

**NOTATIONS**

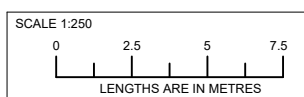
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**CERTIFICATE BY LICENSED SURVEYOR FOR PLAN**

I, Matthew Vorbach of 4 Robert Street, Collingwood 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 25/02/2025, 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: 14/03/2025

Signed: *Matthew Vorbach L.S.* Licensed Surveyor, Surveying Act 2004.



**LEGEND**

	TELECOM PIT
	POWER POLE
	GAS METER
	GAS VALVE
	WATER METER
	WATER TAP
	HYDRANT POINT
	ELECTRICAL PIT
	TREE
	TBM
	STOP VALVE
	STREET SIGN
	MAJOR CONTOUR (1.00m)
	MINOR CONTOUR (0.200m)
	FENCE
	BUILDING
	RIDGE/GUTTER LINE
	TITLE BOUNDARY
	HABITABLE WINDOW
	NON-HABITABLE WINDOW
	DOOR
	O-HEAD ELECTRICITY LINE
	BK - BACK OF KERB
	IK - INVERT OF KERB
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	JP - JUNCTION PIT
	SEP- SIDE ENTRY PIT
	U.PIT - UNCLASSIFIED PIT
	RW - RETAINING WALL
	WH - WINDOW HEAD
	WS - WINDOW SILL

CLIENT:  
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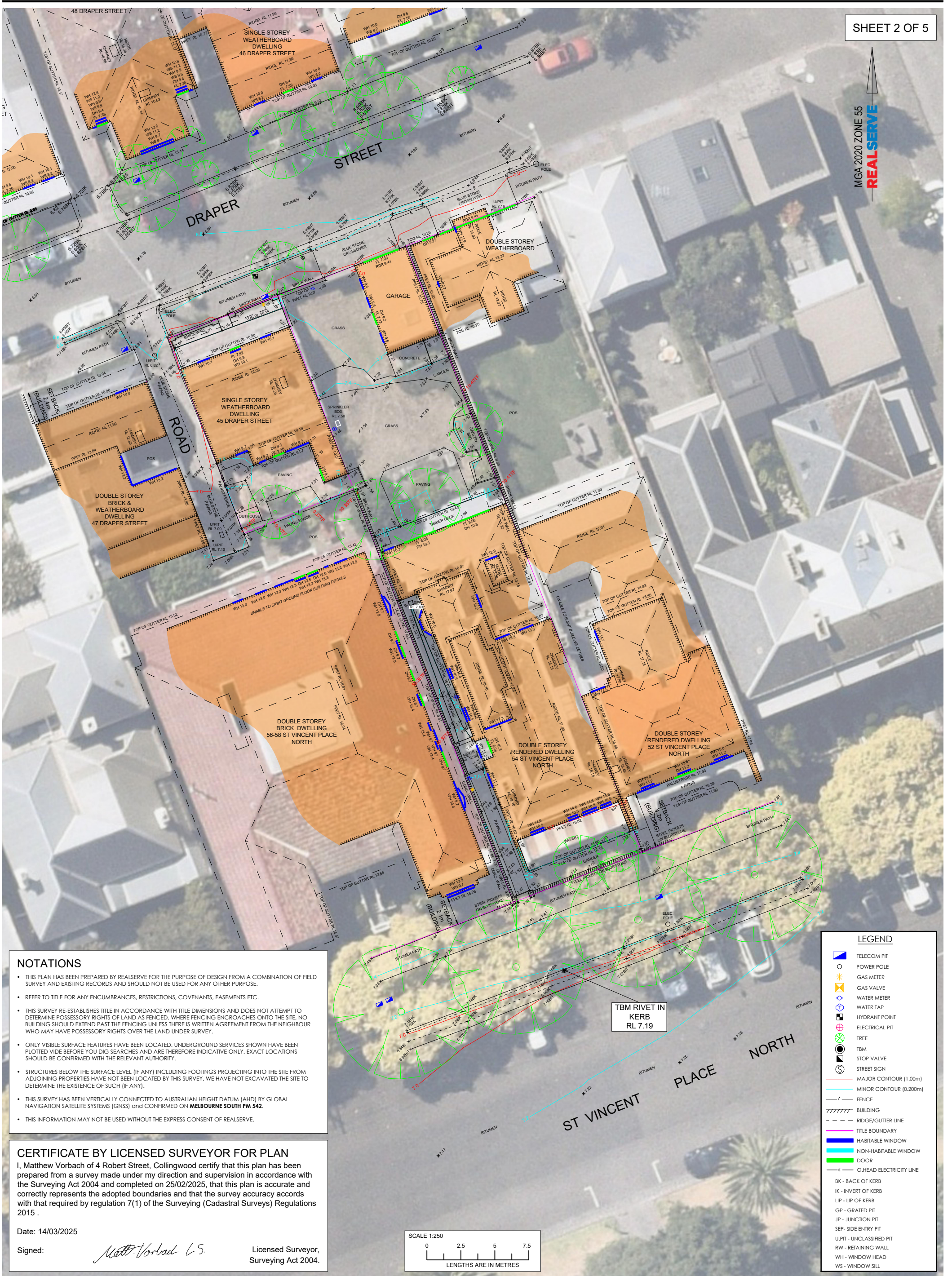
**FEATURE & LEVEL PLAN**

54 St Vincent Place N, Albert Park VIC  
& 45 Draper Street, Albert Park VIC  
Lot 1 on TP448116T Vol. 3535 Fol. 906  
Lot 1 on TP340113B Vol. 4169 Fol. 799

DATE: 14/03/2025  
REF: 91435  
SURV/DRAWN: HG/HG  
VER: 2  
SCALE: 1:250 @ A3

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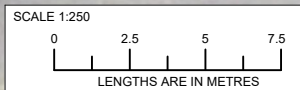
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Date: 14/03/2025

Signed: *Matthew Vorbach L.S.*

Licensed Surveyor,  
Surveying Act 2004.



**LEGEND**

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**FEATURE & LEVEL PLAN**

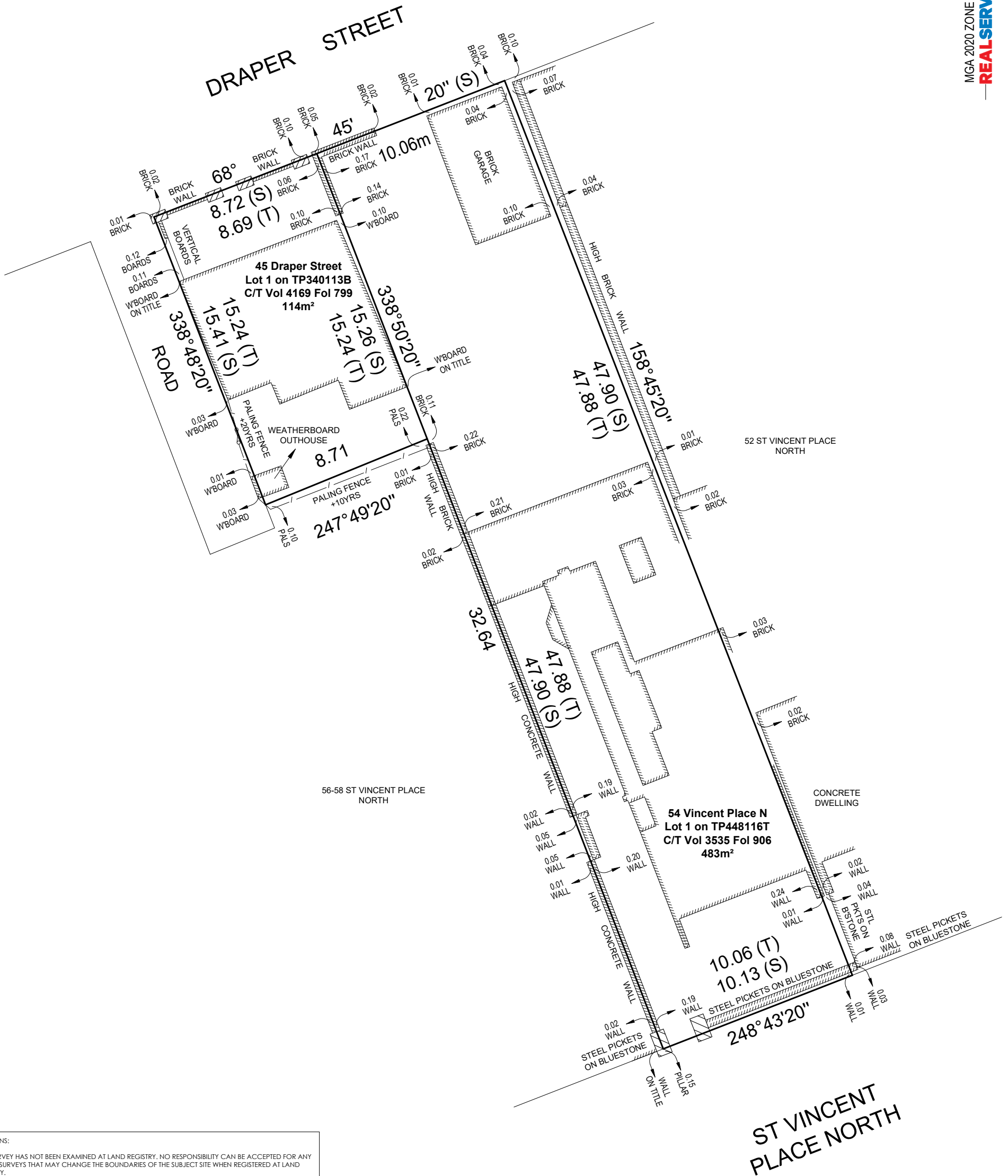
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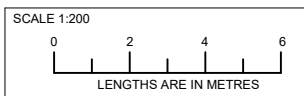
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**NOTATIONS:**

- \* THIS SURVEY HAS NOT BEEN EXAMINED AT LAND REGISTRY. NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY FUTURE SURVEYS THAT MAY CHANGE THE BOUNDARIES OF THE SUBJECT SITE WHEN REGISTERED AT LAND REGISTRY.
- \* REFER TO TITLE FOR DETAIL ON ANY ENCUMBRANCES, RESTRICTIONS, COVENANTS, EASEMENTS ETC.
- \* FENCE AND BUILDING POSITIONS ARE EXAGGERATED TO SHOW THE RELATIONSHIP TO TITLE.
- \* STRUCTURES BELOW THE SURFACE LEVEL (IF 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).
- \* TITLE CONNECTION IS NOT SHOWN TO SCALE
- \* THIS INFORMATION MAY NOT BE USED WITHOUT THE EXPRESS CONSENT OF REALSERVE PTY LTD.

\* THIS SURVEY RE-ESTABLISHES TITLE IN ACCORDANCE WITH TITLE DIMENSIONS AND DOES NOT ATTEMPT TO DETERMINE POSSESSORY RIGHTS OF LAND AS FENCED. WHERE FENCING ENCRACHES ONTO THE SITE, NO BUILDING SHOULD EXTEND PAST THE FENCING UNLESS THERE IS WRITTEN AGREEMENT FROM THE NEIGHBOUR WHO MAY HAVE POSSESSORY RIGHTS OVER THE LAND UNDER SURVEY.



**CERTIFICATE BY LICENSED SURVEYOR FOR PLAN**

I, Matthew Vorbach of 4 Robert Street, Collingwood 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 17/12/2024, 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: 10/01/2025

Signed: *Matthew Vorbach L.S.* Licensed Surveyor, Surveying Act 2004.

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**TITLE RE-ESTABLISHMENT PLAN**

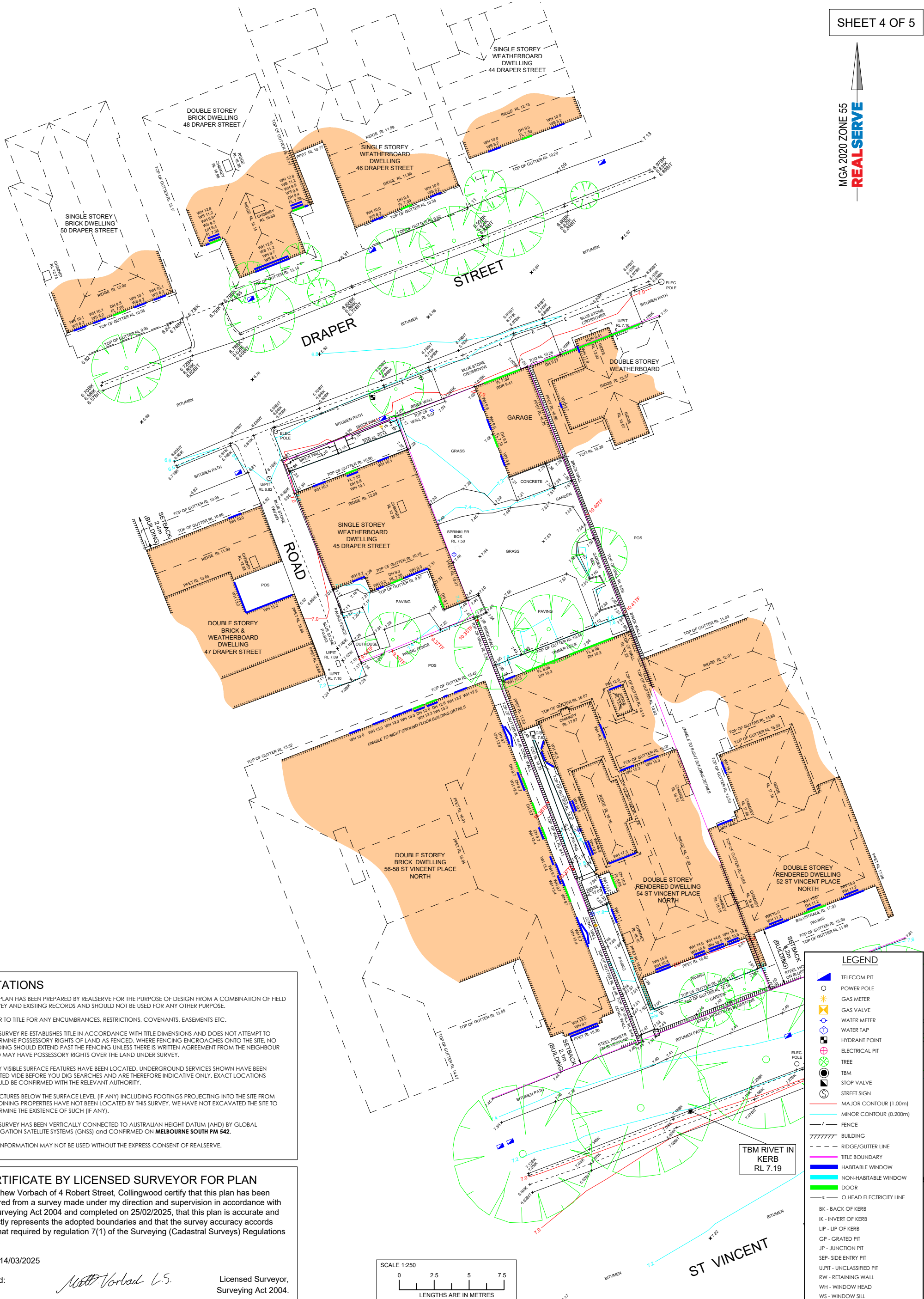
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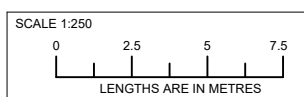
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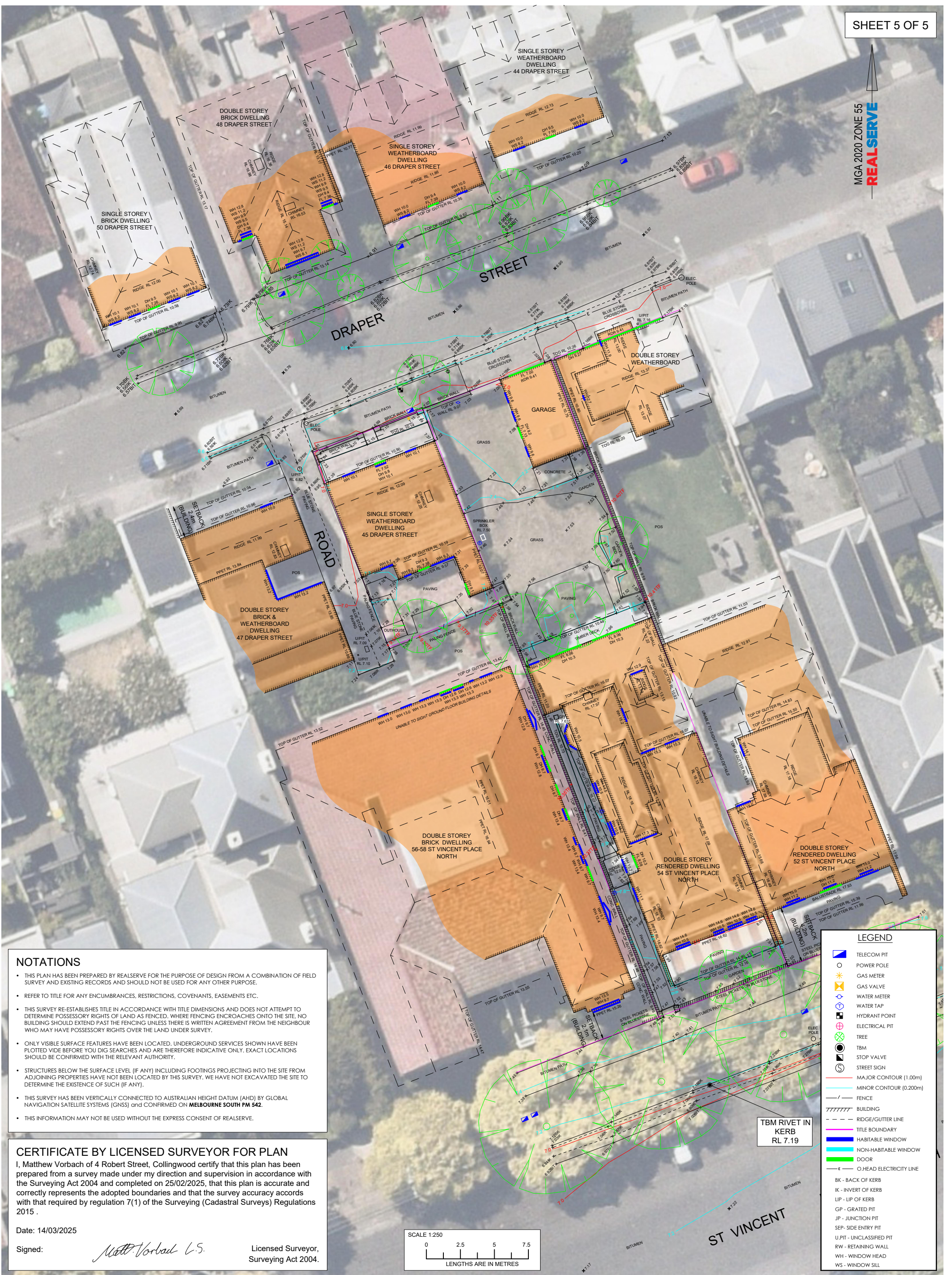
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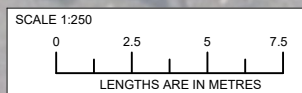
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