4525 /1997 Sht1

(CAPE TOWN ALLOTMENT AREA)

GENERAL PLAN NO. 4525/1997

of

Subdivisions of Erf 153553 Cape Town

Vide Diagram No.8900/1994 D.T. No. 20317. .1995
and comprising 47 erven numbered 158774 to 158817, 159365, 159653 and 159654
1 Public place numbered 158773,
and the streets.

Situate at Epping in the
City of Cape Town
Administrative District of Cape
Province Western Cape

CDR

S.G. NO. 4525/1997
SHEET 1 OF 2 SHEETS
APPROVED
for SURVEYOR-GENERAL
1997 - 09 - 18

APPROVED IN TERMS OF SECTION 25 OF ORDINANCE 15/1985
REFERENCE:SE15245/1(11550)DATED:1997-07-03

ENDORSEMENTS

NO	AMENDMENT	ADDITION	AUTHORITY	INTD.	DATE
1	Temporary Servitude Right of way Added		File Cape 438 Deed Reg. 939 Conserv ref. 158884/97 158790 dd. 1998-05-06		29-01-98
2	Sewer Servitude Note No5 Added	Sewer Servitude No. 16	File Cape 438 pages 945 - 948 Conserv ref. 158427 dd 1998-06-26		7-10-98

MAIN FIGURE
CO-ORDINATES
Y METRES X
SYSTEM Lo.19°
Constants +40 000,00 +3750 000,00

A	+ 3 787,56	+ 4 941,94
B	+ 3 706,85	+ 5 189,85
C	+ 3 816,42	+ 5 225,18
D	+ 3 742,80	+ 5 451,15
E	+ 3 697,56	+ 5 455,68
F	+ 3 674,78	+ 5 585,91
G	+ 3 689,71	+ 5 598,67
H	+ 3 698,60	+ 5 603,65
J	+ 3 947,66	+ 5 658,95
K	+ 3 977,85	+ 5 507,07
L	+ 4 131,00	+ 5 549,67
M	+ 4 151,45	+ 5 495,08
N	+ 4 147,24	+ 5 484,22
P	+ 4 155,63	+ 5 478,46

BLOCK CORNERS

A1	+ 3 832,02	+ 5 037,80
A2	+ 3 841,47	+ 5 163,93
A3	+ 3 840,19	+ 5 221,23
A4	+ 3 825,66	+ 5 287,08
A5	+ 3 772,70	+ 5 449,77
A6	+ 3 736,35	+ 5 496,77
A7	+ 3 718,08	+ 5 499,11
A8	+ 3 690,85	+ 5 494,04
B1	+ 3 687,40	+ 5 513,74
B2	+ 3 703,85	+ 5 518,77
B3	+ 3 706,07	+ 5 531,66
B4	+ 3 702,39	+ 5 537,49
B5	+ 3 684,61	+ 5 576,44
B6	+ 3 680,51	+ 5 590,04
C1	+ 3 705,21	+ 5 605,11
C2	+ 3 710,87	+ 5 588,34
C3	+ 3 727,07	+ 5 550,84
C4	+ 3 737,21	+ 5 534,80
C5	+ 3 751,42	+ 5 530,67
C6	+ 3 781,26	+ 5 544,55
C7	+ 3 962,38	+ 5 584,42
D1	+ 4 033,52	+ 5 335,24
D2	+ 4 022,16	+ 5 318,67
D3	+ 3 917,90	+ 5 284,77
D4	+ 3 836,19	+ 5 538,10
D5	+ 3 830,50	+ 5 539,01
D6	+ 3 795,42	+ 5 529,31
D7	+ 3 758,89	+ 5 516,50
D8	+ 3 757,14	+ 5 502,58
D9	+ 3 790,64	+ 5 459,26
D10	+ 3 844,98	+ 5 292,34
D11	+ 3 860,14	+ 5 223,63
D12	+ 3 861,49	+ 5 163,40
D13	+ 3 854,85	+ 5 074,63
D14	+ 3 835,64	+ 5 046,65
E1	+ 3 932,45	+ 5 306,33
E2	+ 3 926,78	+ 5 309,22
E3	+ 3 851,80	+ 5 539,82
E4	+ 3 854,34	+ 5 544,26
E5	+ 3 945,45	+ 5 564,31
E6	+ 3 950,72	+ 5 580,87
E7	+ 3 962,14	+ 5 503,03
E8	+ 4 015,86	+ 5 337,79
E9	+ 4 012,04	+ 5 332,20

TOWN SURVEY MARKS

⊕ 10R8	+ 3 741,18	+ 5 706,95
⊕ 14R8	+ 3 587,43	+ 5 524,35

REFERENCE MARKS

RM1	+ 3 752,78	+ 5 616,34
RM2	+ 4 046,91	+ 5 360,81
RM3	+ 3 844,62	+ 5 052,76

AREAS

ERF NO.	SQ.METRES
158773 P.P.	1.1285Ha
158774	1.2784Ha
158775	1036
158776	1000
158777	1000
158778	1000
158779	1000
158780	1014
158781	2141
158782	2479
158783	1045
158784	1057
158785	1047
158786	1105
158787	1123
158788	1123
158789	1123
158790	1123
158791	1105
158792	1123
158793	1603
158794	1408
158795	1324
158796	1157
158797	1123
158798	1105
158799	1123
158800	1123
158801	1105
158802	1123
158803	2.4899Ha
158804	4498

ERF NO.	SQ.METRES
158805	3827
158806	3524
158807	3520
158808	3524
158809	4235
158810	1051
158811	2.9225Ha
158812	2527
158813	18
158814	18
158815	18
158816	18
158817	18
159365	18
159653	18
159654	18

Servitude Notes:
1. The figure A Gd1 ae1 P represents a sewer servitude 9.45m wide, vide Dgm. No. 10033/1949 annexed to D/S 417/1956 (Plan No. 888)
2. The line w1 v1 u1 t1 s1 represents the centre line of a sewer servitude 10,00m wide , vide Dgm. No. 8905/1994 annexed to
(1) ~~3. The figure j1 C5 k1 ff1 h1 m1 represents a temporary servitude right of way over erven 158805,158806,158807,158808 and 158809 as shown.~~
4. The line f1 g1 represents the centre line of a stormwater servitude 2,00m wide, vide Dgm. No. 8905/1994 annexed to
5. The line a1 b1 represents the southern boundary of a water pipeline servitude 6,00m wide over Erf 158811 as shown.
6. The line c1 d1 e1 represents the northern boundary of a sewer servitude 6,00m wide over Erf 158811 as shown.
7. The lines cc1 n1; n1 p1 and p1 s represent the northern,north-eastern and northern boundaries respectively of a sewer servitude 7,00m wide over erven 158774 and 158778 as shown.
8. The line q1 r1 represents the northern boundary of a sewer servitude 2,00m wide over Erf 158803 as shown.
(2) ~~9. The line x1 v1 and v1 s1 represent the northern and eastern boundaries respectively of a sewer servitude 3,00m wide over Erven 158797 and 158796 as shown.~~
10. The line aa1 bb1 represents the northern boundary of a sewer servitude 2,00m wide over Erf 158794 as shown.
11. The figure mm1 nn1 pp1 qq1 represents a temporary servitude turning circle over Erf 158811 as shown.
12. The line C7 ff1 represents the western boundary of a electric cable servitude 2,00m wide over Erf 158805 as shown.
13. The lines p2 q2 r2 represents the centre line of a 2,00m wide stormwater servitude, vide Dgm. No. 8905/94, D/S
14. The line aa2 to aa1 represents the southern boundary of a sewer servitude 2,00m wide over Erf 158795 as shown.

BEACON DESCRIPTIONS:
A - IRON FENCE STANDARD
F - 15mm IRON PEG
P - NOT BEACONED
e1, g2 - CONCRETE FENCE POST
ff1 - 12mm DRILL HOLE IN CONCRETE
ALL OTHERS - 12mm IRON PEG

REFERENCE MARKS:

RM1,RM2,RM3 - 12mm IRON PEG IN CONCRETE 300mm BELOW SURFACE

SURVEYED IN MARCH - JUNE 1997
BY ME

PETER F SPRONK (PLS 0779)
PROFESSIONAL LAND SURVEYOR

SURVEYOR-GENERAL'S OFFICE NOTES

1. Erven 158800; 158788; 158789; 158799 in consol vide Erf 160586 Dgm.812/1998
2. Erven 158791 and 158792 in consol vide Erf 161373 Dgm. No. 4922/1998
3. Erf 158774 Framed vide Dgm. No. 8253/1998.
4. Erven 158784; 158787 in Consol vide Erf 162485 Dgm No: 603/1999
5. Erven 158796 & 158797 Consolidated vide Erf 162935 , Dgm. No. 4064/1999.
6. Erven 158793-5 in consol Erf 161455 Dgm. No. 5536/1998
7. Erf 158777 Framed Vide Dgm. No. 5954/2001
8. Erf 158805& 158806 included in consol Vide Dgm No. 5214/2002 Erf 167834
9. Erf 158812 Framed Vide Dgm. No. 4218/2004
10. ~~Erf 158807 Framed Vide Dgm. 7436/2006~~
10. Erf 158808 Framed videDgm No 8332/2006.
11. Erf 158809 in consol Vide Dgm No 2824/2008 Erf 173847
12. Erf158807 in consol vide Dgm No 2839/2008 Erf 173848

SECTIONAL TITLES

SRE NO	SDG NO	SS NO	ERF NO
E2149/1998	460/1998	507/1998	158774
E1984/2005	D538/2005	514/2005	158804
E2655/2006	D812/2006	"31"\Book	158804

S.G FILE REF: Cape 438
S.R.E NO. E 1744/97
COMPILATION: BHSX-2323(MB56)
BHSX-2185(MB44)
BHSX-2324(MB57)
BHSX-2321(MB50)
BHSX-2322(MB51)
BHSX-2184(MB45)

ORIGINAL PLAN		
Sign:	LODGED	1997-07-04
Date: 1997-09-11	RETURNED	1997-08-05
for SURVEYOR GENERAL	RELODGED	1997-09-04
	DESPATCHED	

B S C

4525 /1997 Sht2

S.G. NO. 4525/1997
SHEET 2 OF 2 SHEETS
APPROVED
for SURVEYOR-GENERAL
1997 - 09 - 18

(CAPE TOWN ALLOTMENT AREA)

GENERAL PLAN NO. 4525/1997

of

Subdivisions of Erf 153553 Cape Town

Situate at Epping in the
City of Cape Town
Administrative District of Cape
Province Western Cape
Scale: 1: 1000

CDR

Surveyed in March - June 1997
by me
PETER F SPRONK (PLS 0778)
Professional Land Surveyor

ORIGINAL PLAN
Sign:
Date:
for SURVEYOR GENERAL

S.G FILE REF: Cape 438
S.R.E NO. E 1744/97
COMPILATION: BHSX-2323(M856)
BHSX-2183(M844)
BHSX-2324(M857)
BHSX-2321(M850)
BHSX-2320(M851)
BHSX-2184(M845)

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