

For Sale

5 Atlas Place ORANGE

LEVEL SERVICED INDUSTRIAL LAND

Orange is the largest urban area in Central West New South Wales, population circa 40,000.

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: 4907 sqm

Zoning: IN1 General Industrial

Price: \$89/sqm Exc GST

For more information please contact

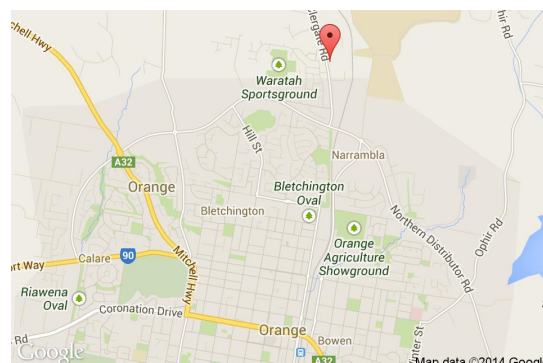
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PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 2 of 2 sheets

SCHEDULE of SHORT BOUNDARIES

No.	BEARING	DISTANCE
4	228°49'10"	11.205
5	158°49'10"	11.205
6	77°34'05"	20.15
7	150°38'30"	14.395
8	180°15'20"	0
9	149°48'15"	14.725
10	35°13'20"	11
11	220°58'30"	14.725
12	180°15'20"	0
13	275°13'20"	24.385
14	282°32'40"	20.15
15	275°13'20"	11

SCHEDULE of EASEMENT BOUNDARIES & CONNECTIONS

No.	BEARING	DISTANCE
16	348°23'50"	3.035
17	348°23'50"	10.83
18	82°44'30"	1.435
19	162°11	4.47
20	276°14'55"	3.01
21	274°20	4.3
22	274°35	4
23	123°23'25"	5.425
24	102°33'15"	2.91
25	165°06'10"	5.05
26	85°57'20"	3.475
27	358°26	1.98
28	243°23'20"	2
29	89°44'20"	3.05
30	179°31	3.05
31	279°43'20"	3.05
32	89°21	7
33	392°5	4.2
34	268°5	4
35	399°5	5
36	269°5	3

REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION	ORIGIN
A	284°36'	0.385	DI & WVG FB	DP 804880
B	201°57'20"	14.76	DI & WVG FB	DP 1067086
C	92°46'	4.535	RM SSM 152001	DP 1067086
D	79°57'	0.5	G PIPE FD	DP 804880
E	144°49'	4.05	DI & WVG	
F	303°25'50"	13.295	DI & WVG	
G	323°07'40"	6.735	DI & WVG	
H	184°33'25"	7.735	DI & WVG	
I	177°11'	4.84	RM SSM 176108	
J	202°43'	4.59	DI & WVG	
K	340°56'	4.77	DI & WVG	
L	184°16'	4.37	DI & WVG	
M	287°04'	21.21	DI & WVG	
N	282°27'15"	8.88	RM SSM 176111	
O	283°21'	4.21	DI & WVG	
P	91°30'	4.359	DI & WVG	
Q	230°22'20"	6.01	DI & WVG	
R	56°00'	2.145	DI & WVG FD	DP 1050812
S	325°37'45"	9.185	DI & WVG FD	NEW REF DP 1067086
T	341°01'40"	10.67	DI & WVG FD	NEW REF DP 1067086
U	151°25'	4.94	DI & WVG	
V	285°50'	4.35	DI & WVG	
W	236°50'	4.31	DI & WVG	
X	338°39'45"	13.225	DI & WVG	
Y	58°42'50"	5.26	RM SSM 176110	
Z	343°33'25"	11.975	DI & WVG	
AA	88°45'	4.605	DI & WVG	
AB	100°36'	0.55	G PIPE FD	DP 801956



Map: B1151996 / Doc: DP 1176470 P / Rev: 10-Jul-2012 / Pkg: ALL / Seq: 2 of 4
 Part: 1 main / cc: option / For: Strathgrove Use Only / Desc: W

Surveyor: GYLDYRWILLIAMS CARPENTER	PLAN OF SUBDIVISION OF LOT 122 DP 1126530	LGA: ORANGE	Registered
Date of Survey: 30 APRIL 2012		Locality: ORANGE	09.07.2012
Surveyors Reference: 100824		Subdivision No: 4930	DP1176470
		Lengths are in metres (Metric) 1:1000	