



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)

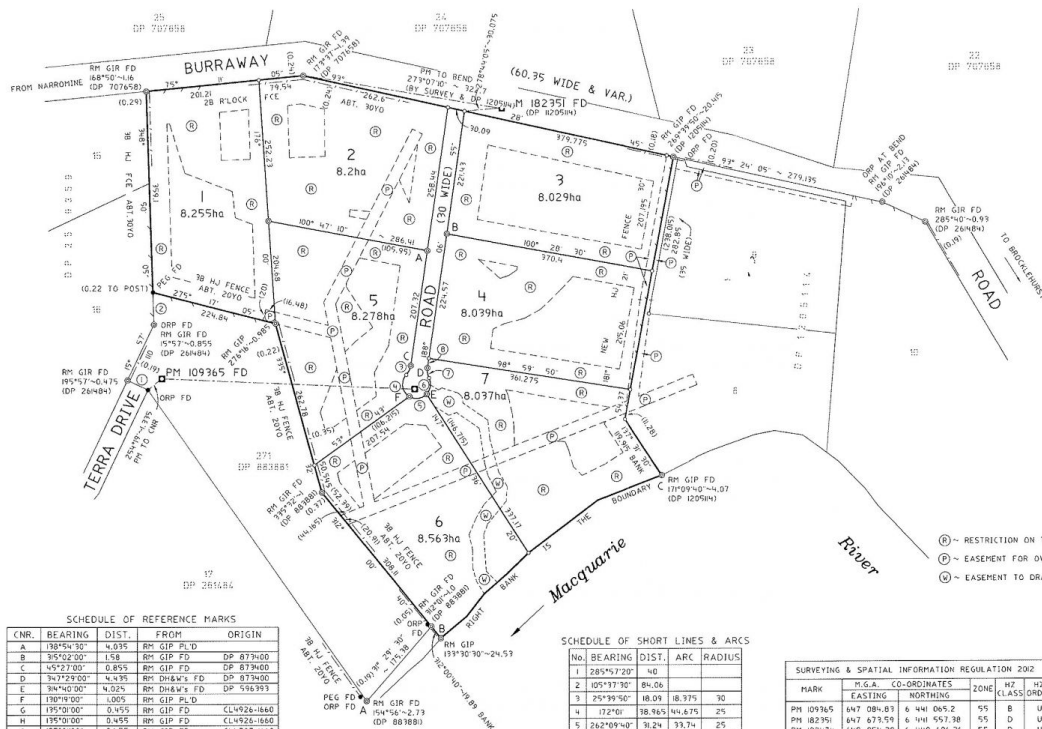
Type : Land
Price : \$ 245,000
Land Size : 8.03 ha
View : <https://www.bobberry.com.au/sale/nsw/dubbo-orana/terramungamine/residential/land/7374276>



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°5'55"	33.545
3	32°13'40"	48.87
BANK FROM CNR B TO C		
4	32°13'40"	3.83
5	40°5'55"	57.24
6	28°13'2"	36.84
7	28°13'	14.395
8	39°28'	5.18
9	36°10'35"	55.775
10	15°13'30"	53.187
11	59°42'	122.335

SCHEDULE OF REFERENCE MARKS

CNR.	BEARING	DIST.	FROM	ORIGIN
A	186°54'30"	4.835	RM GIP PLD	DP 879400
B	35°52'30"	1.58	RM GIP FD	DP 879400
C	45°27'00"	0.855	RM GIP FD	DP 879400
D	34°12'00"	4.435	RM DH&M'S FD	DP 879400
E	34°40'30"	4.025	RM DH&M'S FD	DP 536393
F	180°0'00"	1.005	RM GIP PLD	
G	195°0'00"	0.455	RM GIP FD	CL4526-1880
H	195°0'00"	0.455	RM GIP FD	CL4526-1880
I	195°0'00"	0.455	RM GIP FD	CL4797-1880
J	95°0'00"	0.455	RM GIP FD	CL4526-1880
K	95°0'00"	0.455	RM GIP FD	CL4526-1880
L	86°28'30"	4.395	RM GIP PLD	
M	27°20'00"	8.739	RM SSM 57300 FD	DP 793500
N	133°14'00"	3.57	RM NAIL&M FD	DP 793500
O	24°42'00"	1.42	RM GIP FD	DP 793500
P	12°30'00"	0.545	RM GIP FD	DP 793500
Q	195°0'00"	4.38	RM DH&M FD	DP 793500
R	192°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°57'20"	40	
2	105°17'30"	84.06	
3	25°39'50"	18.09	18.375
4	172°01'	38.865	44.675
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(2)(b) & 34(2))									
MARK	M.G.A.	CO-ORDINATES	ZONE	HZ CLASS	HZ ORDER	METHOD	ORIGIN	RL A.M.D.	VERT. CLASS
PH 109365	647	084.81	6	440	085.2	55	B	U	SCINS
PH 182351	647	673.59	6	440	557.88	55	D	U	HN GRSS
PH 182474	648	854.29	6	440	696.36	55	D	U	HN GRSS
TS 6756	—	—	55	—	—	—	SCINS	FD	288.486
SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM SCINS AT 05/09/2004									
COMBINED SEA LEVEL & SCALE CORRECTION FACTOR 0.998826									

Surveyor: WARREN R. SAUNDERS
Date of Survey: 02/03/2015
Surveyor's Ref: 104/55.09A.DP

PLAN OF SUBDIVISION OF LOT 11 IN DP 120514

LGA: DUBBO

Locality: TERRAHUNGAMINE

Subdivision No:

Lengths are in metres. Reduction Ratio 1:4000

Registered

DRAFT