

Ian Wicks
Registered Surveyor
NSW



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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.

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