

Land Surveying Consultants

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Our Ref: 8663/14

3rd April, 2023**SURVEY REPORT**

John Oppedisano
1 Fairlight Crescent
Fairlight NSW 2094

Re: Final Survey Report
Property: No. 1 Fairlight Crescent, Fairlight

This survey has been made solely to identify the position of the recently constructed additions to the subject dwelling and is to be used only for an application for a Section 149A Building Certificate in respect of the aforementioned dwelling. The information is based on a title search dated 25th May, 2023.

As instructed by you we have surveyed part of the land comprised in Certificate of Title, Folio Identifier A/342163 being Lot A in Deposited Plan 342163 having a frontage to Fairlight Crescent, Fairlight 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 on the sketch overleaf.

IT IS OUR OPINION

That upon the subject land and wholly within the boundaries thereof stands a recently extended three storey fibrous cement clad, metal clad and rendered brick unit with a metal roof, known as No.1 Fairlight Crescent, Fairlight.

The position of the residence in relation to the boundaries and the reduced levels of the floors and roof ridge are as shown on the sketch overleaf.

For the purpose of this report the position of fencing and additional improvements (both subject and adjoining) have not been determined.

ENCUMBRANCES

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

It should be noted that no attempt has been made to locate below ground improvements of any nature.

This survey has been undertaken to indicate the position of the recently constructed additions to the residence 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.

A handwritten signature in dark ink, appearing to read 'D. Stutchbury', written in a cursive style.

David Stutchbury
Registered Surveyor

SKETCH

THIS SKETCH ACCOMPANIES MY REPORT DATED... 3/04/2023

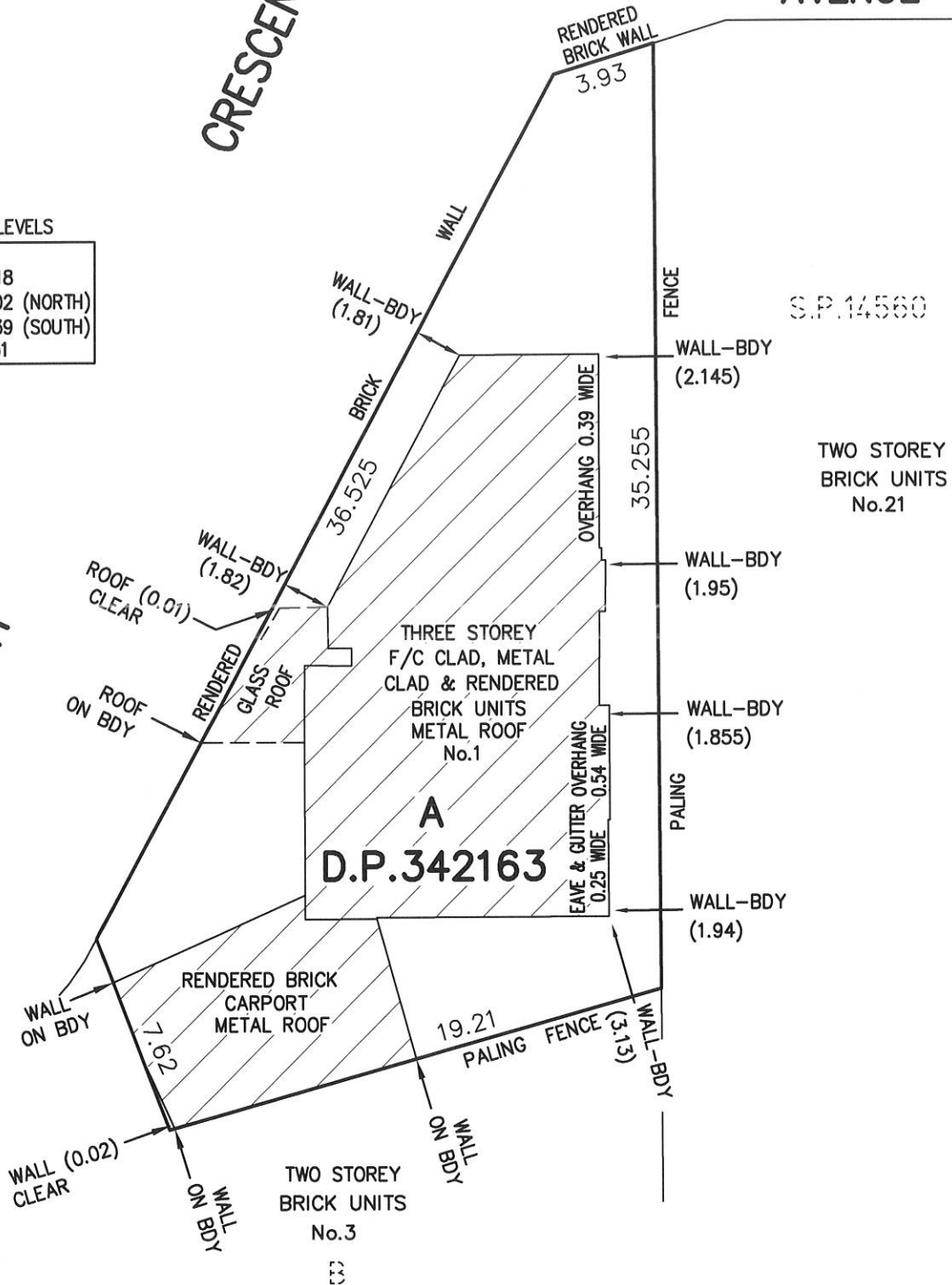
LAUDERDALE
AVENUE

CRESCENT

SCHEDULE OF LEVELS

RIDGE RL	23.10
LEVEL 3 FL	20.18
LEVEL 2 FL	17.02 (NORTH)
LEVEL 2 FL	17.39 (SOUTH)
LEVEL 1 FL	14.31

FAIRLIGHT



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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