

Archispectrum,  
C5/8 Allen Street,  
**WATERLOO NSW 2017.**

**RE: DETAIL AND IDENTIFICATION SURVEY PURPOSES ONLY**  
**LOT 13 IN DEPOSITED PLAN 1011074**  
**No. 3 MAYBANKE CIRCUIT, MONA VALE**

We have surveyed the land comprised in Certificate of Title Folio Identifier 13/1011074 being Lot 13 in Deposited Plan 1011074 located at Mona Vale in the Local Government Area of Northern Beaches Parish of Narrabeen and County of Cumberland.

Upon the abovementioned property stands a one and two storey rendered house with a tile roof, a metal shed and an inground pool known as No. 3 Maybanke Circuit, Mona Vale.

The positions of the house, shed, pool and fencing in relation to the boundaries are as shown on the attached plan. Levels across the site have also been determined.

There is an Easement to Drain Water 1.5 metres wide affecting the parts shown so burdened in the title diagram, created by D.P. 1011074 and shown as (C) on the attached sketch.

No Restrictions have been investigated for the purposes of this survey. You should convince yourself that the terms of the Restrictions do not adversely affect your proposed use of the property.

This report should be read in conjunction with the attached plan prepared by us dated 2 December, 2021 which forms part of this report.

The survey shown on the attached plan is for detail and identification survey purposes only. Should further additions or improvements be proposed upon the subject property after this date the boundaries must be marked on the ground prior to construction.



Trent James Vella  
Registered Surveyor  
Surveyor Id. 8959

Ref: 19366-21 DET&ID  
Date: 2 December, 2021

LOT 20  
DP 1014903

LOT 22  
DP 1014903

LOT 12  
DP 1011074

LOT 19  
DP 1011074

LOT 13  
DP 1011074

LOT 14  
DP 1011074

COURT

MAYBANKE

| LEGEND: |                         |
|---------|-------------------------|
| AHD     | AUSTRALIAN HEIGHT DATUM |
| AWN     | AWNING                  |
| BB      | BOTTOM OF BANK          |
| BM      | BENCH MARK              |
| BOW     | BOTTOM OF WALL          |
| CL      | CENTER LINE OF ROAD     |
| CONC    | CONCRETE                |
| CS      | CONCRETE SURFACE        |
| D/H/S   | DIAMETER/HEIGHT/SPREAD  |
| D       | DOOR                    |
| EC      | EDGE OF CONCRETE        |
| EG      | EAVE & GUTTER           |
| FL      | FLOOR LEVEL             |
| FDN     | GARDEN                  |
| HYD     | HYDRANT                 |
| IL      | INVERT LEVEL            |
| KO      | KERB OUTLET             |
| LH      | LAMP HOLE               |
| NS      | NATURAL SURFACE         |
| PAV     | PAVERS                  |
| PP      | POWER POLE              |
| RL      | REDUCED LEVEL           |
| S       | STEPS                   |
| SL      | SURFACE LEVEL           |
| SILL    | WINDOW SILL             |
| SV      | STOP VALE               |
| TB      | TOP OF BANK             |
| TEL     | TELSTRA PIT             |
| TK      | TOP OF KERB             |
| TOW     | TOP OF WALL             |
| TRW     | TOP OF RETAINING WALL   |
| VC      | VEHICLE CROSSING        |
| W       | WINDOW                  |
| WM      | WATER METER             |
| WTOP    | TOP OF WINDOW           |
| W-B     | WALL TO BOUNDARY        |





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DETAIL & BOUNDARY IDENTIFICATION  
SURVEY OF  
LOT 13 IN DP 1011074, LOCATED AT  
No.3, MAYBANKE COURT, MONA VALE.

S

W

E

TELSTRA PIT

WATER METER

STOP VALE

HYDRANT

POWER POLE

APPROXIMATE LOCATION OF BURIED  
SEWER MAIN BY SYDNEY WATER RECORDS

WATER MAIN (WM)

ELECTRIC LINE

S

W

E

TELSTRA PIT

WATER METER

STOP VALE

HYDRANT

POWER POLE

APPROXIMATE LOCATION OF BURIED  
SEWER MAIN BY SYDNEY WATER RECORDS

WATER MAIN (WM)

ELECTRIC LINE

|                       |  |             |  |                      |  |                      |  |         |  |             |  |                         |  |
|-----------------------|--|-------------|--|----------------------|--|----------------------|--|---------|--|-------------|--|-------------------------|--|
| INSTRUCTING PARTY:    |  | JAMIE MORSE |  | SURVEYED BY:         |  | EH                   |  | DATUM:  |  | AHD         |  |                         |  |
| LGA: NORTHERN BEACHES |  | AREA BY DP: |  | 770.2 m <sup>2</sup> |  | DRAWN BY:            |  | SU      |  | CHECKED BY: |  | KU                      |  |
| SURVEY DATE:          |  | 1/12/2021   |  | AREA BY CALC:        |  | 770.2 m <sup>2</sup> |  | SCALE:  |  | 1:100@A1    |  | REF.NO: 19366-21 DET/ID |  |
| DATE DRAWN:           |  | 2/12/2021   |  | CONTOUR INTERVAL     |  | 0.2 m                |  | REV NO: |  | 00          |  | SHEET: 1 OF 1           |  |

THE SUBJECT TITLE NOTES : AS AT 18/10/2021

- 1) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2) DP1011074 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3) DP1011074 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4) DP1011074 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED 2 IN THE S.88B INSTRUMENT
- 5) DP1011074 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED 3 IN THE S.88B INSTRUMENT
- 6) AN825105 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTES:

- A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY  
B) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.  
C) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.  
D) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.  
E) USE STATED DIMENSIONS. DO NOT SCALE.  
F) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.  
G) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

(C) EASEMENT TO DRAIN WATER 1.5 WIDE (VIDE DP 1011074).

TRENT JAMES VELLA  
(REGISTERED SURVEYOR)  
SURVEYOR ID No. 8959