

Gelato Messina,
1-9 Rich Street,
MARRICKVILLE NSW 2204.

RE: IDENTIFICATION SURVEY PURPOSES ONLY
LOT 3 IN DEPOSITED PLAN 201017
No. 1-7 SYDNEY ROAD, MANLY

We have surveyed the land comprised in Certificate of Title Folio Identifier 3/201017 being Lot 3 in Deposited Plan 201017 located at Manly in the Local Government Area of Northern Beaches Parish of Manly Cove and County of Cumberland.

Upon the abovementioned property stands a brick and tile building known locally as No. 1-7 Sydney Road, Manly.

The positions of the building in relation to the boundaries is as shown on the attached sketch.

We note that along Sydney Road the awning attached to the subject building overhangs the boundary by up to 2.22 as shown on the attached sketch.

We note that along Market Place the roof gutter overhangs the boundary by up to 0.055 and the old tiles stand over the boundary by up to 0.01 as shown on the attached sketch.

There are Cross Easements (S.181B Conveyancing Act, 1919) affecting the Party Wall shown on the Common Boundary of Lots 2 and 3 in D.P. 201017, created by H816499 and shown on the attached sketch.

This report should be read in conjunction with the attached sketch prepared by us dated 23 December, 2022 which forms part of this report.

The survey shown on the attached sketch is for 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.

Chris Hill

Chris Hill
Registered Surveyor
Surveyor Id. 95

Ref: 23951-22
Date: 23 December, 2022

