Ian Wicks Registered Surveyor NSW



Suite 7 / 14 French Avenue Bankstown NSW 2200 P: 02 9708 0177 F: 02 9708 0255

E: info@sydneysurveyors.com.au

Surveyor's Certificate

Lee & James Milligan 60 Koorangi Avenue Elanora Heights NSW 2101 Ref: 19593 4 June 2025

PROPERTY: No. 60 Koorangi Avenue Elanora Heights

Land in the Local Government Area of Northern Beaches having a frontage of 18.288 metres to Koorangi Avenue, being Lot 142 of a subdivision as shown on Deposited Plan 224233 and being the whole of the land comprised in Folio Identifier 142/224233.

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In accordance with your instructions I have surveyed the above land which is further shown on the sketch herewith and edged in red.

Located on the land is a one and two storey clad residence roofed with metal, together with improvements as shown upon the sketch, known as No. 60 Koorangi Avenue Elanora Heights.

The location of the building, and improvements, in relation to the boundaries of the land, is as shown upon the sketch.

The land has the benefit of a right of way created by F219671.

The land is affected by a covenant created by H750974.

Levels shown are in relation to the benchmarks as shown upon the provided plans.

This survey was carried out for identification purposes only and no subsurface investigation been carried out. If any improvements are to be placed on or near the boundaries of the land, then the boundaries should be marked.

Ian Wicks Registered Surveyor

SKETCH METAL PICKET FENCE FENCE ON SUBJ. (0.04) GATE -FENCE ON SUBJ. (0.03) CLEAR 18.288 TIMBER SCREEN ON **RETAINING WALL** -DECK-BDY (0.03) CLEAR -DECK-BDY (1.465) **LOT 142** -FENCE ON SUBJ. (1,275) TIMBER DECK DECK-RDY (1.38) D.P.224233 -FENCE ON SUBJ. (1.32) -DECK-BDY (0.10) POOL FENCE -DECK-BDY (1.68) DECK-BDY (0.25) TIMBER DECK FACE OF WALL ON BDY— TILED-BDY (0.18)— TILED METAL SHED--POOL-BDY (1.04) -SHED-BDY (0.24) CLEAR -WALL-BDY (1.495) GUTTER-BDY (0.75) **POOL** LOT 143 METAL AWNING TIMBER DECK D.P.224233 -POOL-BDY (1.21) FACE OF WALL ON SUBJ. (1.045)-EDGE OF TILE-BDY (1.00)-TIMBER POOL FENCE GUTTER-BDY (0.77)-**LOT 141** DECK D.P.224233 **TILED PATIO** IMBER PALING FENCE No. 58 LINE OF FIRST ONE STOREY FLOOR WALL **BRICK COTTAGE** GROUND FLOOR TIMBER PALING FENCE TILE ROOF No. 60 -STEP-BDY (0.70) 1 & 2 STOREY -STEP-BDY (0.68) WEATHERBOARD ADJ. WALL-BDY (1.92)--LANDING-BDY (0.685) RESIDENCE METAL ROOF No. 62 ONE STOREY **BRICK RESIDENCE** TILE ROOF GFL90.68 DST90.84 FACE OF WALL ON ADJ. (0.07)-WALL-BDY (1.48)-BRICK WALL NOT FENCED NOT FENCED FACE OF WALL ON ADJ. (0.36) NOT FENCED **KOORANGI AVENUE** BM CUT IN TK RL 90.04 AHD