

80231

6th April, 2023

J Group Projects
Suite 5, 49 Old Barrenjoey Road
AVALON BEACH NSW 2107

ATTENTION: MICHIRU COHEN

Dear Michiru,

RE: 30 RAYNER ROAD, WHALE BEACH

As instructed, we have surveyed the land at Whale Beach in the Local Government Area of Northern Beaches having a frontage of 15.24 metres to Rayner Road being Lot 119 in Deposited Plan 11933 and being the whole of the land comprised in Certificate of Title Folio Identifier 119/11933 as shown by red edging in the sketch plan annexed hereto.

Upon this land stands the a two and three storey residence known as No.30 Rayner Road, built of timber with metal roofing together with a timber carport.

The sketch shows the position of the buildings and occupations relative to the boundaries.

At the front an elevated concrete driveway and columns stand up to 3.9m and 90mm respectively on the street as indicated in the sketch.

This survey has been prepared for identification purposes. The corners and boundaries of the land have not been marked. If any building construction is intended in the proximity of boundaries, we recommend that a further survey be requested for the purpose of marking the relevant boundaries.

Other than due to minor irregularities in fencing and as stated above, there are no visible encroachments evident upon this land or by this property on adjoining lands or street.

Yours faithfully,

RYGATE & COMPANY PTY. LTD.

Per 

G.J. Frith, B. Surv. F.I.S.

Registered Land Surveyor

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Rygate & Company Pty Limited
P.W. Rygate & West
ABN 61 001 204 897

SURVEYING SINCE 1893

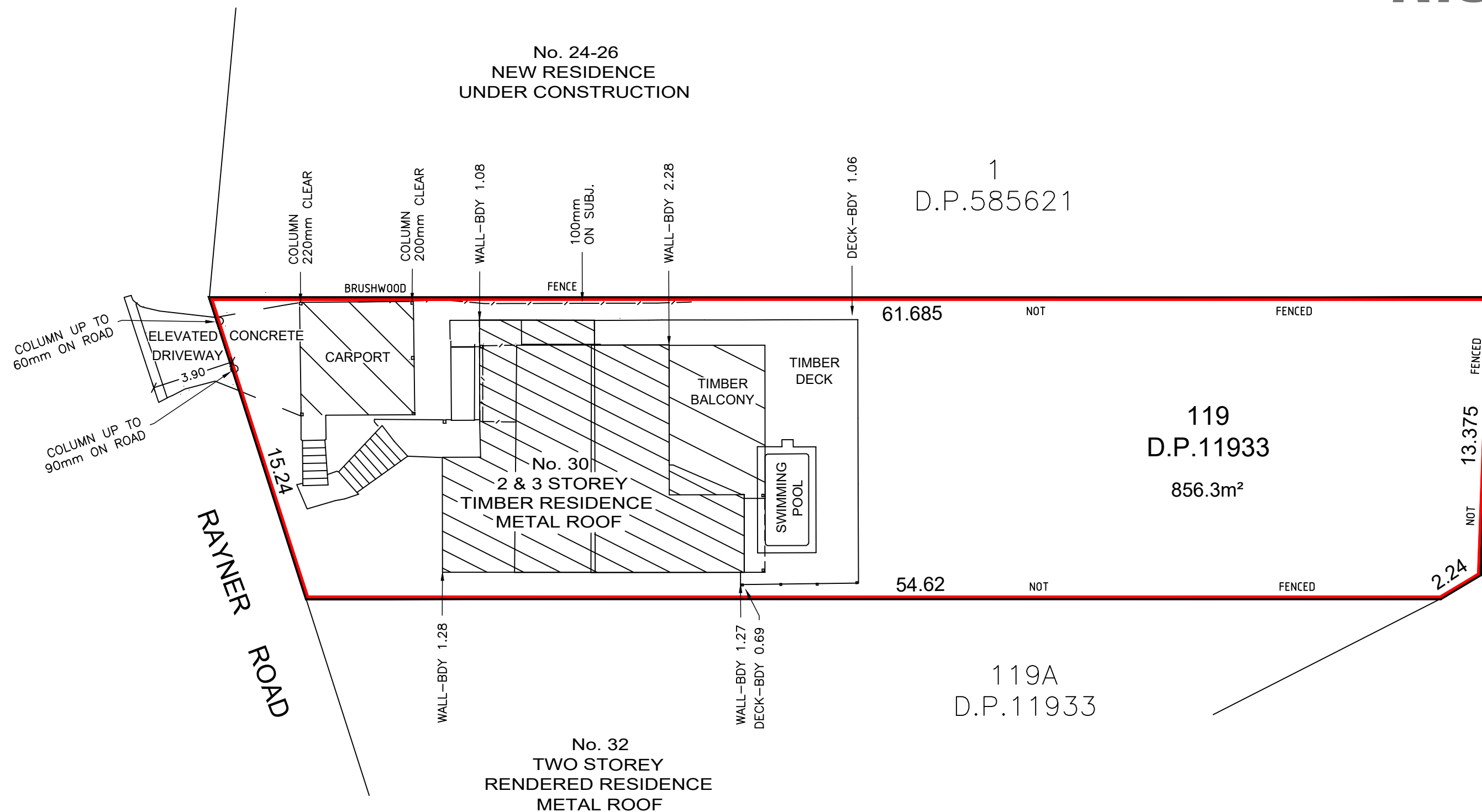
a S903, Level 9, 171 Clarence St
Sydney, NSW 2000
p +61 2 9262 6800
f +61 2 9262 6843
e surveyors@rygate.com.au
w rygate.com.au

Directors

G.J. Frith B. Surv. F.I.S.
A.D. Friscic Dip. Surv Assoc. I.S.
M.A. Brown B. Surv M.I.S.


Consultants

A.C. Doyle B. Surv (Hons.)
P.R. Salmon B. Surv
B.F. Field Assoc. DIP T. & C.P.
A.R. Wright
F.J. Henville



This is the sketch plan referred to in our report to
J Group Properties, dated 6th April, 2023.

RYGATE & COMPANY PTY. LTD.

Per 
G.J. FRITH, B.Surv. F.I.S.
Registered Land Surveyor

MEASUREMENTS IN METRES UNLESS STATED OTHERWISE