

For Sale

4 Atlas Place ORANGE

LEVEL SERVICED INDUSTRIAL LAND

Orange is the largest urban area in Central West New South Wales, population circa 42,000.

The diversified regional economy of Orange is centred on mining, health services and government administration.

Location

Situated approximately 3.8 kilometres North of Orange CBD at the Western end of Atlas Place. The land also has frontage to Clergate Road.

Description

Excellent industrial land
Located in North Orange Business Park
Close proximity to Northern Distributor Road and B-Double access approved.
Level site ready to build on
Services available
Land also has frontage & exposure to Clergate Road

Land Area: 4,907 sqm

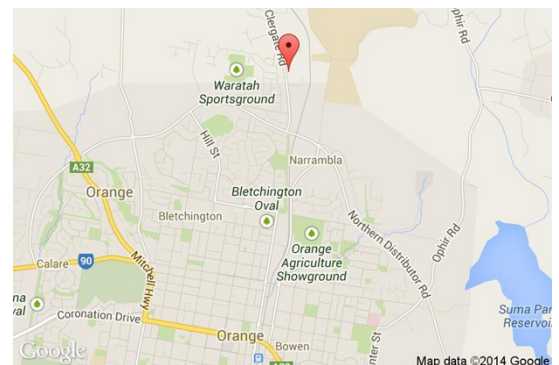
Zoning: IN1 General Industrial

Price: \$89/sqm Exc GST

For more information please contact

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BENCHMARK
COMMERCIAL

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SCHEDULE of SHORT BOUNDARIES

No.	BEARING	DISTANCE
4	228°49'10"	11.315
5	158°49'10"	11.315
6	77°54'06"	20.15
7	150°38'30"	14.355
8	180°13'20"	0
9	149°48'13"	14.725
10	85°13'20"	11
11	200°38'30"	14.725
12	180°13'20"	0
13	275°13'20"	24.380
14	292°32'40"	20.15
15	275°13'20"	11

SCHEDULE of EASEMENT BOUNDARIES & CONNECTIONS

No.	BEARING	DISTANCE
16	348°23'56"	3.033
17	348°23'56"	10.83
18	82°44'30"	1.435
19	162°11'	4.47
20	276°14'55"	3.01
21	274°25'	4.5
22	274°25'	4
23	122°23'25"	5.425
24	102°23'15"	2.81
25	165°06'10"	5.025
26	89°23'20"	3.475
27	258°56'	1.98
28	94°02'20"	2
29	99°46'20"	3.025
30	170°31'	3.025
31	279°43'20"	3.025
32	89°31'	4.2
33	259°30'	4.2
34	269°20'	4.2
35	269°20'	4.2
36	269°20'	4.2

REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION	ORIGIN
A	284°16'	0.585	DN & WNG PD	DP 804800
B	201°57'30"	14.76	DN & WNG PD	DP 1007086
C	92°46'	4.535	RM SSM 153001	DP 1007086
D	79°57'	0.5	O PIPE PD	DP 804800
E	144°46'	4.05	DN & WNG	
F	303°25'50"	13.395	DN & WNG	
G	323°07'40"	6.735	DN & WNG	
H	184°33'25"	7.735	DN & WNG	
I	177°11'	4.84	RM SSM 170109	
L	302°42'	4.58	DN & WNG	
K	340°21'	4.77	DN & WNG	
L	184°16'	4.37	DN & WNG	
M	287°04'	21.31	DN & WNG	
N	282°23'15"	8.88	RM SSM 170111	
O	263°23'	4.31	DN & WNG	
P	91°30'	4.359	DN & WNG	
Q	230°22'30"	6.01	DN & WNG	
R	56°00'	2.140	DN & WNG PD	DP 1050812
S	32°57'45"	9.185	DN & WNG PD	NEW REF DP 1067086
T	341°01'40"	10.67	DN & WNG PD	NEW REF DP 1067086
U	157°20'	4.94	DN & WNG	
V	265°55'	4.35	DN & WNG	
W	256°55'	4.31	DN & WNG	
X	338°26'45"	13.225	DN & WNG	
Y	58°42'50"	5.28	RM SSM 170110	
Z	343°33'25"	11.975	DN & WNG	
AA	88°45'	4.605	DN & WNG	
AB	100°36'	0.55	O PIPE PD	DP 801558

- 1 EASEMENT TO DRAIN SENSAGE 3 WIDE (DP 1126530)
- 2 EASEMENT TO DRAIN SENSAGE VARIABLE WIDTH (DP 1126530)
- 3 EASEMENT TO DRAIN SENSAGE 3 WIDE (DP 1126530)
- 4 EASEMENT FOR TRANSMISSION OF ELECTRICITY 20 WIDE (DP 804800)
- 5 EASEMENT TO DRAIN SENSAGE 3 WIDE (DP 1997080)
- 6 EASEMENT TO DRAIN WATER 14.5 WIDE & VARIABLE WIDTH
- 7 EASEMENT TO DRAIN WATER 4.5 WIDE
- 8 EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE WIDTH
- 9 EASEMENT TO DRAIN SENSAGE 2 WIDE & VARIABLE WIDTH
- 10 EASEMENT TO DRAIN SENSAGE VARIABLE WIDTH
- 11 EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION
- 12 4.2 WIDE
- 13 EASEMENT TO DRAIN WATER VARIABLE WIDTH
- 14 EASEMENT FOR UNDERGROUND POWERLINES 3 WIDE



Surveyor: GYNDYRD JOHN CARPENTER	PLAN OF SUBDIVISION OF LOT 122 DP 1126530	LGA: ORANGE Locality: ORANGE Subdivision No: 4933 Scale: 1:1000	Registered 06.07.2012	DP1176470
Date of Survey: 3rd APRIL 2012				
Surveyors Reference: 10062A				

Reg: B11396 /Doc: DP 1176470 P /Rev: 10-Jul-2012 /Sta: OC, OK /Pct: 10-Jul-2012 11:04 /Dgn: ALL /Sht: 2 of 4
 Ref: lands: sct-eplan /For Surveyors Use Only /Sct: N