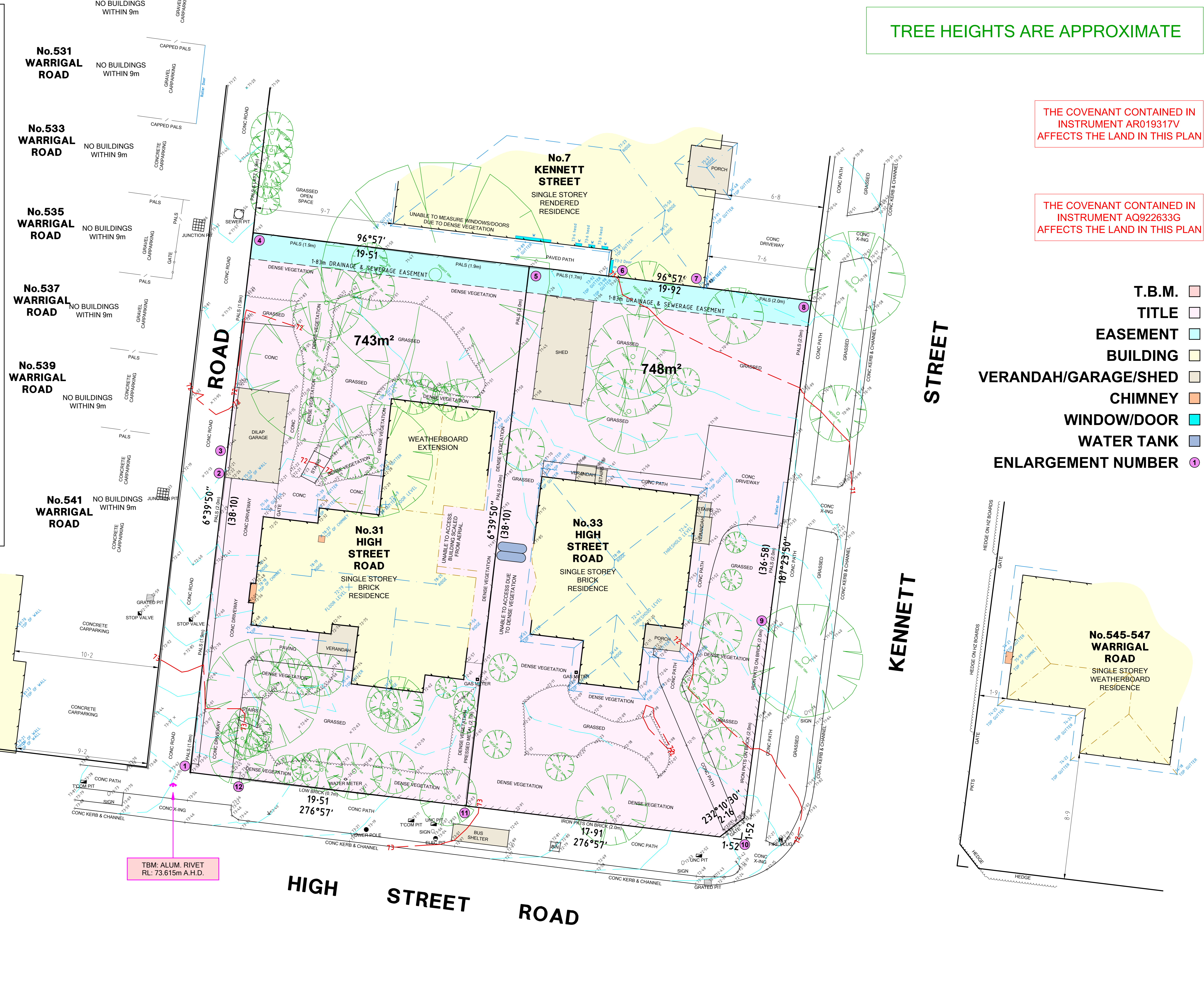
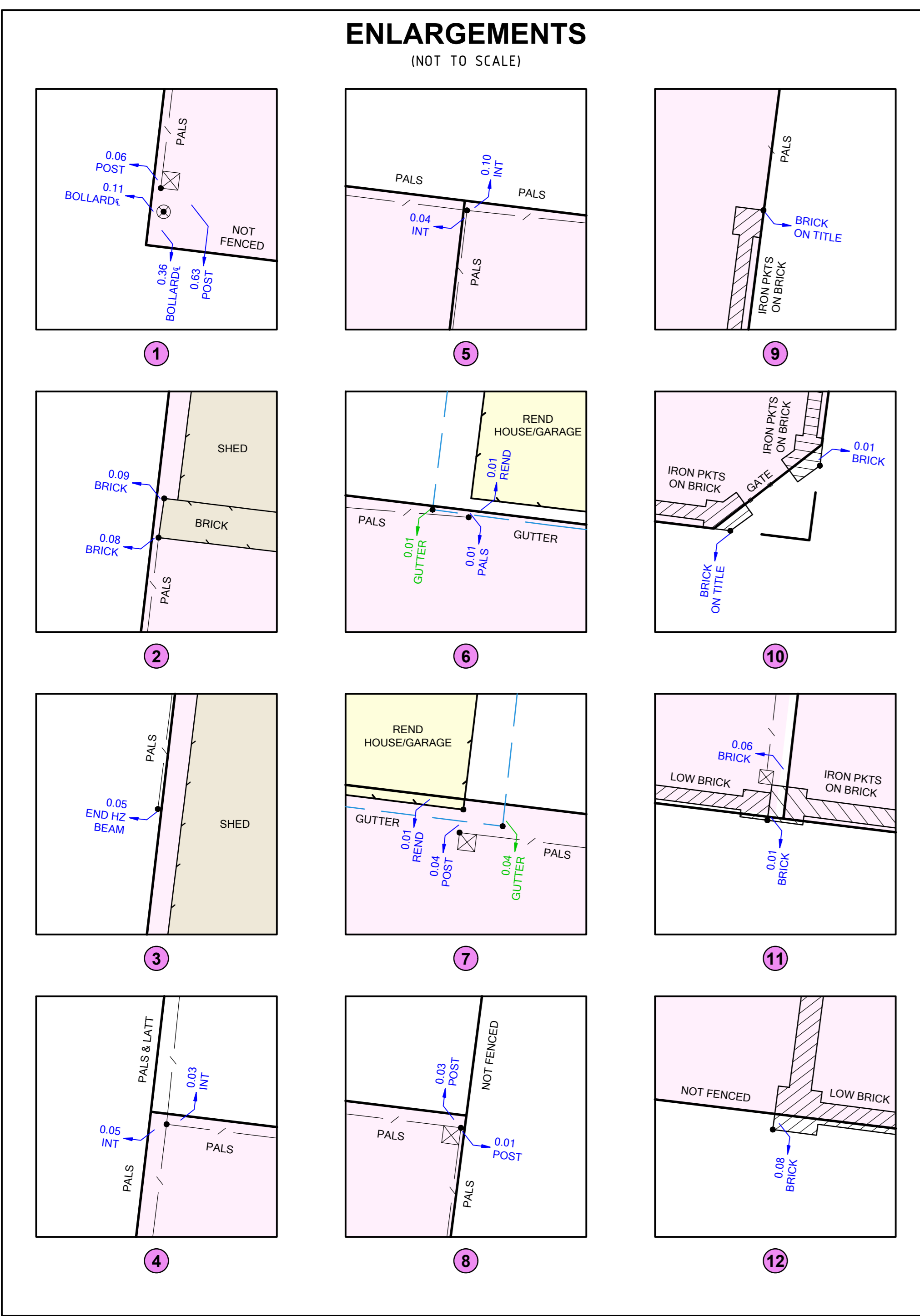


TREE HEIGHTS ARE APPROXIMATE

THE COVENANT CONTAINED IN INSTRUMENT AR019317V AFFECTS THE LAND IN THIS PLAN

THE COVENANT CONTAINED IN INSTRUMENT AQ922633G AFFECTS THE LAND IN THIS PLAN



- T.B.M. [Symbol]
- TITLE [Symbol]
- EASEMENT [Symbol]
- BUILDING [Symbol]
- VERANDAH/GARAGE/SHED [Symbol]
- CHIMNEY [Symbol]
- WINDOW/DOOR [Symbol]
- WATER TANK [Symbol]
- ENLARGEMENT NUMBER [Symbol]

CONDITION NOTATIONS

- THIS SURVEY RE-ESTABLISHES TITLE IN ACCORDANCE WITH TITLE DIMENSION AND DOES NOT ATTEMPT TO DETERMINE POSSESSORY RIGHTS OF LAND AS FENCED.
- REFER TO TITLE FOR ANY ENCUMBRANCES, RESTRICTIONS, COVENANTS, EASEMENTS ETC.
- FENCE POSITIONS ARE IN TRUE POSITION IN RELATION TITLE.
- ONLY VISIBLE SURFACE FEATURES HAVE BEEN LOCATED AND NO UNDER GROUND SERVICES HAVE BEEN LOCATED UNLESS SPECIFICALLY SHOWN. LINEAR LAND SURVEYING CANNOT BE HELD RESPONSIBLE FOR FEATURES/SERVICES CONCEALED, BURIED OR UNDER CONSTRUCTION AT THE TIME OF SURVEY.
- STRUCTURES BELOW THE SURFACE LEVEL OF ANY INCLUDING FOOTINGS PROJECTING INTO THE SITE FROM ADJOINING PROPERTIES HAVE NOT BEEN LOCATED BY THIS SURVEY. WE HAVE NOT EXCAVATED THE SITE TO DETERMINE THE EXISTENCE OF SUCH IF ANY.
- UNLESS SHOWN OTHERWISE THE POSITION OF BUILDINGS IS TO PLOTTING ACCURACY AND THE DIMENSIONS OF BUILDINGS SHOULD NOT BE DETERMINED FROM COMPUTER DATA FOR ANY FINAL DESIGN PLANS OR WORKSHOP DETAILS.
- LEVELS ON ADJOINING BUILDINGS ARE APPROXIMATE AND SHOWN TO 200mm ACCURACY.
- ALSO, LEVEL DATUM HAS BEEN ESTABLISHED FROM TWO BENCH MARKS.
- THIS PLAN HAS BEEN PROVIDED AS A HARD-COPY PLAN AND ALSO IN DIGITAL FORMAT. THE HARD-COPY TAKES PRECEDENCE OVER THE DIGITAL DATA AS NO GUARANTEE CAN BE GIVEN TO TRANSFER OF DATA TO ANOTHER SYSTEM.
- LINEAR LAND SURVEYING PTY. LTD. ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE HOWEVER SUFFERED TO ANY PERSON OR CORPORATION THAT MIGHT USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THIS DECLARATION.

THIS PLAN PREPARED FOR THE EXCLUSIVE USE OF YOUNG SPIRIT CLOTHING P/L
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CERTIFICATION OF TITLE BOUNDARIES

LICENSED SURVEYOR, SURVEYING ACT 2004 DATE

SURVEY NOTATIONS

WINDOW INFORMATION

- ONLY MEASURABLE WINDOWS/DOORS DIRECTLY FACING THE SUBJECT SITE HAVE BEEN MEASURED AND HEIGHTS SHOWN ARE APPROXIMATE TO 0.1m.
- WINDOWS ABOVE GROUND FLOOR HAVE BEEN OFFSET FROM TRUE POSITION FOR PLAN CLARITY PURPOSES.
- W - HABITABLE WINDOW
- NH - NON HABITABLE WINDOW
- FW - FROSTED WINDOW
- D - DOOR

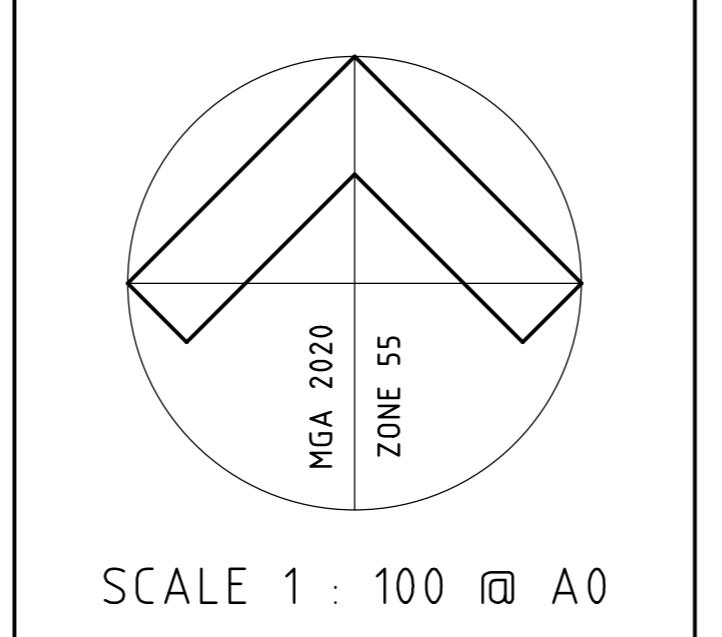
VEGETATION

- TREE CANOPY AND TRUNK SIZES ARE SHOWN TO SCALE ON THIS PLAN BUT DUE TO THE IRREGULAR NATURE OF VEGETATION THEY ARE DEPICTED AS AN APPROXIMATE OF ACTUAL DIMENSIONS. IF ANY TREE/VEGETATION FEATURE IS DETERMINED AS CRITICAL, STEPS SHOULD BE TAKEN TO LOCATE THE TRUE DIMENSION OF THE FEATURE.
- ROOFLINES SHOWN THUS [Symbol] & BUILDINGS HATCHED [Symbol] WERE NOT ABLE TO BE MEASURED AND HAVE BEEN SCALED FROM AERIAL PHOTOGRAPHY AND ARE INDICATIVE ONLY.

THIS PLAN PREPARED FOR TOWN PLANNING PURPOSES ONLY. DO NOT EXTRACT ANY BUILDING DIMENSIONS FROM THIS PLAN FOR DESIGN OR CONSTRUCTION USE OR FOR DETERMINING SETBACKS TO TITLE.

IMPORTANT NOTE REGARDING FENCING:

- WHERE FENCES/BUILDINGS ENCR OACH INTO LAND UNDER SURVEY ADVERSE POSSESSORY RIGHTS MAY HAVE ACCRUED IN FAVOUR OF ABUTTING LAND. DO NOT PRESUME TO REACQUIRE SUCH LAND WITHOUT FURTHER ADVICE AND THE CONSENT OF THE ABUTTING PROPERTY OWNER(S).
- ALTERNATIVELY, WHERE FENCES/BUILDINGS ENCR OACH INTO ABUTTING PROPERTIES, PLEASE LIMIT FUTURE DESIGN TO THE TITLE BOUNDARY - UNLESS A FORMAL APPLICATION SURVEY IS SUCCESSFULLY MADE TO AMEND TITLE TO OCCUPATION.
- ANY QUESTIONS IN RELATION TO THIS MATTER, PLEASE CONTACT THE LICENSED SURVEYOR



LEVEL DATUM: AUSTRALIAN HEIGHT DATUM
 BASED ON PM 821 (RL: 4.8-893m) & PM 893 (RL: 4.6-960m)
 LEVELS ARE IN METRES
 CONTOUR INTERVAL: MAJOR - 1.0m
 MINOR - 0.2m

RE-ESTABLISHMENT DATUM: PS6186065
 RE COMP: JPW
 DATE OF SURVEY: 18/03/2022
 SURVEY BY: JPW / CE
 DRAWN BY: SEE - JPW, CAD - JPW

RE-ESTABLISHMENT/FEATURE/LEVEL SURVEY
31 & 33 HIGH STREET ROAD, ASHWOOD

LOTS 20 & 21 ON LP12951
PART OF CROWN PORTION 113
PARISH OF MULGRAVE
COUNTY OF BOURKE
C/T VOL. 6715 FOL. 845 & VOL. 11638 FOL. 177

SCALE
 1 0 1 2 3 4
 LENGTHS ARE IN METRES

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 licensed land surveyors
 development and planning consultants
 Suite 5, 31 Redland Drive, VERMONT, Vic. 3133.
 Ph 03.9873.8888 Email: survey@linearlandsurveying.com.au

REF: L.2741RFL v02