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RE: DETAIL AND IDENTIFICATION SURVEY PURPOSES ONLY
LOT A IN DEPOSITED PLAN 383227
No. 4 IRRUBEL ROAD, NEWPORT

We have surveyed the land comprised in Certificate of Title Folio Identifier A/383227 being Lot A in Deposited Plan 383227 located at Newport in the Local Government Area of Northern Beaches Parish of Narrabeen and County of Cumberland.

Upon the abovementioned property stands a two storey fibro house with a metal roof, a timber shed, a metal shed and a spa known as No. 4 Irrubel Road, Newport.

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

The survey revealed a difference between the title dimensions shown as TITLE on the attached plan and survey dimensions shown as SURV.

No Restrictions or Covenants have been investigated for the purposes of this survey. You should convince yourself that the terms of any Restrictions or Covenants do not adversely affect your proposed use of the property.

We note that part of the timber shed stands over the eastern boundary by up to 0.13 as shown on the attached plan. We also note that a timber shed from No.6 stands over the subject lot by 0.03 and 0.08 as shown.

This report should be read in conjunction with the attached plan prepared by us dated 29 August, 2022 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. 183

Ref: 22707-22 DET&ID

Date: 29 August, 2022