



**IDENTIFICATION SURVEY &
BOUNDARY PEGOUT REPORT**

LOT 16 D.P.24709

16 VICTORIA CRESCENT, NEW LAMBTON HEIGHTS

PREPARED FOR:-

EMMA MASON

IDENTIFICATION SURVEY REPORT

Our Ref: 12842

Friday, 17 December 2021

Emma Mason
32 Woodlands Avenue
NEW LAMBTON NSW 2305

Dear Sir/Madam,

RE: NO 16 VICTORIA CRESCENT, NEW LAMBTON HEIGHTS

Acting in accordance with your instructions we have undertaken an Identification Survey of Lot 16 in Deposited Plan 24709, being the land contained in Folio Identifier 16/24709 and having a frontage to 16 Victoria Crescent, New Lambton Heights in the Local Government Area of Lake Macquarie, Parish of Kahibah, County of Northumberland, State of New South Wales.

The subject land is shown on the attached sketch

The survey undertaken is based on Title details dated 2/11/2021, obtained from the New South Wales Land Registry Services.

Standing upon and wholly within the boundaries of the subject land is a one storey residence with a tile roof. The relationship of the residence surveyed to the boundaries is as shown on the attached sketch.

The subject land is affected by:

- G263523 Covenant.

There are no other apparent easements affecting the described land.

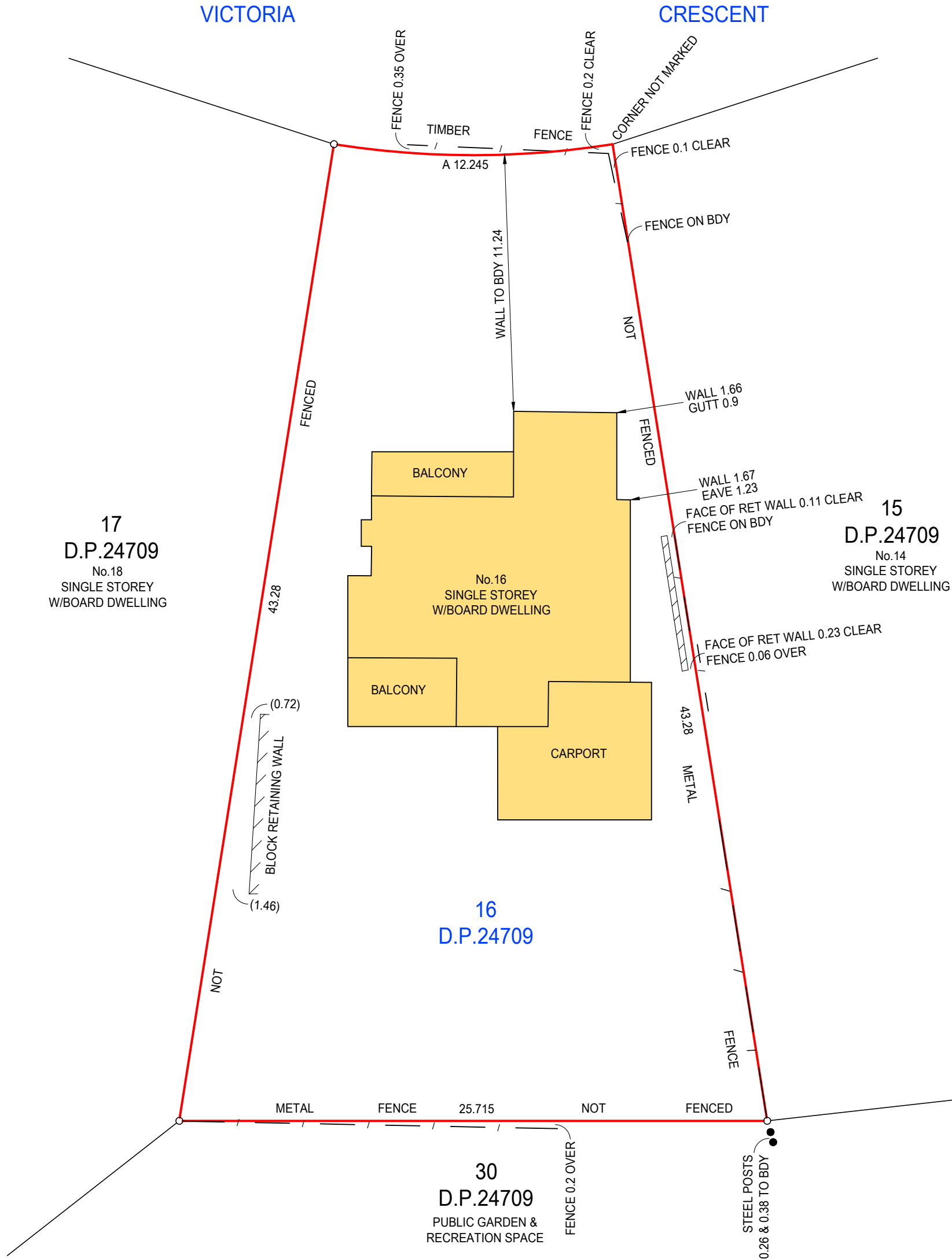
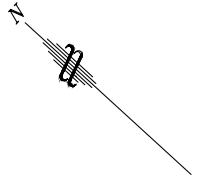
During the course of the survey no investigation has been undertaken to determine the existence of any possible subterranean encroachments.

Apart from fencing irregularities there are no apparent encroachments on or by the subject land.

Yours faithfully
de Witt Consulting



Donald London
Surveyor Registered under the Surveying and Spatial Information Act 2002



THE SUBJECT PROPERTY IS AFFECTED BY A COVENANT. THE RELEVANT CONDITIONS OF THE COVENANT SHOULD BE CHECKED IN RELATION TO THE PROPOSED IMPROVEMENTS. (G263523)

DURING THE COURSE OF THIS SURVEY NO INVESTIGATION HAS BEEN UNDERTAKEN TO DETERMINE THE EXISTENCE OF ANY POSSIBLE SUBTERRANEAN ENCROACHMENTS.

THIS SKETCH IS NOT TO SCALE AND IS DIAGRAMMATIC ONLY. IT IS ONLY TO BE USED FOR THE PURPOSE INTENDED.

- DENOTES ROUND STEEL POSTS
- DENOTES PEG PLACED

D. London

DON LONDON
REGISTERED SURVEYOR
OUR REFERENCE: 12842
DATE OF SURVEY: 16.12.2021