based on the Folio Identifier 38/7254 dated 6/04/2019.
2. The subject property is shown on the attached plan.
3. A full description of the property and improvements is as follows:
A one & two storey rendered brick cottage with a metal roof is situated upon the subject lot & displays the numbers 1893. A attached awning & a cubby also stand on the subject property. The cottage stands on the property as shown in the attached sketch.

**ENVIRONMENTAL PLANNING & ASSESSMENT (SAVINGS & TRANSITIONAL)
REGULATION 1998**

4. The cottage is located on the property as shown in the attached sketch. Council will determine compliance of the cottage.

DEFINITION OF BOUNDARIES OF THE SUBJECT PROPERTY:

5. In our opinion the boundaries of the subject properties are as in DP 7254.

POSITION OF FENCES

6. The subject property is fenced as shown on the attached sketch.

ENCROACHMENTS

7. There are minor encroachments by the subject property as shown in the attached sketch.
- The balcony stands 0.455 onto the Right of way as shown.
No attempt was made to investigate subterranean encroachments.

EASEMENTS & COVENANTS

8. There are easements & covenants recorded on the Folio Identifier.
a) K406147 Right of carriageway appurtenant to
b) K406148 Right of carriageway affecting

NOTE

This survey is for identification purposes only & as such is not registered by Land & Property Information NSW. Subsequent registered surveys in this area may affect the boundary definition shown on this sketch. Any differences caused to the boundary definition shown on this sketch are beyond the control of G.K. Wilson & Associates who can accept no responsibility for such differences. If structures are to be erected, the boundaries must be marked.

YOURS FAITHFULLY

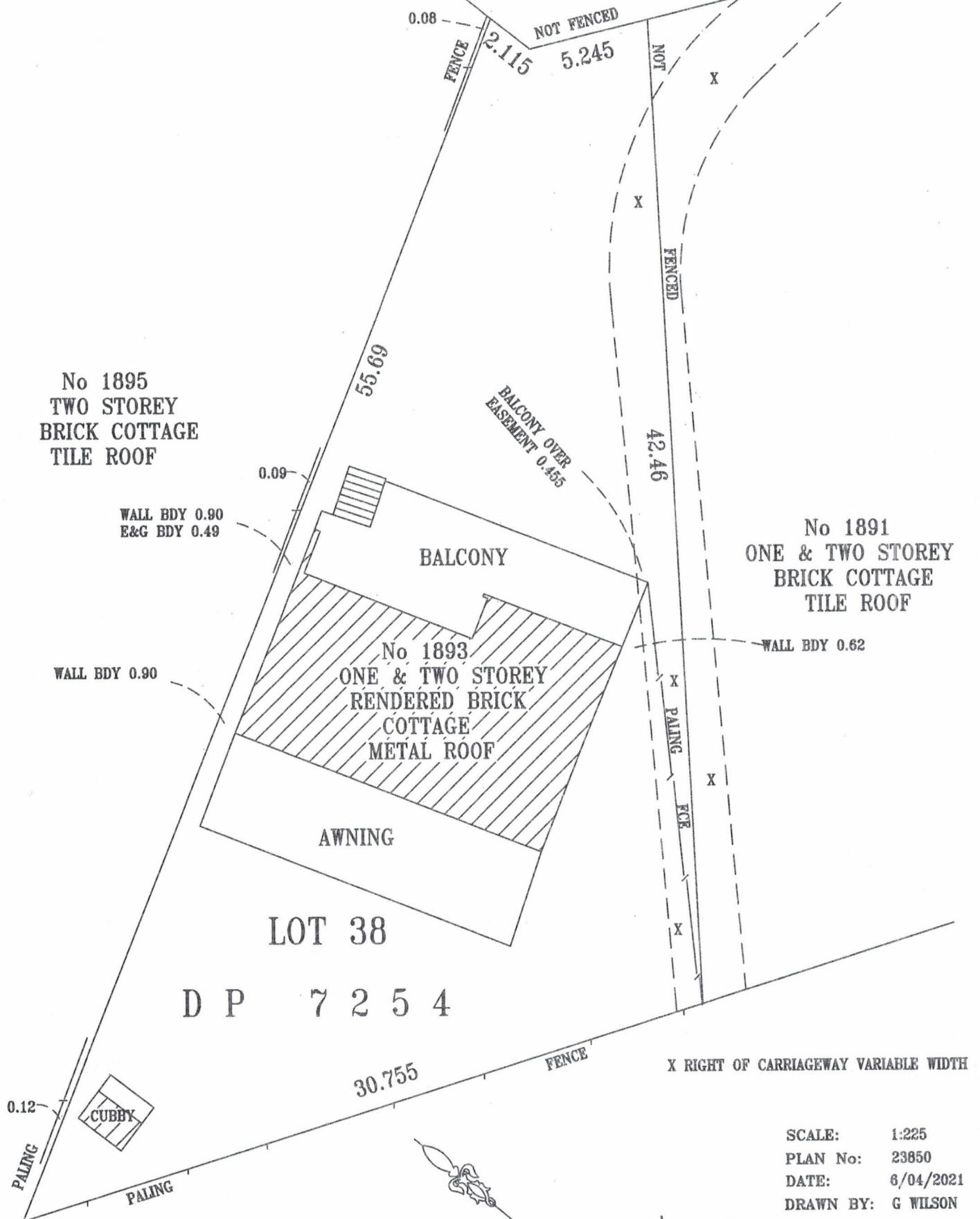
G. K. WILSON

SURVEYOR REGISTERED UNDER
THE SURVEYING ACT 2002.



PITTWATER

ROAD



SCALE: 1:225
PLAN No: 23850
DATE: 6/04/2021
DRAWN BY: G WILSON

G. K. Wilson

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