

**ANNEXURE A.**

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*Previous Letter of approval*

B TLAPE  
8980 KNY

28 July 2003

REGISTERED MAIL  
Fax: 044-3884778

Mark de Bruyn  
PO Box 135  
**KNYSNA**  
6570

Sir

**ERF 8980, KNYSNA : PROPOSED SUBDIVISION**

Our previous letter regarding the above dated 08 March 2002 refers.

Approval is hereby granted in terms of Section 25 of Ordinance No. 15 of 1985 for the subdivision of Erf 8980, Knysna into two (2) portions, as indicated on drawings drawn by Mark De Bruyn dated July 2001. This approval is subject to the conditions as outlined in the attached Annexures "A", "B" and "C". A copy of the approved subdivision diagram, duly endorsed as required, is hereby attached for your further attention.

Your attention is drawn to the provisions of Section 44 of Ordinance No.15 of 1985 in terms of which you have a right to appeal to the Premier of the Western Cape against the decision of Council. Should you wish to exercise this right of appeal you must lodge such motivated appeal timeously to be received by the relevant authorities within twenty-one (21) days of date of registration of this letter. The appeal should be addressed to the following person/organisation:

The Head  
Department of Environmental Affairs & Development Planning  
Chief Directorate Development Planning  
Directorate : Land Development Management  
Western Cape Provincial Government  
Private Bag X 9086  
Cape Town  
8000

A copy of the appeal should be served on Council simultaneously.

Yours faithfully

  
**S. BRINK**  
**ACTING MUNICIPAL MANAGER**  
/alh

cc: *TOWN ENGINEER*  
*ELECTROTECHNICAL ENGINEER*  
*MANAGER : FINANCE*

## ANNEXURE "A"

The following conditions of title must be registered against each of the subdivided portions and the remainder, except where similar conditions have, in the opinion of the Conveyancer, already been registered against the original property or properties:

- a] The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if considered necessary by the local authority in such manner and position as may from time to time be reasonable required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above;
- b] The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

## **ANNEXURE "B"**

**Satisfactory arrangements for the essential removal of telephone or telegraph routes which cross the land being subdivided must be made with the Post Office in terms of Section 83(1) of the Post Office Act.**

## ANNEXURE "C"

- [i] The water supply shall be extended to both portions, at applicant's cost;
- [ii] Sewerage disposal shall be undertaken to the satisfaction of the Town Engineer, at applicant's cost and pro rata contribution to the extension of the sewerage line shall be payable, as well as augmentation fees on sewerage, if and when the municipal sewer line is extended to the properties;
- [iii] Augmentation in respect of electricity, and cable costs, will be payable on one unit on date of applying for rates clearance or on submission of building plans for approval, whichever date the sooner;
- [iv] Access points to the portions shall be located to the satisfaction of the Town Engineer and the relevant roads authority;
- [v] No further subdivision shall be permitted on Portion A and the Remainder 8980 without appropriate rezoning

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**ANNEXURE B.**

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*Power of Attorney & Company Resolution*

**SPECIAL POWER OF ATTORNEY**

we, NORMAN PASIO AND LEO PASIO

..... the undersigned,

do hereby nominate, constitute and appoint  
**THE AUTHORISED AGENTS OF MARIKE VREKEN TOWN & REGIONAL PLANNERS CC**  
with power of Substitution to be my/our lawful representatives in my/our application for:

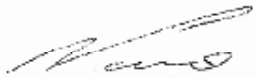
**TEMPORARY LAND USE DEPARTURE**

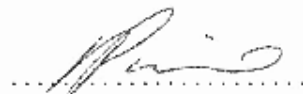
on

**KNYSNA ERF 8980**

In addition to apply for such amendments of any zoning schemes / structure plans as may be deemed necessary and to make other necessary application and further to represent me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein.

Signed at KNYSNA on this 9<sup>TH</sup> day of SEPTEMBER 2015

SIGNED:  .....

SIGNED:  .....

SIGNED: .....

In the presence of the undersigned witnesses:

**AS WITNESSES:**

1. ....

2. ....

**ANSYNK INVESTMENTS THREE CC**  
**CC No 98/07607/23**

*(Name of Company, Partnership, Trust or Close Corporation)*

**RESOLUTION**

Resolution passed at the meeting of the Shareholders/ Partners/ Trustees/ Members held in KNYSNA on the 9th day of SEPTEMBER 2015.

Resolved that NORMAN PASIG in his capacity as TRUSTEE, be and is hereby authorized to do whatever may be necessary to give effect to this resolution and to enter into and to sign such documents necessary to proceed with the applications as specified hereunder on behalf of the Company/ Partnership/ Trust/ Close Corporation with such modification as he/ she in his/ her sole discretion shall deem fit, his/ her signature to be conclusive proof that the documents which bear it are authorized in terms hereof.

**DESCRIPTION OF PROPERTY:**

KNYSNA ERF 8980

**NATURE OF APPLICATION:**

TEMPORARY LAND USE DEPARTURE

**SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:**

**NAME:**

LEO PASIG

**SIGNATURE:**



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ANNEXURE C.**

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*Application Forms*

# SUBDIVISION OF LAND

## SUBDIVISION OF LAND

### APPLICATION FOR SUBDIVISION IN TERMS OF SECTION 24 OF THE LAND USE PLANNING ORDINANCE, 1985 (ORDINANCE 15 OF 1985)

Before completing this application, first consult Items, 1, 2, 3, 4, 5, 6, 13, 19, 20, 21 and 22 of the Annexure

(\*Delete whichever is not applicable)

## PART A

(Consult items 7 and 8 of the annexure)

1. Name and address to which correspondence is to be addressed and applicant's reference number, if any:

**MARIKE VREKEN TOWN PLANNER, P.O. BOX 2180, KNYSNA**

Postal code: **6570** Ref. number: **Pr15/49**  
Telephone No: **382 0420** Dialling code: **044**

2. Name of registered owner of the property (Consult item 9 of the annexure):

**ANSYNK INVESTMENTS THREE CC**

3. Registered description of land to be subdivided as well as the number and date of the title Deed:

**Title Deed Number: T 67287/1998**

**Title Deed Description: Erf 8980 (A Portion of Erf 8978) Knysna in the Municipality and Division of Knysna, Province Western Cape.**

4. Existing extent of property (Consult item 10 of the annexure):

**8,1245 (EIGHT COMMA ONE TWO FOUR FIVE) hectares**

5. Existing use of property:

**The application area is currently used for rural residential purposes and contains a main dwelling, manager's cottage and tunnel farming pods.**

6. Does the owner possess any adjoining land or land which is situated in the immediate vicinity?

**NO**

If so, submit a detailed description thereof and indicate on the plan the locality and the size thereof.

## SUBDIVISION OF LAND

7. Has a previous application for subdivision of the property been considered?

**YES**

If so, when and furnish details including all reference numbers of authorities.

**SUBDIVISION APPROVED ON 28 JULY 2003 WITH REFERENCE 8980KNY, SUBDIVISION HAS SINCE LAPSED.**

8. Is section 2(1) of the Physical Planning Act, 1967 (Act 88 of 1967) applicable to the subdivision?

**NO**

9. Is the Subdivision of Agricultural Act, 1970 (Act 70 of 1970), applicable to the Subdivision?

**No**

10. Where the Local Authority is the applicant and the proposed subdivision is to be developed by means of government funds and it does not form part of an already approved master plan or existing block in an approved town, has the relevant Department been approached regarding the layout and planning thereof?

**NOT APPLICABLE**

If so, attach a copy of the relevant Department's final reply.

11. Does the applicant fall within an area of an approved guide plan or other plan approved in terms of Section 6A of the Physical Planning Act (Act 88 of 1967) or any structure plan in terms of the Ordinance, or any other structure or development plan?

**NO**

If so, furnish details.

**Guide Plan set aside – falls within Knysna SDF urban edge and also consistent with the Local Structure Plan for the Welbedacht Eastford**

12. Is the property situated in a local area under control of a divisional council?

**YES**

**KNYSNA MUNICIPALITY**

13. Does the property abut against any national, special, trunk main or divisional road or such proposed road?

**NO**

14. Does the property abut against the area of jurisdiction of another local authority or does any other local authority have direct interest in this subdivision, either on account of this factor or any other factors?

**NO**

If so, state the name of such local authority and its interest in the application.

## SUBDIVISION OF LAND

15. Is the land or any portion thereof subject to flooding or tides?

**NO**

If so, then indicate to what extent this affects the subdivision.

16. Does the title deed of the property contain any servitudes, rights, bonds etc. in favour of other persons or any conditions restricting subdivision, the number of buildings that may be erected or the use of land, or any other conditions which may have a bearing on this subdivision?

**YES**

If so, furnish details. Attention is specifically drawn to section 27(1) of the Ordinance.

**Bond Holder's Consent will be provided in due course**

For what purpose is the subdivision intended eg. residential, industrial etc?

**Agriculture, tourist facilities and rural residential**

17. What arrangements will be made regarding the following services to the erven? (Full details must be given especially in cases where it is not possible to connect onto existing local authority services)

- 18.1 Water supply:

**Rain Water**

- 18.2 Drainage and disposal of storm water:

**Natural Storm Water drainage**

- 18.3 Disposal of nightsoil, slop water and drainage

**Conservancy tanks**

- 18.4 Refuse disposal:

**Municipality**

- 18.5 Electricity:

**Knysna Municipality**

18. To what extent are the services which have been installed in the abutting (surrounding) areas already been utilised?

**Ample capacity available**

19. To what extent are the services which have been installed in the abutting (surrounding) areas already been utilised?

**No Services**

## SUBDIVISION OF LAND

20. Furnish the name of the body which reticulates electricity in the area:

**KNYSNA MUNICIPALITY**

21. Regarding the zoning scheme, indicate:

22.1 The use for which the land has been zoned eg. Residential I, Residential II, Business I etc.

**AGRICULTURE ZONE**

22.2 The minimum erf size, if any, which the scheme prescribes for this area:

**NO MINIMUM SIZE PRESCRIBED**

22. What are the dominant erf sizes in the vicinity?

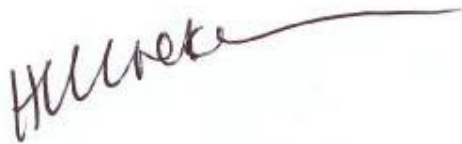
**4ha for small holdings and < than 2000m<sup>2</sup> for residential properties in the residential estates.**

23. Have the provisions of Section 22(1)(a) of the ordinance been complied with?

**In Process**

If not, an application for rezoning in terms of section 16 of the ordinance, properly completed, must accompany this application.

24. I, the undersigned, certify that all information accompanying this application, as well as the information provided on the subdivision plans, is correct and that the application is fully understood.



**SIGNATURE:**

**DATE:**

**30 SEPTEMBER 2015**

# SUBDIVISION OF LAND

## **PART B**

(Consult Item 7 of Annexure)

1. What provision has been made in the layout for the following (indicate the size of the land where applicable):

### **SUBDIVISION OF SINGLE PROPERTY, NOT APPLICABLE**

- 1.1 Government purposes, e.g. police station, etc.:
- 1.2 Post and Telecommunication Services:
- 1.3 Transport Services:
- 1.4 City Transport Purposes:
- 1.5 Public Education Purposes:
- 1.6 Public Places and Recreation ground:
- 1.7 Electricity Substation Sites:
- 1.8 Local Authority Purposes:

2. Attention is drawn to section 169A of the Water Act, 1956 (Act 54 of 1956), as amended by section 25 of the Water Amendment Act, 175 (Act 42 of 1975). Does this have a bearing on the property ?

### **NOT APPLICABLE**

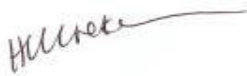
If yes, submit a plan by a competent professional person in terms of Regulation R3063 dated 8 August 1969 of the Regulations promulgated in terms of the Professional Engineer's Act, 1968 (Act 81 of 1968), as amended, indicating the 20- year flood line or the 50-year flood line, which ever is applicable.

If no, submit a certificate by a competent professional person in terms of Regulation R3063 dated 8 August 1969 of the Regulations promulgated in terms of the Professional Engineer's Act, 1968 (Act 81 of 1968), as amended, to the effect that the land is not subject to the abovementioned provisions of the Water Act.

(Consult Item 14 of the Annexure)

3. I the undersigned, certify that all information accompanying this application, as well as the information furnished on the subdivision plans, is correct and that the application is fully understood

**Applicant's / Owner's signature:**



**Date**

2015-09-29



# KNYSNA MUNICIPALITY

The Manager: Town Planning & Building Control  
P.O. Box 21  
Knysna  
6570

Tel: (044) 302-1605  
Fax: (044) 302-1631  
[www.knysna.gov.za](http://www.knysna.gov.za)

## TOWN PLANNING AND BUILDING CONTROL DEPARTMENT MINOR LAND USE APPLICATIONS FORM

### 1. APPLICATION IS HEREBY MADE FOR THE FOLLOWING (Tick Applicable Box):

#### a) Consent Use in terms of the relevant Zoning Scheme conditions for a:

- i. Second Dwelling Unit (in a Single Residential Zone) or an Additional Dwelling (in a Residential Zone 1);
- ii. Place of Entertainment (in a Business Zone);
- iii. Professional Use (in a General Use Zone);
- Other Use (as Specified) .....; and / or

#### b) Departure (for an alteration of the conditions in respect of a particular zone) in terms of Section 15(1)(a)(i) of the Land Use Planning Ordinance (No. 15 of 1985) for a relaxation of the:

- i. Lateral (side) building line(s) from ..... m to ..... m; and / or
- ii. Rear building line from ..... m to ..... m; and / or
- iii. Street building line from ..... m to ..... m; and / or
- iv. Coverage factor from ..... % to ..... %; and / or
- v. Building height restriction from ..... m to ..... m; and / or
- vi. Street boundary wall / fence height restriction from ..... m to ..... m;
- vii. Other zoning scheme condition(s) (as specified) ..... ; and / or

- c) Temporary Use Departure in terms of Section 15(1)(a)(ii) of the Land Use Planning Ordinance (No. 15 of 1985) (for a purpose for which no provision has been made in the conditions in respect of a particular zone) in order to allow **tourist facilities**

- d) Contravention Levy in terms of Section 40(1)(a)(ii) of the Land Use Planning Ordinance (No. 15 of 1985)

### 2. Erf Details

Erf No.: ...**8980**.....  Knysna  Sedgefield  Buffalo Bay  Brenton  Belvidere Ptn ..... of Farm No. .... ;  
 Area / extent of the erf: **8,1245 ha**.....; Zoning of the erf: ..... **Agriculture Zone**.....;  
 The street / farm's address is **Old Cape Road, Eastford area** .....;  
 As detailed on the attached Drawings No.: **Pr15/49 kny 8983 sub03**.....  
 dated **21 Sept 2015**..... ;  
 In respect of a Second Dwelling Unit, the floor area of the main dwelling is ...**270**..... m<sup>2</sup> and that of the second dwelling unit is .....**90**..... m<sup>2</sup>.

### 3. MOTIVATION

Refer to attached Motivation report

### 4. I hereby confirm that:

- a) There are no restrictive Title Deed conditions which may affect the application;
- b) There are restrictive Title Deed conditions which affect the application and a separate application in terms of the Removal of Restrictions Act (No. 84 of 1967) is attached.
- a) I require the proposal to be advertised / notices sent to the affected neighbours in the prescribed manner, for my account;
- b) I have obtained the written comment of the affected owners and attach originals thereof.
- a) I attach a copy of the bondholder's consent – **applied for – will be provided in due course**;
- b) The property is not bonded.

### 7. I hereby confirm that the information furnished is correct, accurate and complete:

**Owner of the Property/Applicant with power of Attorney if not the Owner**

NAME **MARIKE VREKEN**. POSTAL ADDRESS ... **P O BOX 2180, KNYSNA, 6570**.....

TEL: **044-382-0420**..... FAX: **044-382-0438**..... CELL: **082-927-5310**.....

SIGNATURE .....

..... DATE: **2015-09-30**.

**ANNEXURE D.**

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*Title Deed*

VIR ENDOSSEMENTE NYK BLADSY 5  
FOR ENDORSEMENTS SEE PAGE

Prepared by me  
*[Signature]*  
CONVEYANCER  
WOODS, D.G.

SEALING  
DUTY R.....  
FOCI  
FEE R. 165.00

*[Handwritten signature]*

|         |                 |                                 |
|---------|-----------------|---------------------------------|
| VERBOND |                 | MOY FOLGJES                     |
| VIR     |                 | FOR R. <u>475 000.00</u>        |
| B       | <u>43991/98</u> | <i>[Signature]</i><br>REGISTRAR |
|         | <u>20 7 98</u>  |                                 |

T 67287 98

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT **ELMA HAMMAN**

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN he the said Appearer being duly authorised thereto by a Power of Attorney signed at MOSSEL BAY on 26 May 1998 and granted to him by:-

**ROBERT HAROLD HODGSON**  
Identity Number 380827 5035 00 7

and

**LEONI HODGSON**  
Identity Number 410830 0017 00 8  
Married in community of property to each other

*[Handwritten signature]*

5

|                        |                    |
|------------------------|--------------------|
| VERBOND MORTGAGED      |                    |
| VIR FOR R 1500 000,00  |                    |
| B 093076/01            | <i>[Signature]</i> |
| 02.10.17               |                    |
| REGISTRATEUR/REGISTRAR |                    |

Registration

|                                  |                                  |
|----------------------------------|----------------------------------|
| THE IDENTIFICATION NUMBER OF THE | THE IDENTIFICATION NUMBER OF THE |
| IS VERANDERD VAN DIE             | WAS BIEEN CHANGED TO             |
| 1992/007607/23                   | 1992/007607/23                   |
| 02.10.17                         | <i>[Signature]</i>               |
| REGISTRATEUR/REGISTRAR           |                                  |

For Information Only

AND the Appearer declared that his said Principals had truly and legally sold on 26/5/98 and that he, the said Appearer in his capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of:

**ANSYNK INVESTMENTS THREE CC**  
No. CK 98/07607/23

its Successors in title or Assigns

**ERF 898D (A PORTION OF ERF 8978) KNYSNA, IN THE MUNICIPALITY AND DIVISION OF KNYSNA, WESTERN CAPE PROVINCE**

Measuring 8,1245 (EIGHT COMMA ONE TWO FOUR FIVE) hectares

As will appear from the annexed Diagram SG No 2723/96 and held by Certificate of Consolidated Title T49040/96

- A. **SUBJECT** to the conditions referred to in Certificate of Amended Title No 3583/1926.
- B. **SUBJECT FURTHER** to the terms of the endorsement dated 16 October 1969 on Certificate of Amended Title No 3583/1926 reading as follows:

"REMAINDER MEASURING 1201,4765 morgen  
By Notarial Deed No 546/69 dd 30.6.69 the rem. of the within ppty. [meas. 1201,4765m] is subject to the following servitude right in favour of the Municipality of Knysna:

- [1] To construct lay and maintain a pipe and power line to convey water and electricity.
- [2] To construct roads and use existing roads.
- [3] To construct pump houses etc along routes and positions still to be determined.

With ancillary rights and subject to conditions. As will more fully appear from the said Notarial Deed."



C. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No T4548/1980 and imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No 33 of 1934 when approving of the establishment of Eastford Township Extension No 1:

1. This portion shall be used for single residential purposes or for such purposes as the Administrator may from time to time after reference to the Townships Board and the local authority, approve, provided that if the erf is included within the area of a Town Planning Scheme, the local authority may permit such buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme.
2. This erf shall be subject to a 19 m servitude road in favour of the general public, the centre lines of which road are depicted by the broken lines jmpr, mn, pq and ru on Diagram No 2721/1986.

D. **SUBJECT FURTHER** to the following condition imposed by the Provincial Roads Engineer as controlling authority in terms of Act 21 of 1940 namely:

1. In terms of Act 21 of 1940, the land should be used as zoned i.e. agricultural purpose only, except if the controlling authority has authorised the change of the use of the property.
2. In terms of Section 9 Act 21 of 1940, the 95m building restriction line is to be applicable along all proclaimed roads.
3. In terms of Section 17 of Ordinance 19 of 1976, the statutory 5m building line is applicable along all proclaimed roads.



WHEREFORE the Appearer in his said Capacity, renouncing all the right and title the said

TRANSFEROR

heretofore had to the premises, did, in consequence also acknowledge the said

TRANSFEROR

to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

TRANSFeree


It's Successors in Title or Assigns; now is and henceforth shall be entitled thereto conformably to local custom; State, however, reserving its rights; and finally acknowledging the said

TRANSFEROR

to be satisfactorily paid the whole of the purchase money amounting to the sum of R475 000,00 (Four Hundred and Seventy Five Thousand Rands) .

IN WITNESS whereof, I, the said Registrar, together with the Appearer q.q. have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS done and executed, at the Office of the Registrar of Deeds, in CAPE TOWN on the 20 day of July in the Year of Our Lord One Thousand Nine Hundred and Ninety Eight (1998).

  
q.q.

In my presence,

  
REGISTRAR OF DEEDS

For Information Only

**ANNEXURE E.**

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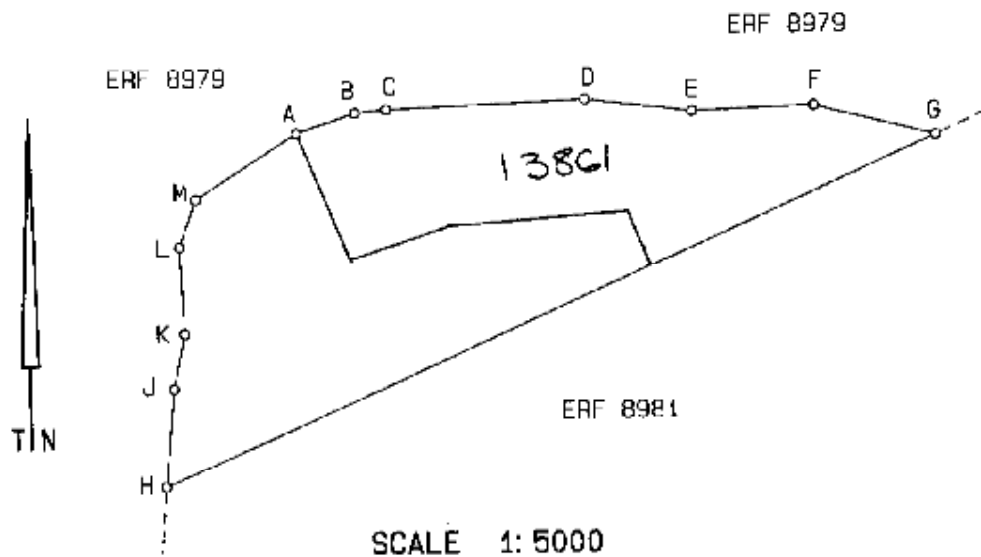
*SG Diagram Erf 8980*

| SIDES<br>metres | ANGLES OF<br>DIRECTION | CO-ORDINATES<br>System: L <sub>23</sub> ° X |            |                |            |
|-----------------|------------------------|---|------------|----------------|------------|
|                 |                        | Y   | X          |                |            |
|                 |                        | Constants                                   | +0, 00     | +3 760 000, 00 |            |
| A B             | 46, 22                 | 251.06.00                                   | A          | -2 806, 92     | +4 970, 44 |
| B C             | 23, 60                 | 264.08.50                                   | B          | -2 850, 63     | +4 955, 50 |
| C D             | 149, 26                | 267.34.50                                   | C          | -2 874, 14     | +4 953, 09 |
| D E             | 30, 89                 | 276.53.00                                   | D          | -3 023, 57     | +4 946, 78 |
| E F             | 91, 66                 | 267.55.50                                   | E          | -3 103, 88     | +4 956, 47 |
| F G             | 94, 51                 | 284.09.40                                   | F          | -3 195, 47     | +4 953, 16 |
| G H             | 636, 35                | 65.44.00                                    | G          | -3 287, 11     | -4 976, 29 |
| H J             | 75, 19                 | 185.02.40                                   | H          | -2 706, 99     | +5 237, 83 |
| J K             | 42, 05                 | 191.19.00                                   | J          | -2 713, 60     | +5 162, 93 |
| K L             | 66, 18                 | 177.03.10                                   | K          | -2 721, 85     | +5 121, 70 |
| L M             | 38, 05                 | 199.13.20                                   | -          | -2 718, 45     | +5 055, 60 |
| M A             | 90, 50                 | 237.03.00                                   | 4          | -2 730, 98     | +5 019, 67 |
|                 | (104) KNYS 46          | △   | -4 288, 37 | -3 928, 72     |            |
|                 | (105) KNYS 47          | △   | -3 812, 59 | -11 189, 75    |            |

SS No.  
2723/1996  
Approved  
*R.O.F.*  
for  
SURVEYOR-  
GENERAL  
1996-05-09

**BEACON DESCRIPTIONS**

A, B, C, D, E, F, G, H, J, K, L, M ... 20mm iron peg



The figure A B C D E F G H J K L M represents 8,1245 hectares of land being

**ERF 8980 (a portion of Erf 8978) KNYSNA**

Situate in Eastford Township Ext. No. 1 in the Municipality and Administrative District of Knysna, Province of the Western Cape Surveyed in August 1994 and March 1996

by me Professional Land Surveyor (R.J. KOHLER - PLS 0840)

This diagram is annexed to

No. *T67287/98*

d.d.  
i.f.d.

Registrar of deeds

The original diagram is

No. 2721/1996

Transfer  
Grant

C.D.T. 1996- -49040

File S/4587/21/33

S.R. No. **E964/1996**

T.P. Gen. Plan No. 820

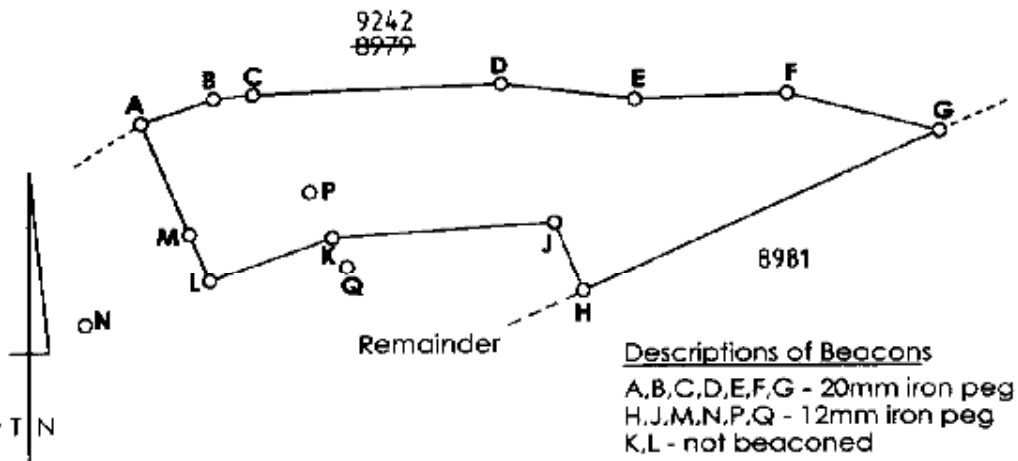
Comp: AM-1AA (3599)

**ANNEXURE F.**

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*SG Diagram Erf 13861*

| SIDES<br>Metres  |        | ANGLES OF<br>DIRECTION | CO-ORDINATES 23<br>Y System WGN <sup>o</sup> X |                     | S.G. No.<br><br>4521/2003<br><br>Approved<br><i>Stu Bhang</i><br>for<br>Surveyor-General<br>2003-10-28 |
|------------------|--------|------------------------|--|---------------------|--|
|                  |        | Constants              | ± 0,00   | +3 760 000,00       |  |
| A B              | 46,22  | 251 08 00              | A -  | 2 759,58 + 5 265,14 |  |
| B C              | 23,60  | 264 08 50              | B -  | 2 803,32 + 5 260,20 |  |
| C D              | 149,56 | 267 34 50              | C -  | 2 826,80 + 5 247,79 |  |
| D E              | 80,89  | 276 53 00              | D -  | 2 976,23 + 5 241,48 |  |
| E F              | 91,66  | 267 55 50              | E -  | 3 056,54 + 5 251,17 |  |
| F G              | 94,51  | 284 09 40              | F -  | 3 148,13 + 5 247,86 |  |
| G H              | 235,22 | 65 44 00               | G -  | 3 239,77 + 5 270,99 |  |
| H J              | 45,07  | 157 39 00              | H -  | 3 025,34 + 5 367,67 |  |
| J K              | 133,97 | 86 08 40               | J -  | 3 008,20 + 5 325,99 |  |
| K L              | 78,35  | 70 31 40               | K -  | 2 874,53 + 5 335,00 |  |
| L A              | 104,40 | 156 49 40              | L -  | 2 800,66 + 5 361,12 |  |
| Indicatory data: |        |                        | M -  | 2 788,46 + 5 332,64 |  |
| L M              | 30,98  | 156 49 40              | N -  | 2 747,22 + 5 380,01 |  |
| L N              | 56,68  | 70 31 40               | P -  | 2 860,96 + 5 307,22 |  |
| K P              | 30,92  | 153 57 00              | Q -  | 2 883,28 + 5 352,88 |  |
| K Q              | 19,91  | 333 57 00              | ⊕ +  | 4 241,06 - 4 223,33 |  |
| KNYS 46 (104)    |        |                        | ⊕ +  | 3 518,26 - 4 241,06 |  |
| KNYS 82 (138)    |        |                        |  |                     |  |



Scale 1: 4 000

The figure **ABCDEFGHIJKL** represents 3.7089 hectares of land, being

**ERF 13861 (A PORTION OF ERF 8980) KNYSNA**

situate in Eastford Township Ext.No.1 in the Municipality of Knysna  
Administrative District of Knysna Province Western Cape  
Surveyed in September 2003  
by me

*NA Clark*  
**Land Surveyor NA Clark (PLS 1072)**

EXEMPT FROM PROVISIONS OF ACT  
70 OF 1970  
SECTION 1(c)

APPROVED IN TERMS OF SECT. 26  
OF ORD. 15/1985  
REF 8980 KNY  
DATE 2003-07-28

|                            |  |   |
|----------------------------|--|---|
| This diagram is annexed to | The original diagram is                            | File No. S/4587/21/33 v2<br>S.R. No. E2064/2003<br>Comp. AM-1AA(3599)<br>LPI 00390005 |
| No. dated                  | No. 2723/1996<br>annexed to D/T<br>No 1998. .67287 |   |
| i.f.o. Registrar of Deeds  |  |   |