

CMS Surveyors Pty Limited

A.B.N. 79 096 240 201
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Date: 18th December 2020
Our Ref: 19921ident

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Niall Clerkin
165a Fisher Road North
Cromer NSW 2099

Dear Sir,

RE: IDENTIFICATION SURVEY
PROPERTY: No. 165a FISHER ROAD NORTH, CROMER

In accordance with your instructions we have made a survey of the land comprised in Folio Identifier 22/882257 being Lot 22 in Deposited Plan 882257 in the Local Government Area of Northern Beaches, Parish of Manly Cove, County of Cumberland having a frontage to Fisher Road North of 3.5 metres, and shown edged red on the attached sketch.

The survey is for identification purposes. This report must not be used for any other matter, purpose or construction set out.

The date of the survey was 11th December 2020 and this report is based upon Folio Identifier search issued by the LRS NSW, dated 18/12/2020.

We have attended the above mentioned property and in our opinion:

The property is known as No. 165a Fisher Road North, Cromer.

Upon the land stands a Rendered House with tile roof and a timber deck which stand in relation to the boundary as shown on the attached sketch.

The position of the improvements and fences in relation to the boundaries is shown on the attached sketch.

The timber deck with plastic roof at the rear of the property stands partially over the Easement for Sewerage Purposes to the extent shown on the attached sketch.

The Folio Identifier 22/882257 notes:

1. Land Excludes Minerals and is subject to Reservations and Conditions in favour of the Crown – See Crown Grant(s)
2. H755091 Covenant

3. J375074 Easement for Sewerage Purposes affecting the part shown so burdened in the title diagram.
4. DP882257 Easement to Drain Water 1 Wide affecting the part(s) shown so burdened in the title diagram.
5. DP882257 Easement to Drain Water 1 Wide appurtenant to the land above described.
6. Easement to Drain Water over existing line of pipes appurtenant to the land above described.
7. Positive Covenant.

Other than as mentioned above and minor fencing irregularities we find no visible encroachments of note by or upon the subject land.

Yours faithfully,
CMS Surveyors Pty Limited



Murray Learmont
Registered Land Surveyor