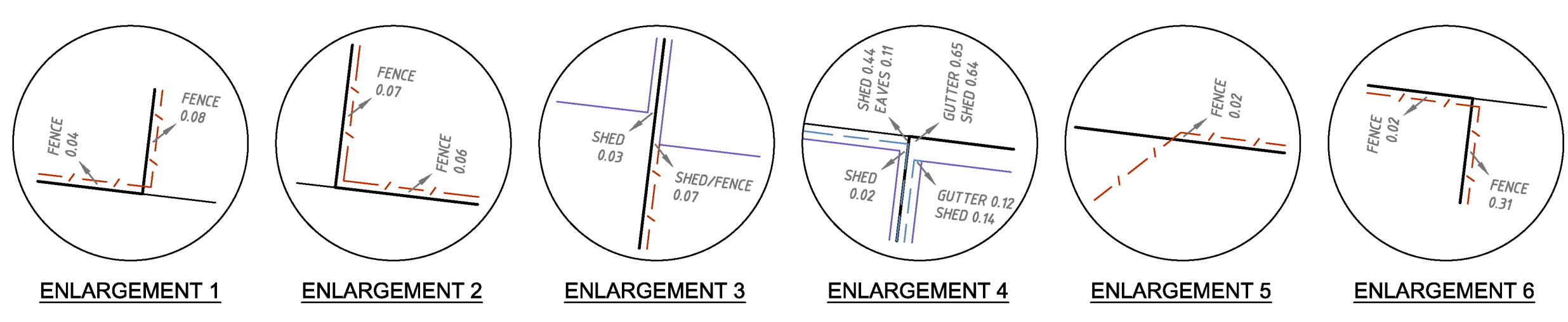
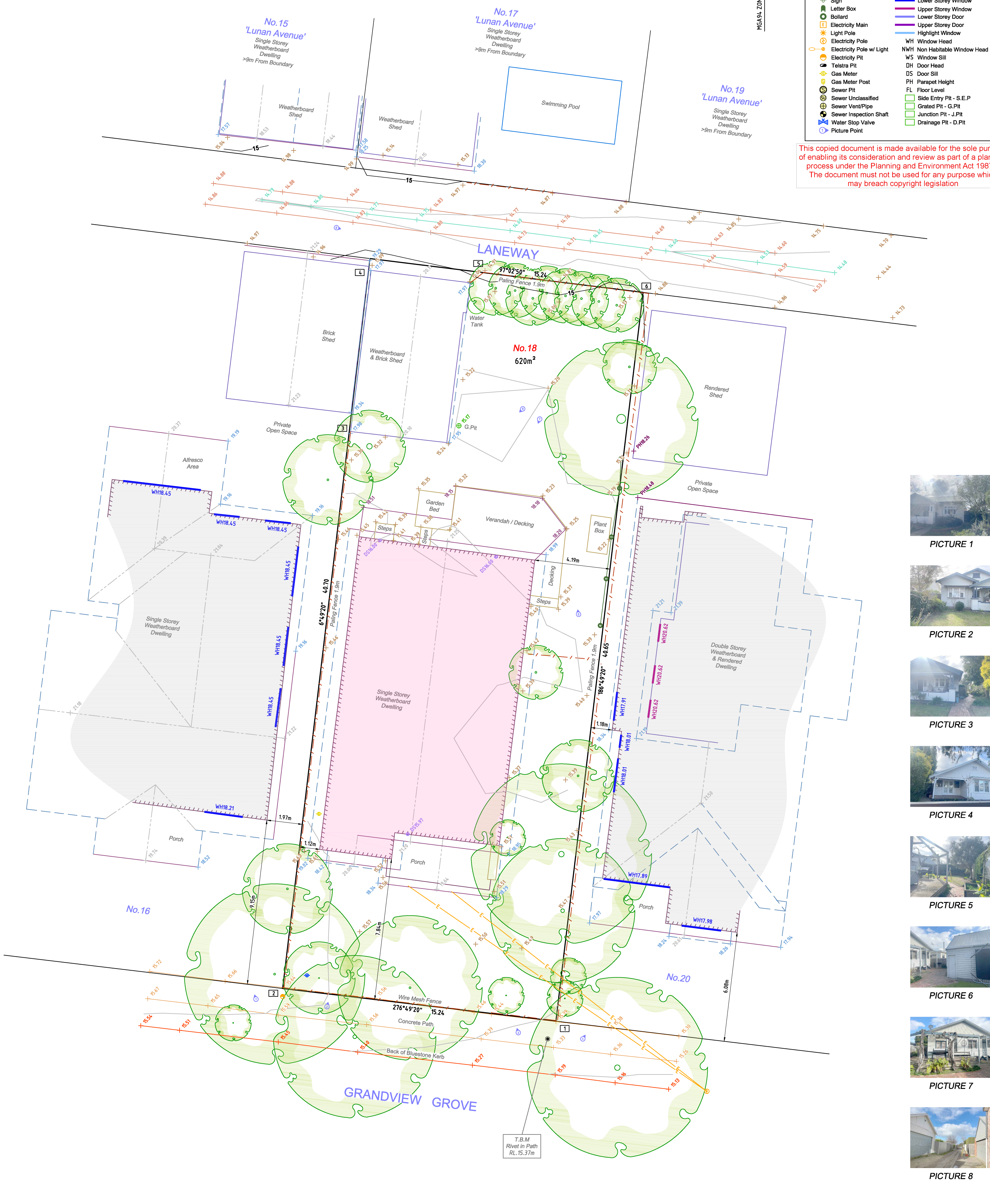




MGASH ZONE 55

LEGEND	
Permanent Marker	Fire Plug
Title Peg	Fire Hydrant
Aluminium Rivet	Water Meter
Texter Mark	Water Unclassified
Etch Mark	Water Tap
Rod	Stay for Pole
Pipe	Unclassified Pit
Star Picket	Fence
Dumpy Peg	Gate
Nail	Toe of Bank
Spike	Top of Bank
Tree	Electricity Line Overhead
Pipe Invert	Telecomm Line Overhead
Sign	Lower Storey Window
Letter Box	Upper Storey Window
Bollard	Lower Storey Door
Electricity Main	Upper Storey Door
Light Pole	Highlight Window
Electricity Pole	WH Window Head
Electricity Pole w/ Light	NWH Non Habitable Window Head
Electricity Pit	WS Window Sill
Telstra Pit	DH Door Head
Gas Meter	DS Door Sill
Gas Meter Post	PH Parapet Height
Sewer Pit	FL Floor Level
Sewer Unclassified	SE Side Entry Pit - S.E.P
Sewer Vent/Pipe	GP Grated Pit - G.Pit
Sewer Inspection Shaft	JP Junction Pit - J.Pit
Water Stop Valve	DP Drainage Pit - D.Pit
Picture Point	

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PICTURE 1



PICTURE 2



PICTURE 3



PICTURE 4



PICTURE 5



PICTURE 6



PICTURE 7

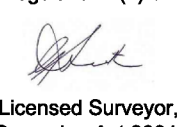


PICTURE 8

CERTIFICATE BY LICENSED SURVEYOR

I, Glenn Graham Smith of Smith Land Surveyors Pty. Ltd. 142a Fyans Street, South Geelong 3220, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 05/08/2025, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: 13/08/2025



Licensed Surveyor,
Surveying Act 2004.

Smith
LAND CONSULTING

smithlandconsulting.com.au • (03) 5222 1234 • survey@smiths.com.au

GENERAL NOTES:

- Please refer to Certificate of Title for any easements or encumbrances.
- Where occupation including fences and buildings around the perimeter of a property encroach onto the subject site, the land beyond the occupation may not be recoverable as rights of possession may have passed to adjoining owners. Full title dimensions should not be assumed for design purposes / re-fencing until these issues have been resolved with adjoining landowners.
- Where occupation including fences and buildings around the perimeter of a property encroach onto the neighbouring site, the land beyond the title may not be utilized until a formal application with Land Registry is approved. Until this time you must limit any future building works to the current title position.
- The position of fencing and other occupation in relation to the title boundaries has been exaggerated for the purposes of clarity, and only applies at the natural surface level on the date of the survey and does not show any encroachments that may exist below the natural surface. If no offsets are shown, the fencing is in the correct position.

- Before proceeding with any design, construction or use of the land adjoining neighbours must be consulted to resolve any differences between fencing and the title position shown on this plan.
- Feature and levels shown on this plan are intended to aid in general design works only. Any critical dimensions required should be requested independently of this plan.
- Services that were not visible at the time of survey may not be shown on this plan. Prior to any demolition, excavation, or construction on this site the relevant Authorities should be contacted to ascertain detailed locations of all existing services and the possible locations of future services.
- The title boundaries shown beyond the subject land have been imported from the digital Cadastral Map Base (DCMB) and are approximate only.
- Location of buildings beyond site boundaries is indicative only. Information relating to abutting properties has only been shown where visible or accessible.
- Assume any windows shown are for habitable rooms unless stated otherwise. A site visit to determine the exact status of each room should be carried out before proceeding.

TITLE INFORMATION

Title Reference: Vol.4749 Fol.625
Last Plan Reference: LP 5507 (LOT 91)

LAND SUBJECT TO EASEMENT:

-

DATUM:
Levels are based on A.H.D vide MOORPANYAL PM 410 with registered RL 13.936m.
Contour interval is 0.20m.
Refer to frozen layer 'TRIANGLE' for 3D triangles.

Client: [REDACTED]

Project: 18 GRANDVIEW GROVE DRUMCONDRA 3215

Details: RE-ESTABLISHMENT & LEVEL & FEATURE SURVEY

Sheet: 1 of 1 Drawn: C.H Original sheet size: A1

Job No.: 2025-0605 Scale: A1 = 1:100

AMENDMENTS			
VERSION	DESCRIPTION	SURVEY DATE	SURVEYOR
1	ORIGINAL SURVEY PLAN	05/08/2025	M.C