



## 4/2L Riverbend Drive Terramungamine NSW

Located 13 kms from Dubbo CBD, Lot 4 Riverbend Drive will provide you an opportunity to build your dream home in a very exclusive location. North of Dubbo and close to the Macquarie River, Lot 4 offers a rare opportunity to purchase 8 ha (20 acres approx.) that you can build & shape your rural lifestyle.

- 8 ha (20 acres approx.)
- Building entitlement
- Elevated building site
- Fenced 3 sides
- Backbone power available
- New sealed access road
- School bus to gate
- Council services

The information and figures contained in this material is supplied by the vendor and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information contained herein.

[For full version visit the website](https://www.bobberry.com.au)

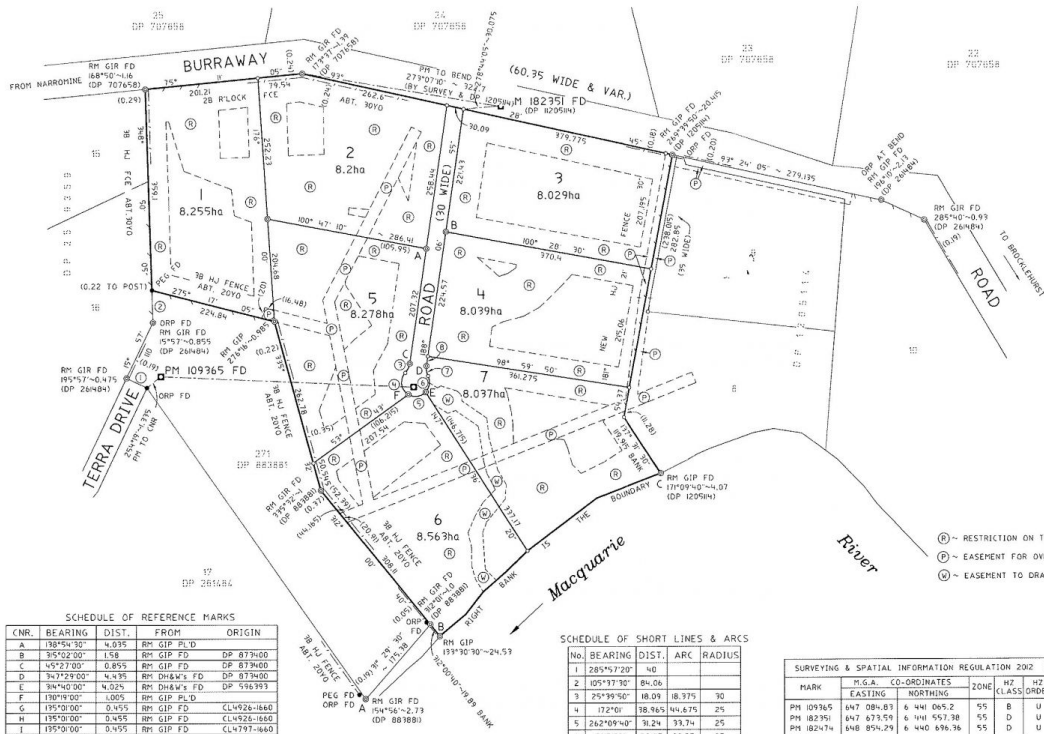
**Type** : Land  
**Price** : \$ 245,000  
**Land Size** : 8.03 ha  
**View** : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/terramungamine/residential/land/7374276>



**Graeme Board**  
02 6882 6822



**Ross Woodham**  
02 6882 6822



**SCHEDULE OF RIVER BANK**

BANK FROM CNR A TO B		
No.	BEARING	DISTANCE
1	36°59'55"	10.275
2	40°55'55"	33.545
3	32°13'40"	48.87
BANK FROM CNR B TO C		
4	32°13'40"	3.63
5	40°55'30"	57.24
6	28°13'27"	36.64
7	28°13'	14.35
8	33°28'	5.48
9	36°10'35"	55.775
10	45°33'30"	153.81
11	55°42'	122.335

**SCHEDULE OF REFERENCE MARKS**

CNR.	BEARING	DIST.	FROM	ORIGIN
A	178°54'30"	4.035	RM GIP PLD	
B	35°02'00"	1.58	RM GIP FD	DP 873400
C	45°27'00"	0.855	RM GIP FD	DP 873400
D	36°17'20"	4.435	RM D&M'S FD	DP 873400
E	38°40'00"	4.025	RM D&M'S FD	DP 536393
F	178°0'00"	1.005	RM GIP PLD	
G	175°0'00"	0.455	RM GIP FD	CL4426-1880
H	175°0'00"	0.455	RM GIP FD	CL4526-1880
I	175°0'00"	0.455	RM GIP FD	CL4797-660
J	35°0'00"	0.455	RM GIP FD	CL4426-1880
K	35°0'00"	0.455	RM GIP FD	CL4526-1880
L	86°28'30"	4.395	RM GIP PLD	
M	27°20'00"	8.734	RM SSM 5730 FD	DP 79350
N	33°14'00"	3.57	RM MAILB&M FD	DP 79350
O	24°42'00"	1.42	RM GIP FD	DP 79350
P	13°20'00"	0.545	RM GIP FD	DP 79350
Q	155°45'00"	4.31	RM D&M FD	DP 79350
R	162°33'30"	1.88	RM GIP PLD	
S	36°05'00"	1.05	RM GIP FD	DP 873400

**SCHEDULE OF SHORT LINES & ARCS**

No.	BEARING	DIST.	ARC RADIUS
1	285°17'20"	4.0	
2	105°17'30"	84.06	
3	25°39'50"	18.09	18.375
4	172°0'	38.865	144.675
5	162°09'40"	31.24	33.74
6	87°5'30"	28.85	30.71
7	350°34'	18.09	18.375
8	186°06'55"	17.41	

**SURVEYING & SPATIAL INFORMATION REGULATION 2002 (CLAUSE 35(1)(b) & 4(2))**

MARK	M.G.A.	EASTING	NORTHING	ZONE	HZ CLASS	HZ ORDER	METHOD	ORIGIN	PL. A.I.D.	VERT. CLASS	VERT. ORDER	METHOD
PH 109365	647	086.81	6 444 085.2	55	B	U	SCINS	FD	274.025	C	U	GASS
PH 182351	647	673.59	6 140 557.38	55	D	U	HM GASS	PL	274.295	C	U	GASS
PH 182474	648	854.29	6 440 896.36	55	D	U	HM GASS	PL	282.300	C	U	GASS
TS 6756	—	—	—	55	—	—	SCINS	FD	283.980	B	2	SCINS

SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM SCINS AT 05/09/2004  
COMBINED SEA LEVEL & SCALE CORRECTION FACTOR 0.998826

- (R) - RESTRICTION ON THE USE OF LAND
- (E) - EASEMENT FOR OVERHEAD POWERLINES 20 WIDE (VIDE DP 120514)
- (D) - EASEMENT TO DRAIN WATER VARIABLE WIDTH

Surveyor: WARREN R. SAUNDERS  
Date of Survey: 02/03/2015  
Surveyor's Ref: 104155.09A.DP

PLAN OF SUBDIVISION OF LOT II IN DP 120514

LGA: DUBBO  
Locality: TERRAHUNGAMINE  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:4000

Registered

**DRAFT**

