

Land Surveying Consultants

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Our Ref: 10667/19

4th December, 2019**SURVEY REPORT**

Mark Knapman
50 Heathcliff Crescent
Balgowlah Heights NSW 2093

Re: Identification Survey Report
Property: No. 50 Heathcliff Crescent, Balgowlah Heights

The following report is based on a title search dated 3rd December, 2019.

As instructed by you we have surveyed, for identification purposes only, the whole of the land comprised in Certificate of Title, Folio Identifier 3/31/758044 being Lot 3 of Section 31 in Deposited Plan 758044 having a frontage to Heathcliff Crescent, Balgowlah Heights in the Local Government Area of Northern Beaches Parish of Manly Cove County of Cumberland New South Wales, the boundaries of the abovedescribed land being shown by red edging on the sketch overleaf.

IT IS OUR OPINION

That upon the subject land and wholly within the boundaries thereof stands a two storey brick and timber clad residence with a metal roof, known as No.50 Heathcliff Crescent, Balgowlah Heights.

The position of the residence and improvements in relation to the boundaries is as shown on the sketch overleaf.

The subject land is partly fenced as shown on the sketch overleaf.

ENCUMBRANCES

Title is held subject to the Reservations and Conditions contained in the Crown Grant and excludes minerals.

Other than as stated and as shown on the sketch, there are no encroachments either by or upon the subject land.

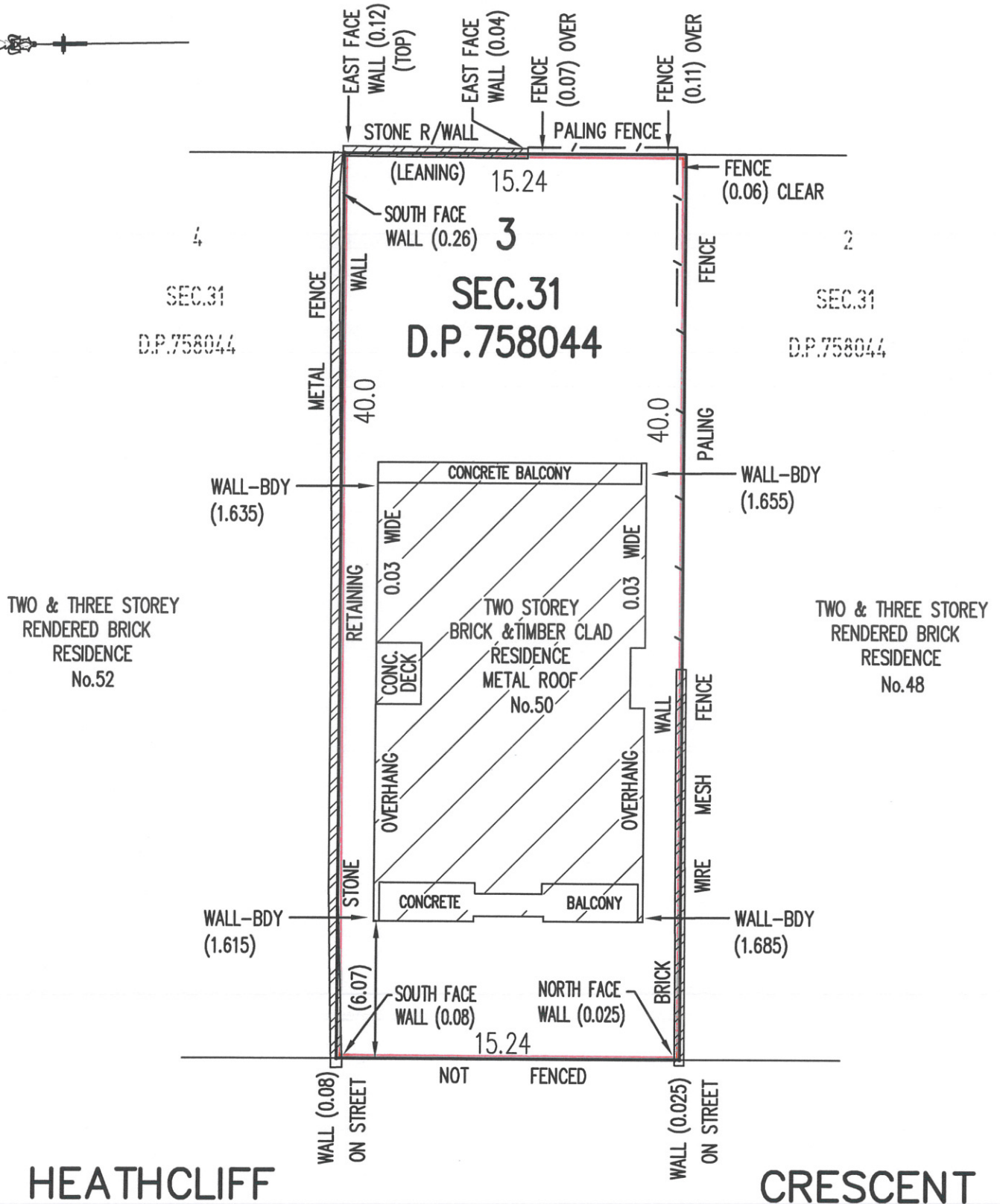
This survey has been undertaken for identification purposes only and must not be used for any other purpose. Should any building or construction works be intended for the site, it is recommended that the boundary corners be marked.

Yours faithfully,
STUTCHBURY JAQUES PTY. LTD.


David Stutchbury
Registered Surveyor

SKETCH

THIS SKETCH ACCOMPANIES MY REPORT TO MARK KNAPMAN DATED...4/12/2019



HEATHCLIFF

CRESCENT

I, David Stutchbury, Surveyor, registered under the Surveying and Spatial Information Act, 2002 hereby certify that the survey represented by this sketch has been made in accordance with Regulation 10 of the Surveying and Spatial Information Regulation, 2017, and is correct

D. Stutchbury

Surveyor Registered under the Surveying and Spatial Information Act 2002.

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