

LEGEND

- Subject Site Boundary
- Zone R5 - Large Residential Lots
- Zone RU5 - Village Lots
- Fire trail Access
- Beneficial Right of Carriageway
- Proposed Lot Boundary
- Proposed Easement
- Existing Boundary
- Existing Easement

- (F) Easement for water supply created by DP 648511
- (G) Easement to drain water variable width
- (L) Easement for overhead power line 20 wide & variable
- (W) Right of carriage way 10 wide

X to Y and J to K are denied direct access to Park Street / Allyn River Rd

DISCLAIMER

This plan was prepared for Cornish Investments Pty Ltd for development concept purposes only. Dimensions areas and total number of lots shown hereon are approximate only and subject to field survey and also to the requirements of council and other authorities which may have requirements under any relevant legislation. No reliance should be placed on the information contained in this plan for any financial dealing involving the land. This note is an integral part of this plan.



For more information call
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SCHEDULE OF SHORT ARCS

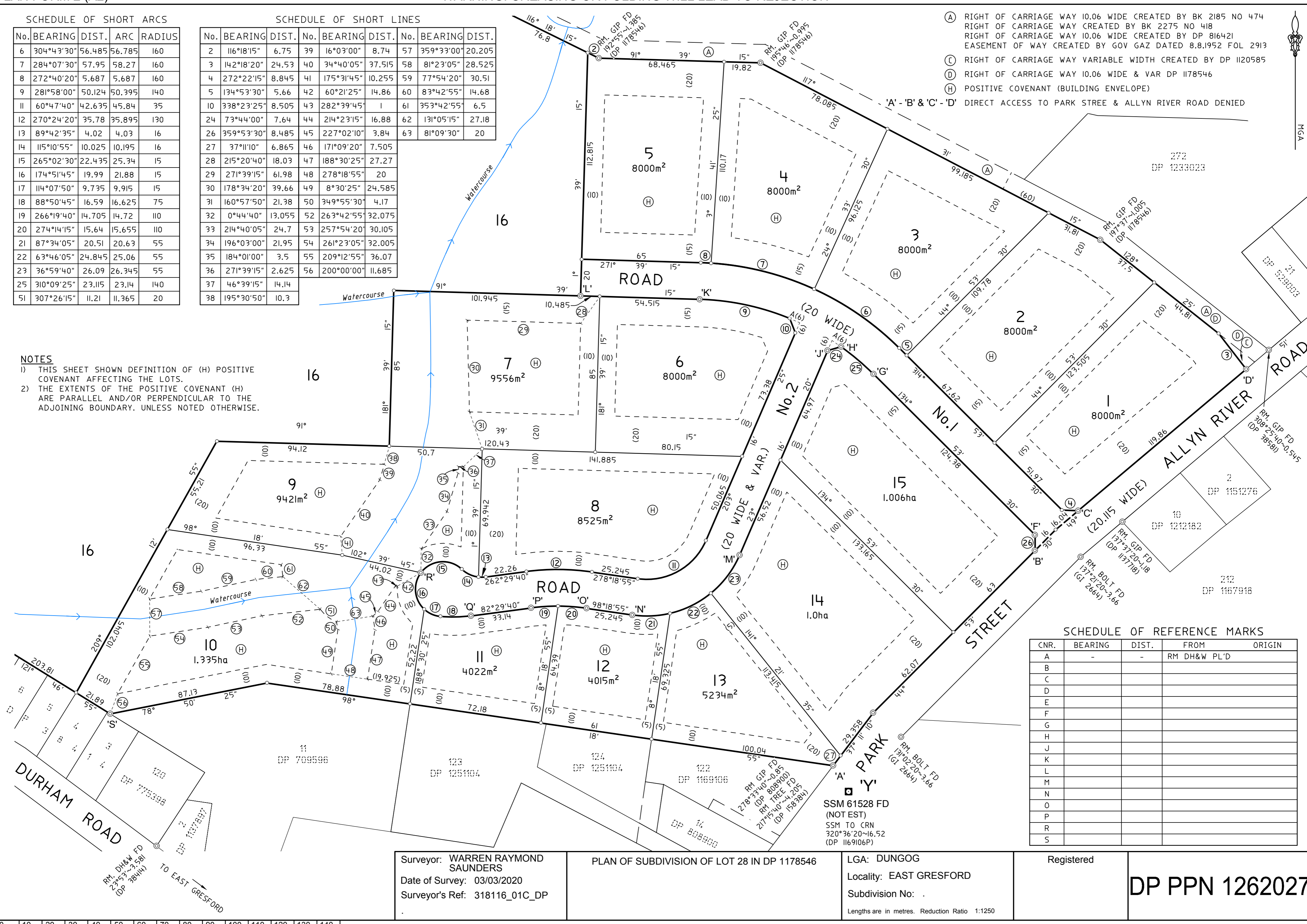
No.	BEARING	DIST.	ARC	RADIUS
6	304°43'30"	56.485	56.785	160
7	284°07'30"	57.95	58.27	160
8	272°40'20"	5.687	5.687	160
9	281°58'00"	50.124	50.395	140
11	60°47'40"	42.635	45.84	35
12	270°24'20"	35.78	35.895	130
13	89°42'35"	4.02	4.03	16
14	115°10'55"	10.025	10.195	16
15	265°02'30"	22.435	25.34	15
16	174°51'45"	19.99	21.88	15
17	114°07'50"	9.735	9.915	15
18	88°50'45"	16.59	16.625	75
19	266°19'40"	14.705	14.72	110
20	274°14'15"	15.64	15.655	110
21	87°34'05"	20.51	20.63	55
22	63°46'05"	24.845	25.06	55
23	36°59'40"	26.09	26.345	55
25	310°09'25"	23.115	23.14	140
51	307°26'15"	11.21	11.365	20

SCHEDULE OF SHORT LINES

No.	BEARING	DIST.	No.	BEARING	DIST.	No.	BEARING	DIST.
2	116°18'15"	6.75	39	16°03'00"	8.74	57	359°33'00"	20.205
3	142°18'20"	24.53	40	34°40'05"	37.515	58	81°23'05"	28.525
4	272°22'15"	8.845	41	175°31'45"	10.255	59	77°54'20"	30.51
5	134°53'30"	5.66	42	60°21'25"	14.86	60	83°42'55"	14.68
10	338°23'25"	8.505	43	282°39'45"	1	61	353°42'55"	6.5
24	73°44'00"	7.64	44	214°23'15"	16.88	62	131°05'15"	27.18
26	359°53'30"	8.485	45	227°02'10"	3.84	63	81°09'30"	20
27	37°11'10"	6.865	46	171°09'20"	7.505			
28	215°20'40"	18.03	47	188°30'25"	27.27			
29	271°39'15"	61.98	48	278°18'55"	20			
30	178°34'20"	39.66	49	8°30'25"	24.585			
31	160°57'50"	21.38	50	349°55'30"	4.17			
32	0°44'40"	13.055	52	263°42'55"	32.075			
33	214°40'05"	24.7	53	257°54'20"	30.105			
34	196°03'00"	21.95	54	261°23'05"	32.005			
35	184°01'00"	3.5	55	209°12'55"	36.07			
36	271°39'15"	2.625	56	200°00'00"	11.685			
37	46°39'15"	14.14						
38	195°30'50"	10.3						

- (A) RIGHT OF CARRIAGE WAY 10.06 WIDE CREATED BY BK 2185 NO 474
- RIGHT OF CARRIAGE WAY CREATED BY BK 2275 NO 418
- RIGHT OF CARRIAGE WAY 10.06 WIDE CREATED BY DP 816421
- EASEMENT OF WAY CREATED BY GOV GAZ DATED 8.8.1952 FOL 2913
- (C) RIGHT OF CARRIAGE WAY VARIABLE WIDTH CREATED BY DP 1120585
- (D) RIGHT OF CARRIAGE WAY 10.06 WIDE & VAR DP 1178546
- (H) POSITIVE COVENANT (BUILDING ENVELOPE)
- 'A' - 'B' & 'C' - 'D' DIRECT ACCESS TO PARK STREET & ALLYN RIVER ROAD DENIED

NOTES
 1) THIS SHEET SHOWN DEFINITION OF (H) POSITIVE COVENANT AFFECTING THE LOTS.
 2) THE EXTENTS OF THE POSITIVE COVENANT (H) ARE PARALLEL AND/OR PERPENDICULAR TO THE ADJOINING BOUNDARY. UNLESS NOTED OTHERWISE.

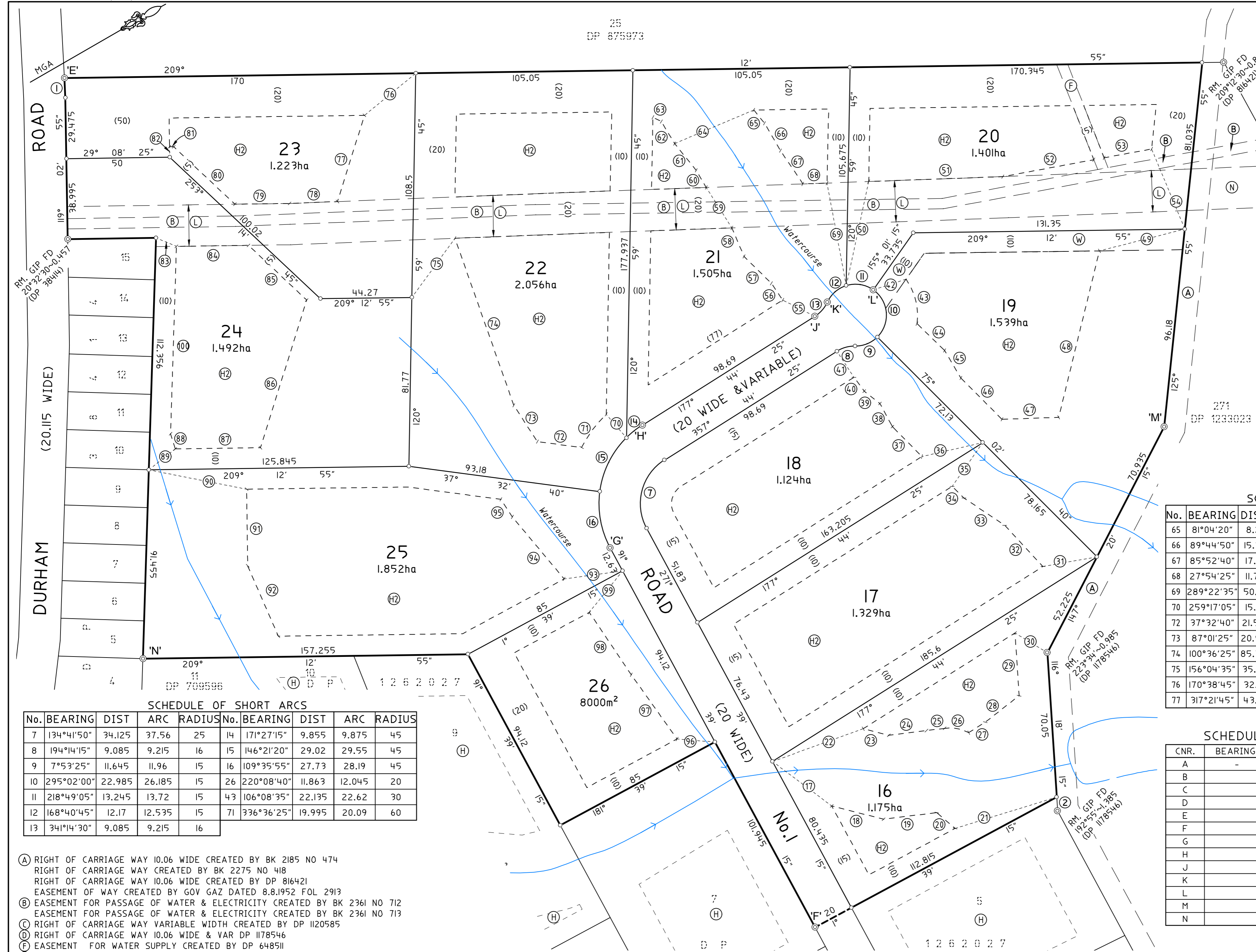


SCHEDULE OF REFERENCE MARKS

CNR.	BEARING	DIST.	FROM	ORIGIN
A	-	-	RM DH&W PL'D	
B				
C				
D				
E				
F				
G				
H				
J				
K				
L				
M				
N				
O				
P				
R				
S				

Surveyor: WARREN RAYMOND SAUNDERS Date of Survey: 03/03/2020 Surveyor's Ref: 318116_01C_DP	PLAN OF SUBDIVISION OF LOT 28 IN DP 1178546	LGA: DUNGOG Locality: EAST GRESFORD Subdivision No:	Registered	DP PPN 1262027
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Lengths are in metres. Reduction Ratio 1:1250



SCHEDULE OF SHORT LINES

No.	BEARING	DIST.	No.	BEARING	DIST.
1	117°03'25"	9.53	28	351°51'00"	20.765
2	116°18'15"	6.75	29	296°18'15"	30.43
17	66°55'00"	35.845	30	61°23'50"	18.335
18	224°21'50"	25.86	31	199°50'35"	26.575
19	202°52'45"	25.91	32	257°12'10"	27.23
20	250°38'10"	11.745	33	243°48'40"	23.725
21	12°51'55"	51.435	34	254°50'30"	7.995
22	190°07'05"	46.65	35	154°58'35"	25.845
23	44°21'50"	12.81	36	197°03'30"	30.23
24	22°52'45"	27.175	37	255°29'50"	20.3
25	22°52'45"	27.175	38	271°34'25"	12.755
27	357°44'25"	9.485	39	248°13'20"	9.71

SCHEDULE OF SHORT LINES

No.	BEARING	DIST.	No.	BEARING	DIST.
40	263°18'30"	8.305	53	19°27'55"	23.345
41	267°06'10"	15	54	277°28'15"	41.965
42	11°59'35"	16.625	55	56°49'15"	17.485
44	254°06'40"	18.645	56	266°10'55"	8.495
45	269°34'05"	15.465	57	254°30'00"	18.565
46	255°09'30"	28.225	58	276°59'30"	15.03
47	28°02'05"	27.45	59	87°36'55"	23.16
48	313°44'20"	82.97	60	269°44'50"	9.61
49	15°39'25"	42.655	61	261°04'20"	16.64
50	312°10'40"	51.56	62	269°00'50"	12.48
51	27°54'25"	64.905	63	236°34'50"	4.545
52	19°27'55"	44.77	64	187°00'40"	41.6

SCHEDULE OF SHORT LINES

No.	BEARING	DIST.	No.	BEARING	DIST.	No.	BEARING	DIST.
65	81°04'20"	8.25	78	27°45'00"	23.205	90	41°10'55"	48.24
66	89°44'50"	15.315	79	29°11'45"	26.435	91	119°12'55"	37.09
67	85°52'40"	17.66	80	73°14'45"	40.615	92	96°26'20"	37.17
68	27°54'25"	11.715	81	29°08'25"	2.035	93	202°09'35"	28.545
69	289°22'35"	50.53	82	299°02'55"	5	94	260°08'05"	39.115
70	259°17'05"	15.03	83	52°31'30"	10.695	95	267°01'25"	10.15
72	37°32'40"	21.575	84	209°11'45"	34.865	96	214°33'30"	18.41
73	87°01'25"	20.935	85	253°14'45"	38.64	97	264°32'10"	38.17
74	100°36'25"	85.735	86	317°21'45"	74.895	98	266°05'55"	36.415
75	156°04'35"	35.415	87	29°12'55"	41.225	99	338°47'10"	25.73
76	170°38'45"	32.08	88	102°53'55"	7.68			
77	317°21'45"	43.73	89	351°32'20"	16.36			

SCHEDULE OF SHORT ARCS

No.	BEARING	DIST.	ARC	RADIUS	No.	BEARING	DIST.	ARC	RADIUS
7	134°41'50"	34.125	37.56	25	14	171°27'15"	9.855	9.875	45
8	194°14'15"	9.085	9.215	16	15	146°21'20"	29.02	29.55	45
9	7°53'25"	11.645	11.96	15	16	109°35'55"	27.73	28.19	45
10	295°02'00"	22.985	26.185	15	26	220°08'40"	11.863	12.045	20
11	218°49'05"	13.245	13.72	15	43	106°08'35"	22.135	22.62	30
12	168°40'45"	12.17	12.535	15	71	336°36'25"	19.995	20.09	60
13	341°14'30"	9.085	9.215	16					

SCHEDULE OF REFERENCE MARKS

CNR.	BEARING	DIST.	FROM	ORIGIN
A	-	-	RM DH&W PL'D	
B				
C				
D				
E				
F				
G				
H				
J				
K				
L				
M				
N				

- (A) RIGHT OF CARRIAGE WAY 10.06 WIDE CREATED BY BK 2185 NO 474
- RIGHT OF CARRIAGE WAY CREATED BY BK 2275 NO 418
- RIGHT OF CARRIAGE WAY 10.06 WIDE CREATED BY DP 816421
- EASEMENT OF WAY CREATED BY GOV GAZ DATED 8.8.1952 FOL 2913
- (B) EASEMENT FOR PASSAGE OF WATER & ELECTRICITY CREATED BY BK 2361 NO 712
- EASEMENT FOR PASSAGE OF WATER & ELECTRICITY CREATED BY BK 2361 NO 713
- (C) RIGHT OF CARRIAGE WAY VARIABLE WIDTH CREATED BY DP 1120585
- (D) RIGHT OF CARRIAGE WAY 10.06 WIDE & VAR DP 1178546
- (E) EASEMENT FOR WATER SUPPLY CREATED BY DP 648511
- (F) POSITIVE COVENANT (BUILDING ENVELOPE) (DP 1262027)
- (H) EASEMENT FOR OVERHEAD POWER LINE 20 WIDE & VARIABLE (DP 1262027)
- (L) EASEMENT FOR OVERHEAD POWER LINE 20 WIDE BY DP 1233023
- (N) POSITIVE COVENANT (BUILDING ENVELOPE)
- (W) RIGHT OF CARRIAGE WAY 10 WIDE

Surveyor: WARREN RAYMOND SAUNDERS Date of Survey: 03/03/2020 Surveyor's Ref: 318116_02C_DP	PLAN OF SUBDIVISION OF LOT 16 IN DP 1262027	LGA: DUNGOG Locality: EAST GRESFORD Subdivision No:	Registered	PPN DP 1262028
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Lengths are in metres. Reduction Ratio 1:1250

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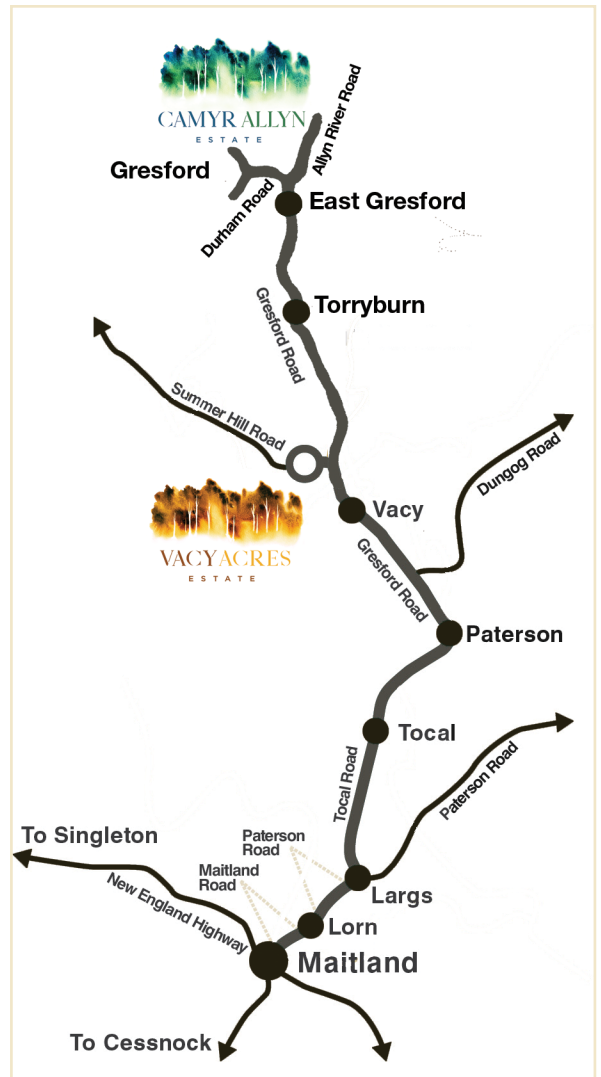
ESTATE

GETTING THERE

DIRECTIONS FROM SYDNEY



LOCAL DIRECTIONS



CAMYR ALLYN

ESTATE

FOR MORE INFORMATION

CALL TAVIS CHIVERS

0428 921 704