

## ADDITIONAL INFORMATION ON ROSETTA PTN 254

### RIVER FRONT:

The Property is PTN 254, (PTN171) Farm 2170 Springvale FS Mooi Mpofana,

The water frontage to the Mooi River is approximately 30 meters long. There is a fishing servitude along the edge of the water which allows adjacent neighbours to gain foot access to fish the river.



### DRINKING WATER:

Adjacent properties have access to this:

### SEWERAGE:

Adjacent properties have their own tank systems:

### ELECTRICITY:

Adjacent properties have access to this:

### LIVESTOCK:

As the zoning is Agricultural, there should be no problem with the keeping of small pets – a donkey included;

### ZONING:

Agricultural;

RATES AND TAXES:

This is to be confirmed - +/- R 800-00 /month;

ACCESS:

Access to the property is via a pan-handle driveway of some 50 meters length. The driveway is some 4 meters wide;

Refer to the diagram below for additional information.

DISTANCE FROM MAIN ROAD:

+/- 50 meters;

OWNERSHIP:

Privately owned.

FENCING AND GATES:

Nothing of substance to mention;

BUILDING PLANS:

Various plans have been drawn up but not submitted. These are on the web site – [www.jdre.co.za](http://www.jdre.co.za)

<http://www.jdre.co.za/property/Vacant-Land-Plot-for-sale-Rosetta-Mooi-River-995>

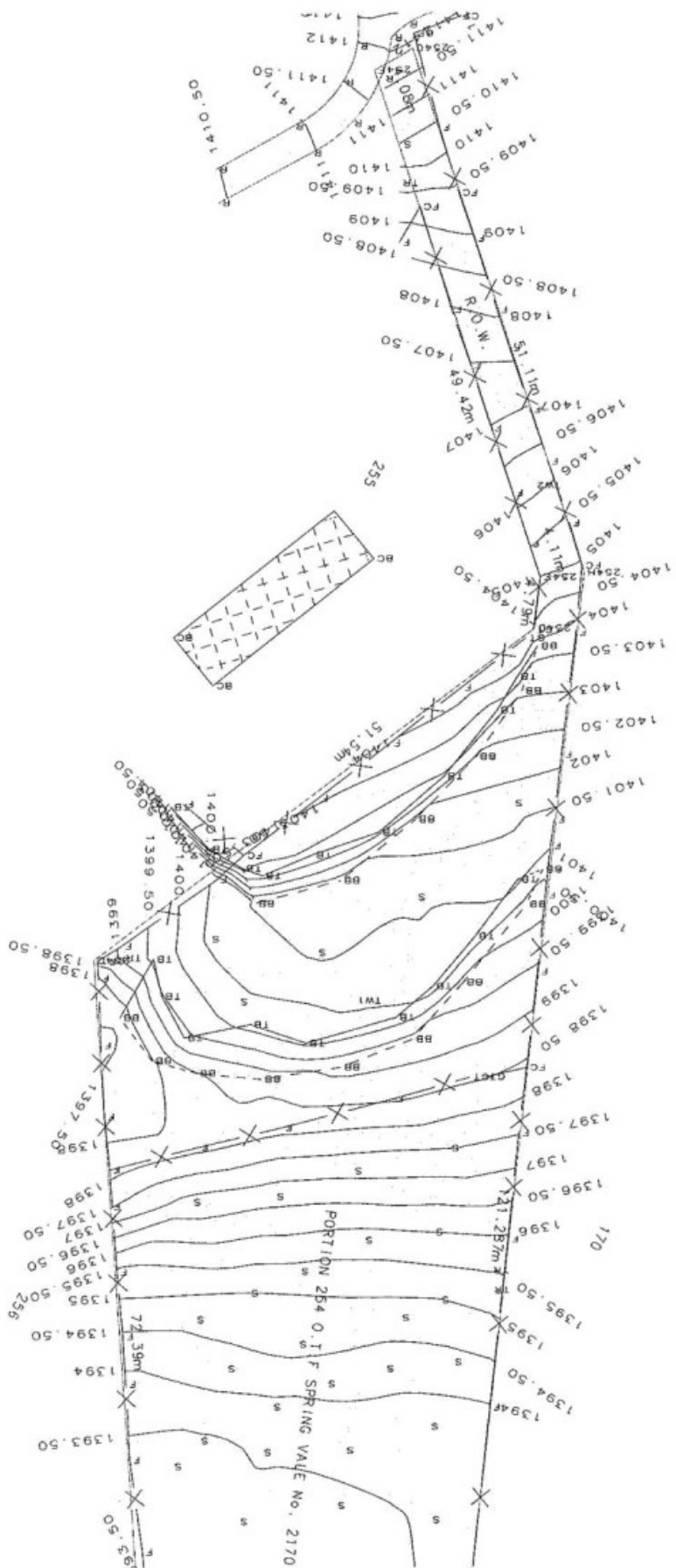
See under “Additional Documents”;

FLOOD LINE:

With the building of the Spring Grove Dam the irregular flooding of the river banks has been under control, with occasional flooding to clear out the river.

I am trying to get exact data for this and will send it on.

Looking at the diagram below I would think that the flood line lies at contour 1398, which is along the line where there is a fence. This will have to be confirmed.



SYSTEM : WG31

DATUM : MEAN SEA LEVEL

CONTROL POINTS

TW1 100205.465 3243229.069 1400 664 150 ~ ~ ~

## SUB-DIVISIONAL DIAGRAM

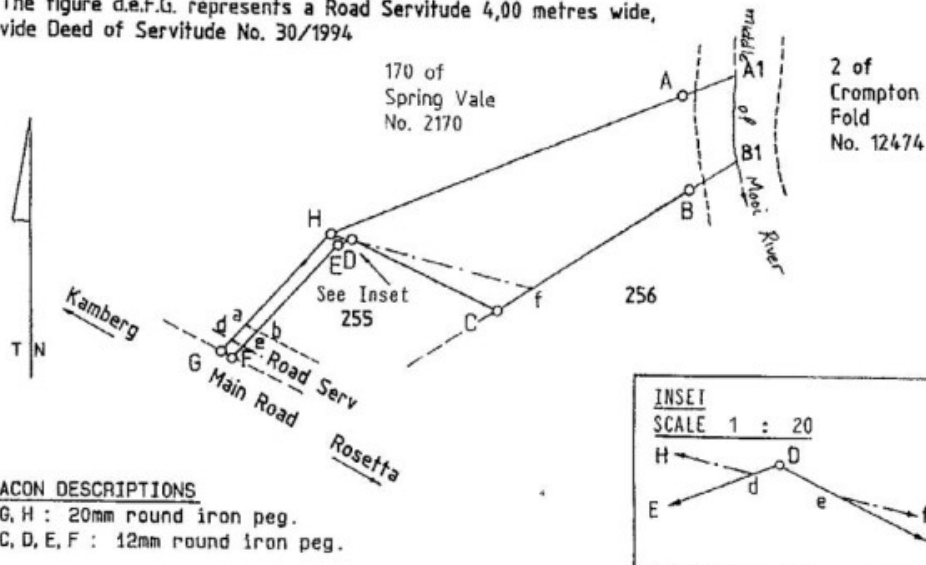
TARBOTON HOLDER ROSS AND PARTNERS

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: LO 31° X		S.G. No.  1258/1993 Approved <i>H. deweb</i> for SURVEYOR- GENERAL 1993-07-13
		Constants:		0, 00	+3200000, 00	
AB	29, 85	355 49 50	A + 100	113, 57	+ 42 888, 86	<i>H. deweb</i> for SURVEYOR- GENERAL 1993-07-13
BC	72, 40	58 12 30	B + 100	111, 40	+ 42 918, 63	
CD	51, 54	114 57 30	C + 100	172, 93	+ 42 956, 77	
DE	4, 81	68 28 10	D + 100	219, 66	+ 42 935, 02	
EF	49, 43	43 51 50	E + 100	224, 13	+ 42 936, 78	
FG	4, 08	122 29 30	F + 100	258, 38	+ 42 972, 42	
GH	51, 11	223 51 50	G + 100	261, 83	+ 42 970, 23	
HA	121, 31	248 28 10	H + 100	226, 41	+ 42 933, 38	
AA1		248 28 10				
BB1		238 12 30				
		27	Δ + 97	506, 61	+ 40 337, 06	P.T.B. No. 29210
		80	Δ + 98	825, 05	+ 43 840, 64	

## SERVITUDE NOTE

The figure a b F G represents a Road Servitude vide diagram S.G. No. 1257/1993

The figure d.e.F.G. represents a Road Servitude 4,00 metres wide, vide Deed of Servitude No. 30/1994



## BEACON DESCRIPTIONS

A, G, H : 20mm round iron peg.

B, C, D, E, F : 12mm round iron peg.

SCALE 1 : 2 000

The figure H A1 middle of Mooi River B1 C D E F G

represents 4 086 Square Metres of land being

SUB 254 (OF 171) OF THE FARM SPRING VALE No. 2170

situate in the Administrative District and Province of Natal

Surveyed in January - March 1993 by me

*W.O. Klingenberg*  
W.O. Klingenberg  
Professional Land Surveyor

This diagram  
relates to *CRT.*  
No. *13833* / 1994

The original diagram is

S.G. No. 3657/1968

C.C.T No. 18672/1969

File No. 2170 VOLII

S.R. No. 640 / 1993

Comp. FSNU-222

Registrar of Deeds

Reg. Div.  
FS

