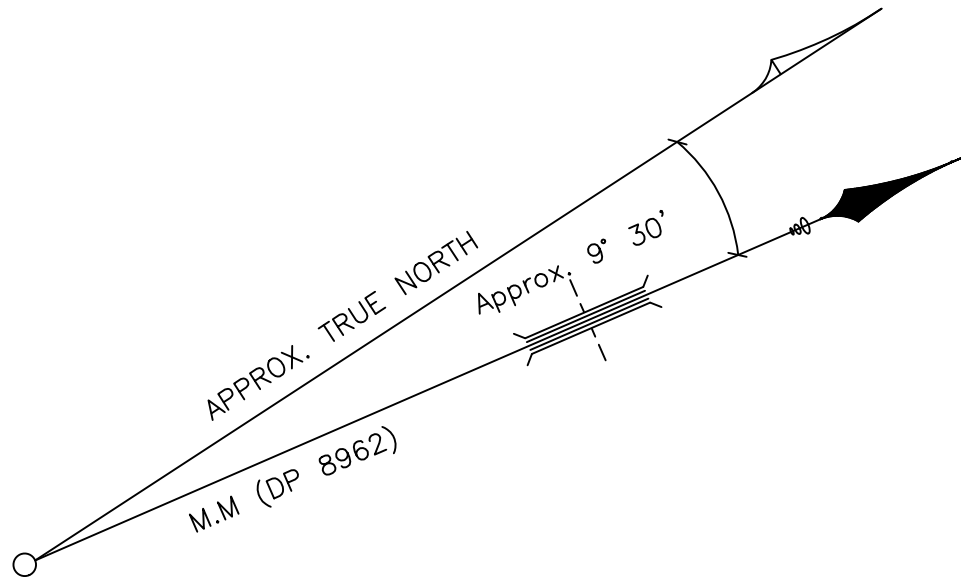
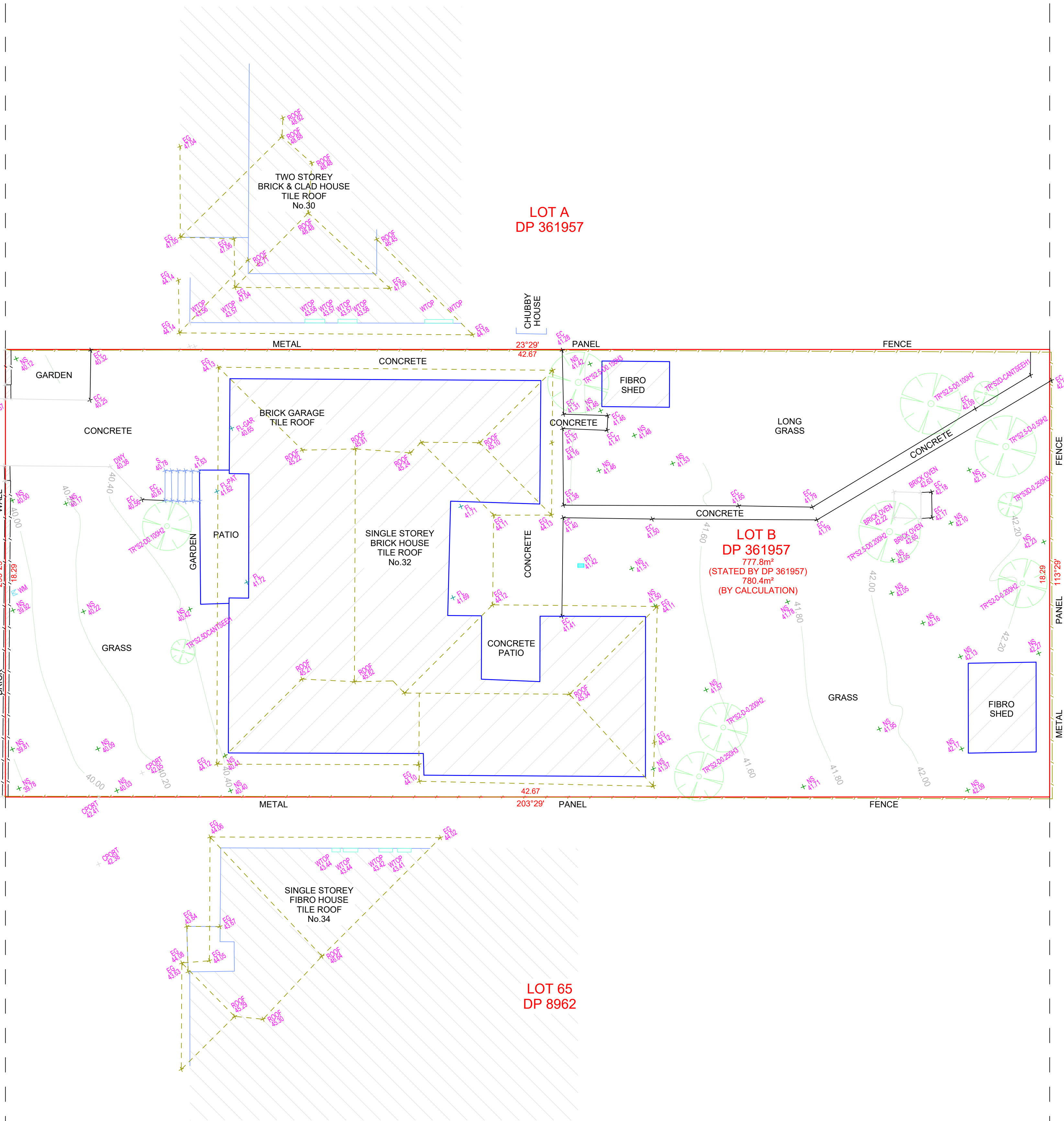




- LEGEND:
- AHD AUSTRALIAN HEIGHT DATUM
 - AWN AWNING
 - BB BOTTOM OF BANK
 - BM BENCH MARK
 - BOW BOTTOM OF WALL
 - BRW BOTTOM OF RETAINING WALL
 - CL CENTRE LINE
 - CONC CONCRETE
 - CS CONCRETE SURFACE
 - D/H/S DIAMETER/HEIGHT/SPREAD
 - D DOOR
 - EB EDGE OF BITUMEN
 - EC EDGE OF CONCRETE
 - EG EAVE & GUTTER
 - EP ELECTRICAL BOX
 - EXR EXPOSED ROCK
 - FL FLOOR LEVEL
 - GDN GARDEN
 - HYD HYDRANT
 - IC INSPECTION COVER
 - INV INVERT LEVEL
 - KO KERB OUTLET
 - LH LAMP HOLE
 - LIP LIP OF KERB
 - NS NATURAL SURFACE
 - PAV PAVERS
 - PP POWER POLE
 - RL REDUCED LEVEL
 - RTK ROLLING TOP OF KERB
 - S STEPS
 - SL SURFACE LEVEL
 - SILL WINDOW SILL
 - SIP SEWER INSPECTION POINT
 - SMH SEWER MAN HOLE
 - SV STOP VALE
 - TB TOP OF BANK
 - TEL TELSTRA PIT
 - TK TOP OF KERB
 - TOW/TW TOP OF WALL
 - TRW TOP OF RETAINING WALL
 - UC UNDER SIDE OF EAVES
 - VC VEHICLE CROSSING
 - WM WATER METER
 - WTOP TOP OF WINDOW

BAGDAD STREET

BM NAIL IN TOP OF KERB
RL: 39.40(AHD)



LOT 109
DP 1142117

DISCLAIMER
SURVEY BOUNDARIES NOT REQUIRING STRICT
ACCURACY (UNDER CL. 9 OF THE S&SI REG 2017).
DUE TO THE EXTENT OF THE DESIGN.

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

THE SUBJECT TITLE NOTES : AS AT 3/11/2023

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AS38133 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTES:

- A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED BY US AND THE POSITION SHOWN IS APPROXIMATE ONLY.
- B) IF THE DIMENSIONS OR DESCRIPTION OF THE TITLE ARE CRITICAL FOR DESIGN AND/OR CONSTRUCTION OF NEW STRUCTURES OR FINANCIAL DECISIONS WE RECOMMEND THAT AN IDENTIFICATION SURVEY OR RE-SURVEY OF BOUNDARIES BE CARRIED OUT.
- C) 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.
- D) DETAIL ON THIS PLAN HAS BEEN LOCATED FOR PLOTTING PURPOSES ONLY.
- E) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- F) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
ORIGIN OF LEVELS : SSM 80288, RL 28.343(AHD), CLASS LC.
- G) USE STATED DIMENSIONS. DO NOT SCALE.
- H) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- I) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.

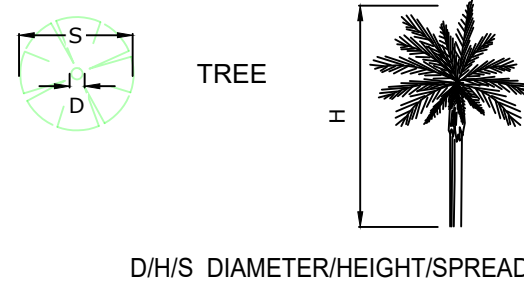
REVISION No	DESCRIPTION	DATE
V1	PLAN ISSUED	1/3/22
V2	UPDATED	2/11/23
V3	UPDATED	11/11/24

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DETAIL SURVEY OF
LOT B IN DP 361957, LOCATED AT
NO.32, BAGDAD STREET, REGENTS PARK.

- S S APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SYDNEY WATER DBYD RECORDS
- W W APPROXIMATE LOCATION OF BURIED WATER MAIN (WM) BY SYDNEY WATER DBYD RECORDS
- E E ELECTRIC LINE
- TELSTRA PIT
- WATER METER
- STOP VALVE
- HYDRANT
- POWER POLE



INSTRUCTING PARTY:	TRIPLE C HOLDINGS PTY LTD	SURVEYED BY:NB/NW	DATUM:	AHD
LGA: CANTERBURY-BANKSTOWN	AREA BDY DP: 777.8 m²	DRAWN BY: SE/DR	CHECKED BY:	KO
SURVEY DATE: 25/2/2022 1/11/2023 8/11/2024	AREA BY CALC: 780.4 m²	SCALE: 1:100@A1	REF.NO: 20805-22 DET	
DATE DRAWN: 1/3/2022 2/11/2023 11/11/2024	CONTOUR INTERVAL: 0.2 m	REV No: V3	SHEET:	1 OF 1